

## Appendix 1 – Table of the Inspector’s Main Modifications:

Reference	Policy / Para / page	Description of change
MM1	Page 7, New policy and text	<p>Insert new text:  <u>“National Planning Policy Framework xiii) Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.”</u></p> <p>Insert new model policy:  <u>“Policy MP1: When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants jointly to find solutions which mean that applications for sustainable development can be approved where possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with Oxford’s Local Plan* (and, where relevant, with neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, and unless:</u>  <u>- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u>  <u>- Specific policies in that Framework indicate that development should be restricted.”</u>  <u>*Oxford’s Local Plan comprises of the Core Strategy, West End Area Action Plan, saved policies from the Oxford Local Plan 2001-2016. When this Plan and the Barton Area Action Plan are adopted they will form part of Oxford’s Local Plan.”</u></p>
MM2	<p>Paragraph A2.15</p> <p>Policy HP2 (Accessible and Adaptable Homes)</p> <p>Policy HP11 (Low Carbon Homes)</p>	<p>Amend paragraph A2.15 to read:  <u>“The City Council will publish a technical advice note, subject to update, detailing the Lifetime Homes and Wheelchair Accessible Standards. Applicants will be expected to demonstrate that Policy HP2 has been complied with in the Design and Access Statement. Account will be taken of any genuine practical, <u>viability</u> or heritage constraints.”</u></p> <p>Insert additional sentence into Policy HP2 following part b to read:  <u>“The City Council will take into account any evidence that applying these requirements would make the development unviable.”</u></p> <p>Amend third paragraph of Policy HP11 to read:  <u>“Planning permission will only be granted for qualifying developments where development proposals include at least 20% of their energy needs from on-site renewable or low carbon technologies, unless it can be robustly demonstrated that such provision is <u>either not feasible or makes the development unviable</u>. The energy statement must include details of how the 20% target will be achieved.”</u></p>
MM3	New paragraph after A2.20 (Policy HP3 Affordable Homes from Large Housing	<p>Insert additional paragraph A2.21. Renumber subsequent paragraphs:  <u>“Affordable housing must be truly affordable to those that need it. The City Council will require at least 80% of affordable housing provided on-site to be social rented. Due to exceptionally high private rents in Oxford, the alternative ‘affordable rented’ tenure will not be accepted as a</u></p>

	Sites)  Glossary	<p><u>substitute for social rented homes. Up to 20% of the affordable homes provided on-site may be provided as affordable rented or as other types of intermediate housing.</u></p> <p>Amend definition in Glossary:</p> <p><b><u>“Intermediate affordable housing</u></b>  <u>Housing at prices and rents above those of social rent, but below market prices or rents. These can include shared ownership, affordable rented housing and intermediate rent. The Council will consider the suitability of other forms of intermediate housing, such as low-cost market housing, in light of its genuine affordability to those in housing need. (Key worker housing is defined separately from intermediate affordable housing.)”</u></p>
MM4	Paragraph A2.23  Policy HP4 (Affordable Homes from Small Housing Sites)	<p>Add new paragraph to follow paragraph A2.23:  <u>“In appropriate circumstances, provision may be made as on-site affordable housing. The City Council and the applicant must agree that on-site provision is appropriate. On-site provision would be expected to make up generally a minimum of 50% of dwellings on the site, unless viability evidence demonstrates a need to reduce this.”</u></p> <p>Add the following paragraphs to Policy HP4, to follow the first paragraph:  <u>“Where both the City Council and the applicant agree that on-site affordable housing is appropriate, planning permission will be granted if generally a minimum 50% of dwellings on the site are provided as affordable homes.</u></p> <p><u>If it can be demonstrated to the City Council that the full contribution would make the development unviable, the City Council will accept a lower contribution, in accordance with Appendix 2 (paragraph 6).”</u></p>
MM5	Policy HP5 (Location of Student Accommodation)  Paragraph B1.18 Paragraphs B2.59 (SP23 John Radcliffe Hospital) Paragraph B2.141 (SP61 Warneford Hospital) Paragraph B2.145 (SP62 Warren Crescent) Table following C1.7 in respect of HP5 Glossary	<p>Amend part a of the policy to read:  a. <u>on or adjacent to an existing university campus, higher or further education college or college academic site*, or other hospital or and research campus site (and only if the use during university terms or semesters is to accommodate students being taught or conducting research at that site), or</u></p> <p><i>*see Glossary definitions</i></p> <p>Amend last sentence of Policy HP5 to read:  <u>“Planning permission will not be granted for any proposal that results in a net loss of bespoke purpose-built student accommodation.”</u></p> <p>Amend Paragraph B1.18:  Replace “campuses” with <u>“university or college academic sites, hospital and research sites”</u></p> <p>Amend Paragraphs B2.59, B2.141 and B2.145:  Replace “teaching campus” with <u>“university or college academic sites, hospital and research site.”</u></p> <p>Amend table following C1.7:  Replace “college campus” with <u>“university or college academic sites, hospital and research site.”</u></p> <p>Add new definitions to Glossary:  <b><u>“University or college academic site</u></b>  <u>A site where the principal use is either for the teaching of students over the age of 16 years , or for academic research by students over the age</u></p>

		<p><i>of 16 years, or a combination of the two.”</i></p> <p><b><u>“Hospital and research site</u></b>  <i>A site used principally for hospital facilities, but which also includes an element of professional teaching or research for students over the age of 16 years.”</i></p>
<p><b>MM6</b></p>	<p>Policy HP6 (Affordable Housing from Student Accommodation)</p>	<p>Amend paragraphs A2.37-A2.40 to read:</p> <p><i>“A2.37 A key objective of the Core Strategy is to ensure that new residential development contributes to a balance of housing types and tenures, which in turn contribute to mixed and balanced communities. New student accommodation is often proposed on sites that could otherwise be developed for <u>general purpose</u> housing, which would include affordable homes as part of a wider tenure mix.</i></p> <p><i>A2.38 Policy HP6 therefore sets out how <u>student</u> accommodation proposals should contribute to affordable housing delivery, to ensure that the objective of achieving mixed and balanced communities is met. <del>The policy only requires a contribution to be made for</del> <u>This will apply on qualifying sites providing 8 20 or more student bedrooms that are otherwise suitable for general purpose housing.</u> <del>as</del> <del>†</del><i>This is broadly equivalent to 4 10 or more self-contained homes, (the threshold for applying Policy HP34). It is expected that, for qualifying sites, a financial contribution will generally be appropriate. In certain circumstances, such as where mixed-use development is proposed that includes general purpose housing, provision may be made as on-site affordable housing, where the City Council and the applicant agree that on-site provision is the most appropriate way of creating mixed and balanced communities.</i></i></p> <p><i>A2.39 Where student accommodation is proposed as part of a mixed-use scheme, together with general housing and/or commercial development, account will be taken of the overall floorspace of all development on the site. Even if different uses each fall under the threshold for applying the relevant policy, the development as a whole may still trigger a requirement to contribute to affordable housing. As a general guide, and including communal areas such as shared kitchens, two purpose-built student bedrooms have a similar internal floorspace as a 1-bedroom flat, and four purpose-built student rooms have a similar internal floorspace as a 3-4 bedroom house.</i></p> <p><i>A2.40 If the applicant can robustly demonstrate that the sum required by applying the formula in Appendix 4 makes the scheme unviable, and this is accepted by the City Council, a lower contribution may be negotiated. This will be on the basis of the evidence submitted.”</i></p> <p>New paragraph to read:  <i>“A2.41 <u>The policy will apply to all proposals for providing 20 or more student bedrooms on sites that are not allocated solely for student accommodation in this Plan, including windfall sites that are suitable for general purpose housing, except in the circumstances set out in the policy. In these circumstances the City Council will not seek a financial contribution or on-site provision towards affordable housing.</u>”</i></p> <p>Amend Policy HP6 to read:  <i>“Planning permission will only be granted for new student accommodation that includes 8 20 or more bedrooms if a financial contribution is secured towards delivering affordable housing elsewhere in Oxford. The contribution will be calculated using the formula in Appendix 4. <u>Alternatively, the affordable housing contribution can be provided on-site where both the City Council and the applicant agree</u></i></p>

	Glossary	<p><u>that this provision is appropriate.</u></p> <p><u>If it can be demonstrated to the City Council that the full financial contribution, or equivalent on-site provision, would make the development unviable, the City Council will accept a lower financial contribution, in accordance with Appendix 4 (paragraph 6).</u></p> <p>An exception to this requirement <u>for delivering affordable housing</u> will be made <u>where:</u></p> <p><u>a) for any the proposal that is within an existing university academic campus or college academic site* or hospital and research site that includes regular teaching activities and facilities as a main use as defined in the glossary; or</u></p> <p><u>b) the proposal is for an increase in student rooms within an existing student accommodation site, and this increase is shown to directly replace a net loss of student rooms on another site by the same institution</u></p> <p><u>b) the site has been allocated by the City Council solely for student accommodation; or</u></p> <p><u>c) the proposal is for the redevelopment and/or intensification of a site, including proposals for the extension of a site on contiguous adjoining land, where the main existing use is student accommodation; or</u></p> <p><u>d) the proposed student accommodation is necessary to enable either university to achieve or maintain its 3,000 student numbers threshold referred to in Core Strategy policy CS25; or</u></p> <p><u>e) where the City Council agrees that site is not suitable for, nor capable of being made suitable for, general purpose housing.</u></p> <p>Developers may not circumvent this policy by artificially subdividing sites. For mixed-use developments of student accommodation with general housing or commercial floorspace, a pro-rata approach will be used to determine whether a contribution is required, and how much this should be.</p> <p>*this means sites that existed as a university or college academic site on the date at which the Sites and Housing Local Plan was adopted and continues to exist as such”</p> <p>Add new definition to Glossary:</p> <p><b><u>Self contained student accommodation:</u></b></p> <p><u>Self contained accommodation occupied by a student is likely to fall within Use Class C3 and as such would be subject to the requirements of Policies HP3 and HP4 of this Plan, but is not subject to the requirements of Policies HP5 and HP6.</u></p>
MM7	Paragraph A2.45	<p>Amend paragraph A2.45 to read:</p> <p><i>From February 2012, the City Council is able to grant or refuse planning permission for any proposed HMO.<sup>1</sup> The City Council will use its planning responsibilities to prevent any further over-concentration of HMOs in areas where there are already significant numbers. <u>The City</u></i></p>

<sup>1</sup> Note that, under the terms of the Article 4 Direction on HMOs, any Class C4 HMO can revert back to being a single Class C3 dwelling without the need to apply for planning permission.

	Policy HP7 (Houses in Multiple Occupation)	<p><u>Council considers that more than 20% of buildings in HMO use within a 200 metres' length of street is likely to result in over-concentration, although other site-specific considerations may be material.</u></p> <p>Amend part (a) of Policy HP7 to read:  <u>"a. the proportion of buildings used in full or part as an HMO* within 100 metres of street length either side of the application site does not exceed 20%, unless the City Council agrees to make an exception based on other site-specific considerations, and"</u></p>
MM8	Paragraph A2.51  Policy HP8 (Homes for Boat Dwellers)	<p>Amend paragraph A2.51 to read:  <u>"The City Council recognises that there is demand for new residential moorings in Oxford, and will work with boaters, landowners, navigation authorities and other interested parties to increase the supply of residential moorings in the City, in principle support the creation of new residential moorings in appropriate off-river basins. There is limited mooring space suitable for permanent moorings in Oxford and also a need to balance permanent residential moorings with short-stay visitor moorings, which have an important role in promoting tourism in the city. In exceptional circumstances the Inland Navigation Authorities and the City Council may agree consider that it is appropriate for residential moorings to be located outside of off-channel basins. Such New residential moorings must not conflict with British Waterways the Canal &amp; River Trust's or the Environment Agency's operational requirements or interfere with navigational safety, or be on the main Thames river channel. They must also comply with parts b e of Policy HP8."</u></p> <p>Amend Policy HP8 part a to read:  <u>"a. if located on the main river Thames they are provided in off-channel basins, and"</u></p> <p>Insert new part b into Policy HP8, renumber subsequent criteria c-f and amend as follows:  <u>"b. if located on the Oxford Canal or other waterway they do not interfere with navigational safety or operational requirements, and"</u></p> <p><del>"b. c.</del> <u>there is adequate servicing including water supply, electricity, and disposal facilities for sewage and rubbish, and"</u></p> <p><del>"d. e.</del> <u>there is adequate access for emergency services vehicles, and"</u></p> <p><u>"e. f. There will be no significant adverse effect on..."</u></p>
MM9	New sub-section after Policy HP8, p23	<p><b><u>"Homes for Travelling Communities</u></b></p> <p><u>A2.54 The Oxford Core Strategy sets out the City Council's approach to planning for gypsies, travellers and travelling showpeople's accommodation needs. Core Strategy Policy CS26 Accommodation for Travelling Communities is a positive policy that sets out criteria for assessing suitable sites in Oxford. The Core Strategy also states that the City Council will work with other local authorities to provide additional sites and pitches in Oxfordshire, including consideration of suitable sites in the Site Allocations, if needed.</u></p> <p><u>A2.55 The City Council has considered evidence of need for traveller sites as part of the preparation of the Sites and Housing Plan. Overall, there is considered to be insufficient need, or evidence of deliverability, to justify a site allocation specifically for traveller accommodation. Regard has been had to the following:</u></p> <ul style="list-style-type: none"> <li>▪ <u>Bi-annual Caravan Counts: There has been 1 illegally sited</u></li> </ul>

		<p><u>caravan recorded, on one occasion, in Oxford in the five year period January 2007 – January 2012. This compares with 25 caravans located on unauthorised sites across Oxfordshire in the last year.</u></p> <ul style="list-style-type: none"> <li>▪ <u>Gypsy and Traveller Accommodation Assessment (GTAA)<sup>13</sup>: A Thames Valley GTAA indicated a need for 57 Gypsy and Traveller pitches in Oxfordshire, 5 of which related to need in Oxford. A joint Oxfordshire critical benchmarking of evidence in the GTAA led to a revised estimate of need of 42 pitches (for the period 2006-16), of which none related to need in Oxford.</u></li> <li>▪ <u>Travelling Showpeople Accommodation Assessment (TSAA)<sup>14</sup>: An Oxfordshire TSAA indicated a need for 34 Travelling Showpeople plots, 3 of which related to need in Oxford.</u></li> <li>▪ <u>Site Allocations Call for Sites: As part of the early preparation of the Sites and Housing Plan, a Call for Sites proforma was sent to 112 landowners, developers and planning agents, specifically asking whether sites were considered suitable for Gypsy and Traveller pitch development. Of over 50 sites put forward, none indicated an interest in providing traveller pitches.</u></li> </ul> <p><u>A2.56 Part B of this document sets out site allocations for residential development, which may include traveller pitch provision, provided that the criteria set out in Core Strategy Policy CS26 and other relevant local plan policies are met. Any site proposed for traveller accommodation that is not allocated will similarly be considered against Policy CS26.</u></p> <p><u>A2.57 The City Council is working with neighbouring local authorities to produce a new Traveller Accommodation Assessment. The outcome of this will be a material consideration in assessing proposals for traveller sites.</u></p> <p><sup>13</sup> <u>Gypsy and Traveller Accommodation Needs Assessment for the Thames Valley Region (Tribal Consulting, 2006)</u>  <sup>14</sup> <u>Oxfordshire Needs Assessment for Travelling Showpeople (Tribal Consulting, 2008)</u>”</p>
MM10	Paragraph A3.2	<p>Amend first part of paragraph to read:  <u>“At a local level, quality of life is greatly dependent on the home environment. <b>Core Strategy Policy CS18</b> emphasises that development should respect and draw inspiration from Oxford’s unique historic environment (above and below ground), and should respond appropriately to its surroundings, and be adaptable, providing for future alternative uses. Further evidence relating to the historic environment will be provided in the Heritage Plan.”</u></p> <p>Amend paragraph A3.5 to read:</p> <p>A3.5 <u>Building for Life 12<sup>FOOTNOTE</sup> is a useful tool for local authorities and developers to assess the design quality of new housing developments. The criteria cover <del>four</del>three categories: <del>Environment and Community; Character; Streets, Parking and Pedestrianisation, and Design and Consultation</del> ‘Integrating into the neighbourhood’, ‘Creating a place’, and ‘Street &amp; Home’. New housing developments are <del>scored</del> assessed against a set of 20 criteria to assess 12 questions on the quality of their design. <del>Good</del>High-quality development will generally achieve a <del>score of 14 or more (Silver Standard)</del> 12 ‘greens’ using a traffic light scoring system. As the criteria in Building for Life include things such as street design, connectivity and communal space, Building for Life is generally</u></p>

	<p>Policy HP9 (Design, Character and Context)</p> <p>Table following C1.7 in respect of HP9</p>	<p>more suitable for developments of 10 or more dwellings. All such developments in Oxford <del>must demonstrate a score of at least 14 (Silver Standard), but should aspire to reach a score of 16 or more (Gold Standard)</del> should achieve 'green' for every aspect of Building for Life that applies to the development. Any aspect that does not achieve 'green' must be fully explained in the Design and Access Statement.</p> <p>FOOTNOTE <del>Detailed</del> Further guidance on how to apply Building for Life is found at <a href="http://www.designcouncil.org.uk/buildingforlife">www.designcouncil.org.uk/buildingforlife</a>.</p> <p>Insert new criteria below part (a) of Policy HP9:  <u>"b. the development exploits opportunities to sustain and enhance the significance of <del>significant</del> heritage assets and their settings, and makes a positive contribution to local character and distinctiveness."</u></p> <p>Re-letter current parts b-g to become parts c-h.</p> <p>Amend part g (new part h) to read:  <u>h. developments of 10 or more dwellings must be assessed against all relevant Building for Life criteria, <del>and achieve, as a minimum, a score of 14 (Silver Standard).</del></u></p> <p>Amend table following C1.7: HP9 implementation:  <ul style="list-style-type: none"> <li>For qualifying developments, Design &amp; Access Statement to show how each Building for Life criterion has been considered in designing the development, <del>and scored (the total score should be at least 14)</del></li> </ul> </p> <p>Amend table following C1.7: HP9 target:  <u>95% of new-build completions on sites of 10 or more homes should achieve 14 or above in the Building for Life assessment 'green' for every aspect of Building for Life that applies to the development.</u></p> <p><b><u>(Core Strategy Policy CS18 indicator)</u></b></p>
<p><b>MM11</b></p>	<p>Paragraph A3.26 (Policy HP14 Privacy and Daylight)</p>	<p>Amend last sentence in paragraph to read:</p> <p><u>"There should be at least 20 metres' distance between directly facing windows to habitable rooms in separate dwellings (this guideline will be applied flexibly where only student accommodation rooms are affected)."</u></p>
<p><b>MM12</b></p>	<p>Para B2.9 and Policy SP3 (Barton Road Cricket Ground)</p> <p>Para B2.13 and Policy SP4 (Bertie Place)</p> <p>Policy SP5 (Blackbird Leys Central Area)</p> <p>Para B2.21 and Policy SP7 (Canalside)</p> <p>Para B2.60 and SP23 (John Radcliffe Hospital Site)</p> <p>Para B2.68 and Policy SP25 (Land North of Littlemore)</p>	<p>Insert after paragraph B2.9, B2.13, B2.21 B2.71 B2.116:  <u>"Water supply capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the water infrastructure network is required. Up to three years lead in time could be required to undertake any such works."</u></p> <p>Insert at end of Policy SP3 SP4 SP7 SP26 SP49  <u>"Development must not lead to water supply network problems for existing or new users. Applicants may need to fund an assessment of water supply capacity."</u></p> <p>Insert after paragraph B2.60 B2.95 B2.97 B2.142:  <u>"Water supply and sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the water infrastructure and sewerage network is required. Up to three years lead in time could be required to undertake any such works."</u></p> <p>Insert at end of Policy SP23 SP37 SP38 SP61:  <u>"Development must not lead to water supply and sewerage network</u></p>

	<p>Mental Health Centre)</p> <p>Para B2.71 and Policy SP26 (Land North of Roger Dudman)</p> <p>Policy SP34 (Nielsen)</p> <p>Para B2.95 and Policy SP37 (Northway Centre)</p> <p>Para B2.97 and Policy SP38 (Nuffield Orthopaedic Centre)</p> <p>Para B2.100 and Policy SP41 (Oxford Brookes University Gipsy Lane Campus)</p> <p>Para B2.114 and Policy SP48 (Radcliffe Observatory Quarter)</p> <p>Para B2.116 and Policy SP49 (Railway Lane)</p> <p>Para B2.120 and Policy SP51 (Ruskin College)</p> <p>Para B2.142 and Policy SP61 (Warneford Hospital)</p> <p>Policy SP65 (Wolvercote Paper Mill)</p>	<p><u>problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.</u></p> <p>Insert after paragraph B2.100 B2.120:  <u>“Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.”</u></p> <p>Insert at end of Policy SP41 SP51:  <u>“Development must not lead to sewerage network problems for existing or new users. Applicants may need to fund an assessment of sewerage capacity.”</u></p> <p>Policy SP5, SP34, SP65  Replace:  <del>“Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.”</del></p> <p>with:  <u>“Development must not lead to sewerage network problems for existing or new users. Applicants may need to fund an assessment of sewerage capacity.”</u></p> <p>Delete paragraph B2.68 B2.114</p> <p>Delete from Policy SP25 SP48 <del>“Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.”</del></p> <p>Delete from Policy <del>“Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.”</del></p>
<p><b>MM13</b></p>	<p>Policy SP4 (Bertie Place)</p>	<p>Add railway symbol to policy.</p>
<p><b>MM14</b></p>	<p>Paragraph B2.17 and</p> <p>Policy SP6 (BT site)</p>	<p>Amend paragraph B2.17 to read:  <u>“This site is currently used as a depot which is due to be vacated. Two <del>barracks buildings on the site are buildings of local interest</del> possess <u>heritage interest</u> as one of the last historic references to the military heritage of Cowley. <del>and</del> Consideration should be <del>had given</del> to incorporating <del>them</del>, and the stone wall, within the development. <u>The impact of development upon the existing barracks buildings and means of retaining or re-providing local interest should also be considered.</u> There are some important trees on site which should be retained. The site is suitable for both residential and student accommodation.”</u></p> <p>Amend Policy SP6 to read:  <u>“Planning permission will be granted for residential or student accommodation or a mix of both uses at the BT Site. Planning permission will not be granted for any other uses.</u></p>



		<p><i>The stone built barracks on site are buildings of local interest and should be retained. The stone boundary wall is an attractive feature of the site and should also be retained.</i></p> <p><i>Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow and the Lye Valley SSSI. <del>Development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage. Development proposals must incorporate sustainable drainage with an acceptable management plan.</del></i></p> <p><i>To ensure there is no adverse impact on the Brasenose Wood and Shotover Hill SSSI, an assessment should be made of recreational pressure and a plan made for mitigating any impact as a result of increased recreational pressures from the development."</i></p>
MM15	<p>Paragraph B2.19</p> <p>and Policy SP7 (Canalside)</p>	<p>Amend paragraph B2.19 to read:  <i>"B2.19 A replacement boatyard is required to be provided to offset the loss of the boatyard previously on this site and to meet local need. Given the historic uses of the site, a replacement boatyard would be appropriate. The <del>operating</del> boatyard should be of a size to include a wet dock, and allow craneage for narrowboats with possible supporting chandlery and associated workshop and DIY maintenance facilities. Other uses that should be provided on the site are residential, a sustainably sized community centre, a public open space or square and an <del>new bridge</del> improved crossing over the canal for pedestrians and cyclists. The canal hire base at the northern part of the site should be retained."</i></p> <p>Amend Policy SP7 criteria "d" and "e" to read:  <i>"d. replacement <del>operating</del> appropriately sized boatyard</i>  <i>e. an improved crossing over the Oxford Canal for pedestrians and cyclists."</i></p>
MM16	<p>Policy SP8 (Churchill Hospital Site and Ambulance Resource Centre)</p>	<p>Amend last paragraph of Policy SP8 to read:  <i>"<del>Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow and the Lye Valley SSSI. <del>Development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage. Development proposals must incorporate sustainable drainage with an acceptable management plan.</del></del></i> A buffer zone should be provided during the construction period to avoid disturbance to the SSSI."</p>
MM17	<p>Policy SP8 (Churchill Hospital and Ambulance Resource Centre)</p> <p>Policy SP23 (John Radcliffe Hospital Site)</p> <p>Policy SP38 (Nuffield Orthopaedic Centre)</p> <p>Policy SP39 (Old</p>	<p>Amend the third paragraph of SP8, the fourth paragraph of SP23 to read:  <i>Development proposals must not prejudice bus access through the site. Improvements to public transport access and the <del>reduction in car parking provision on site</del> will be required. The development will be expected to minimise car parking spaces on site. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport...</i></p> <p>Amend the second paragraph of SP38 to read:  <i>Development proposals must not prejudice bus access through the site. The <del>reduction in car parking provision on site</del> will be required. The development will be expected to minimise car parking spaces on site. Applicants will be</i></p>

	<p>Road Campus)</p> <p>Policy SP42 (Oxford Business Park)</p> <p>Policy SP43 (Oxford Science Park at Littlemore)</p> <p>Policy SP44 (Oxford Science Park at Minchery Farm)</p> <p>Policy SP48 (Radcliffe Observatory Quarter)</p> <p>Policy SP51 (Ruskin College Campus)</p> <p>Policy SP56 (Temple Cowley Pools)</p> <p>Policy SP58 (Travis Perkins)</p> <p>Policy SP60 (University of Oxford Science Area and Keble Road Triangle)</p> <p>Policy SP61 (Warneford Hospital)</p>	<p><u>expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport.</u></p> <p>Amend the third paragraph of SP48, SP51, SP60, SP61 the second paragraph of SP39 and SP43 and the first paragraph of SP42 and SP44 to read: to read: <del>...A reduction in car parking provision on site will be required. The development will be expected to minimise car parking spaces on site. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport...</del></p> <p>Amend the second paragraph of SP56 to read: “<del>A reduction in car parking provision on site will be required</del> <u>The development will be expected to minimise car parking spaces on site. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport.</u> <del>and a</del> Access should be retained through the site to the school.”</p> <p>Amend the second paragraph of SP58 to read: <del>A reduction in car parking provision on site will be required</del> <u>The development will be expected to minimise car parking spaces on site. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport.</u> <del>and p</del> Pedestrian and cycle links through <del>and to</del> the site should be</p>
<p><b>MM18</b></p>	<p>Paragraph B2.26 and</p> <p>Policy SP9 (Court Place Gardens)</p>	<p>Amend Paragraph B2.26 to read: “<del>There is potential to make better use of the site whilst respecting and improving the setting of the listed building. The existing graduate student accommodation should be replaced with new graduate accommodation or with self-contained residential accommodation which could be occupied by graduates or a mix of both uses. The site is not within an area that satisfies the student accommodation Policy HP5 so non-self contained student accommodation would not be suitable. Self-contained graduate accommodation would be suitable. so there should be no net increase in students living on the site. Opportunities should be explored to open up footpaths for pedestrians through the site.</del></p> <p><del>More vulnerable development will be expected to be directed away from Flood Zone 3b. More vulnerable uses must not be developed within Flood Zone 3a unless the site specific Flood Risk Assessment demonstrates that the development will be safe, have a neutral impact on flood risk elsewhere and reduce flood risk overall. Part of the site is in Flood Zone 3b and Flood Zone 3a. However, the site has been sequentially tested as Flood Zone 2 as it is considered that the size, shape and location within the site of these areas mean that they do not need to be developed. A site specific flood risk appraisal will be required.”</del></p> <p>Amend first paragraph of Policy SP9 to read: “<del>Planning permission will be granted for</del> residential <del>or a mix of both uses</del> at Court Place Gardens. <del>There should be no net increase in student accommodation units.</del> Planning permission will not be granted</p>

		for any other uses.”
MM19	Paragraph B2.32 (SP12 Cowley Marsh Depot)	Amend paragraph to read: “The site is suitable for residential or student accommodation or a mix of both uses. The main pedestrian access to any development of student accommodation should be from the southern <del>southern</del> west corner of the site onto Cowley Road to minimise students walking past residential properties.”
MM20	Paragraphs B2.36, B2.122 and B2.137  (Policy SP14 Diamond Place and Ewert House)  (Policy SP52 St Clement’s Car Park)  (Policy SP59 Union Street Car Park)	Amend paragraphs B2.36, B2.122 and B2.137 to read: “...Sufficient car parking spaces should be retained at a level at which the City Council considers is reasonable to serve and safeguard the <u>vitality of the local area</u> , bearing in mind the quality of public transport to the area and the current level of usage of the car park...”  Amend Policies SP14, SP52 and SP59 to read: “... <del>Sufficient</del> <u>The number of</u> car parking spaces should <u>not be significantly reduced, but</u> be retained at a level at which the City Council considers is reasonable to serve the local area and provision must be made for <u>local temporary public</u> car parking during construction...”
MM21	Paragraph B2.38- B2.39 and SP15        (SP15 East Minchery Farm Allotments)	Amend paragraphs B2.38 and B2.39 to read: “B2.38 The <u>formal</u> allotments <del>on</del> <u>covering the whole of this site fell into disuse many years ago with to the allotments feeling unsafe for users due to lack of overlooking.</u> Since then the site has become quite overgrown but <u>recently there has been a renewed interest in food cultivation at this site and local people have been using part of the site it for the informal communal growing of produce. An application would be required to the Secretary of State to remove the allotment designation on areas not proposed for this use.</u>  B2.39 The local community would like to be involved in delivering a communal open space on the site to allow for cultivation and to provide some open space for young people in the area. The City Council are keen to work with the community to explore opportunities <u>for communal growing areas or for retaining allotment space for local people to manage.</u> In order to strike a balance between the need for housing and the desire to retain some useful and safe public open space, it would be appropriate to develop part of the site for housing. This would improve overlooking and the feeling of safety which would encourage more active use of the site. <u>If the demand for land retained at this site for allotments ceases the land may alternatively be used for communal open space.</u> ”  Amend the first paragraph of Policy SP15 to read: “Planning permission will be granted for residential development and public open space at East Minchery Farm Allotments. Planning permission will not be granted for any other uses. The <u>communal public open space should cover at least 2510% of the gross site area and should include space suitable for young people, such as a Multi Use Games Area, in addition, 20% of the gross site area should be retained as allotments.</u> The development should be designed to ensure active frontages face onto the open space.”
MM22	Paragraph B2.48  (Policy SP19 Government Buildings Site)	Amend paragraph to read: “B2.48 The site is adjacent to student accommodation in John Garne Way and opposite academic uses of the Oxford Centre for Islamic Studies (OCIS). The pedestrian <del>route and cycle way</del> of Cuckoo Lane along the edge of the site is rural in character enclosed by mature vegetation and should be retained as a green route <u>and which should be wide enough to support its role as a wildlife corridor.</u> The site is adjacent to the Headington Hill and the St Clements and Iffley Road Conservation

		Areas. There is a high potential for archaeological interest as the site is near identified Civil War defences and the Fairfax siege line.”
<b>MM23</b>	Paragraph B2.54  (Policy SP21 Horspath Site)	Amend paragraph B2.54 to read: <del>“There may be scope for small-scale wind turbines to be located here, subject to consultation with the Ministry of Defence, and care would be needed in siting them to ensure there is no shadow flickering over the sports pitches. Renewable energy projects may be suitable, subject to tests in national planning guidance which would include the wider environmental benefits associated with increased production of energy from renewable sources.</del> Essential facilities for outdoor sport and outdoor recreation are acceptable uses in principle within the Green Belt but any such development will be considered against national planning guidance for Green Belts. Built development other than essential facilities <del>should</del> <u>will</u> be directed to the area which is not within the Green Belt.”
<b>MM24</b>	Paragraph B2.57  (Policy SP23 John Radcliffe Hospital Site)	Amend paragraph to read: <del>“B2.57 The Oxford University Hospitals NHS Trust is confident that their future operational requirements can be met on the site through redevelopment and by making more efficient use of land. Some areas of the site will no longer be required by the Trust and will become available for alternative uses. Proposals must consider their impact upon on the Old Headington conservation area. Any development would need to ensure that there was no adverse impact upon the setting of the listed buildings and Old Headington conservation area, to which the open space and trees on the site make an important contribution. Any such harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. The pedestrian and cycle way of Cuckoo Lane along the southern edge of the site is enclosed by mature vegetation and should be retained as a green route.</del>
<b>MM25</b>	Policy SP25 (Land north of Littlemore Mental Health centre)	Amend the first paragraph of Policy SP25 to read: <del>“Planning permission will be granted for residential development at Land North of Littlemore Mental Health Centre. A minimum of 0.5 hectares (or approximately 25 dwellings) should be developed for key worker housing which could be provided as market housing or affordable housing, as defined. If the key worker housing is provided as affordable housing, as defined in the glossary, it will contribute towards the general provision of 50% affordable housing on the site. Planning permission will not be granted for any other uses.”</del>

<p><b>MM26</b></p>	<p>Paragraph B2.73</p> <p>Policy SP27 (Lincoln College Sports Ground)</p>	<p>Amend paragraph B2.73 to read:  “...A cricket pitch must be retained unless <del>an alternative site is found</del> <u>provision is made</u>...”</p> <p>Amend the second and third paragraphs of Policy SP27 to read:  “The cricket pitch must be retained on the open space unless an alternative suitable <u>provision site is found made</u>. If <del>an alternative provision site is found made</del> the City Council must be satisfied that it will be delivered. The Lincoln College Sports Ground site will still be expected to provide 10% new public open space as part of the residential development.</p> <p><del>Development should not have an adverse impact upon the setting of Bartlemas Conservation Area</del> <u>Careful design must ensure that development proposals contribute towards the character of the Bartlemas Conservation Area and preserve and enhance nearby listed buildings and their setting. Development proposals and should encourage active frontages onto Barracks Lane and the new public open space. Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI.</u>”</p>
<p><b>MM27</b></p>	<p>Table following B1.5 Paragraphs B2.80- B2.81 (SP30 Longlands)</p> <p>Policy SP30 (Longlands)</p> <p>Paragraphs B2.83- B2.84 (SP32 Marston Court)</p> <p>Policy SP32 (Marston Court)</p> <p>Paragraphs B2.90- B2.91 (SP35 Northfield Hostel)</p> <p>Policy SP35 (Northfield Hostel)</p> <p>Paragraphs B2.92- B2.93 (SP36 Northfield School)</p> <p>Policy SP36 (Northfield School)</p> <p>Paragraphs B2.132- B2.133 (SP57 Townsend House)</p> <p>Policy SP57 (Townsend House)</p>	<p>Amend text to read:  “B2.80 B2.132 B2.83 This site is currently a care home for the elderly. Oxfordshire County Council are <u>continually</u> reviewing their provision of care accommodation and this site could be suitable for the delivery of care accommodation. <del>elderly person care and their strategy is to provide extra care housing on larger sites. However, it may not be possible to find suitable larger sites and therefore these sites should not be lost to other uses until the County Council has met all its need for extra care housing across Oxford.</del>”</p> <p>Amend text to read:  “B2.90 This site is currently accommodation for pupils at Northfield School (SP36). Oxfordshire County Council are <u>continually</u> reviewing their provision of care accommodation and this site could be suitable for the delivery of care accommodation. <del>elderly person care and their strategy is to provide extra care housing on larger sites. However, it may not be possible to find suitable larger sites and therefore these sites should not be lost to other uses until the County Council has met all its need for extra care housing across Oxford.</del>”</p> <p>Amend para B2.81, B2.133, B2.91 <del>If the County Council find adequate alternative sites in Oxford for their need for extra care accommodation then this site should be used for a replacement care home or residential. This site would also be suitable for residential.</del>”</p> <p>Amend para B2.84 <del>If the County Council find adequate alternative sites in Oxford for their need for extra care accommodation then this site should be used for a replacement care home or residential. This site would also be suitable for residential and student accommodation.</del>”</p> <p>Amend text to read:  “B2.92 This site is currently occupied by Northfield Special School. Oxfordshire County Council would like to relocate the school elsewhere in Oxfordshire. However, Oxfordshire County Council have indicated that there could be a need for a new school within this area to serve other new residential</p>

	<p>development, and rising pupil numbers in the <del>state</del>public sector generally, <del>so it would be counter productive to lose the school site to an alternative use if it may be required to meet future needs.</del> <u>There may be a number of options available to the County Council in providing new school places in the local area therefore this site could be suitable for either education, residential and/or care accommodation.</u></p> <p><u>Under the terms of the Education Act 2011 all community school sites which have been used for education purposes in the previous 8 years have to be considered for general education purposes prior to any disposal in the future. The Secretary of State would need to give specific consent to dispose sites in each case and would consider the suitability of such land for use by an existing or potential academy. This provides some added protection for the Northfield School site to be retained in education use if required.</u></p> <p><u>B2.93 Oxfordshire County Council are reviewing their provision of care accommodation and special education sites and should the need be demonstrated this site could be suitable for special education, education or residential, including care accommodation.</u> <del>elderly person care and their strategy is to provide extra care housing on large sites. However, it may not be possible to find suitable larger sites and therefore these sites should not be lost to other uses until the County Council has met its need for extra care housing across Oxford.</del> More vulnerable development will be expected to be directed away from Flood Zone 3b. More vulnerable uses must not be developed within Flood Zone 3a unless the site specific Flood Risk Assessment demonstrates that the development will be safe, have a neutral impact on flood risk elsewhere and reduce flood risk overall.”</p> <p>Amend policy SP57 SP35 and SP30 to read:  “<del>Planning permission will be granted for extra care housing or a care home</del> <u>care accommodation and/or residential</u> ....</p> <p><del>If Oxfordshire County Council can demonstrate that there is no unmet need for extra care accommodation then this site would be suitable for residential.</del> <u>Planning permission will not be granted for any other uses...</u>”</p> <p>Amend policy SP32 to read:  “<del>Planning permission will be granted for extra care housing or a care home</del> <u>care accommodation, residential, student accommodation or a mix of these uses at Marston Court</u></p> <p><del>If Oxfordshire County Council can demonstrate that there is no unmet need for extra care accommodation then this site would be suitable for residential or student accommodation.</del> <u>Planning permission will not be granted for any other uses...</u></p> <p>Amend policy SP36 to read:  “<del>Planning permission will be granted for new development at Northfield School applying the following cascade:</del>  1. <del>Special eEducation</del>; and provided that it is not anticipated to be required for <u>special education OR</u> educational purposes during the plan period:  2. <del>Care accommodation and/or residential</del> <u>Extra care housing; and provided Oxfordshire County Council can demonstrate that there is no unmet need for extra care accommodation;</u>  3. <del>Residential.</del>  <u>Planning permission will not be granted for any other uses. Regard should be had for any regeneration plan for the Blackbird Leys area which may include improving vehicular access from Knights Road</u></p>
--	---

		<i>through the site to the Kassam Stadium area. Development should not have an adverse impact upon the SLINC."</i>
<b>MM28</b>	Policy SP31, Paragraphs B2.82 and text box Map of Page 53 Policies Map  (Manor Ground)	Delete policy SP31, paragraphs B2.82 text box and reference in Appendix 9.  Delete SP31 Manor Ground site from the Policies Map.  Delete SP31 Manor Ground site from the Map on page 53
<b>MM29</b>	Policy SP33 (Marywood House)	Amend the second paragraph of Policy SP33 to read: <i><u>"Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow and the Lye Valley SSSI. Development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage. Development proposals must incorporate sustainable drainage with an acceptable management plan. To ensure there is no adverse impact on the Brasenose Wood and Shotover Hill SSSI, an assessment should be made of recreational pressure and a plan made for mitigating any impact as a result of increased recreational pressures from the development."</u></i>
<b>MM30</b>	Para B2.87 (SP34 Nielsen)  Policy SP34 (Nielsen)	Add to the end of paragraph B2.87: <i><u>"The former playing field should be relocated or facilities improved elsewhere."</u></i>  Add to the end of Policy SP34: <i><u>"The playing field should be re-provided or a contribution made to another facility."</u></i>
<b>MM31</b>	Policy SP38 (Nuffield Orthopaedic Centre)	Amend the second paragraph of Policy SP38 to read: <i><u>"Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow and the Lye Valley SSSI. Development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage. Development proposals must incorporate sustainable drainage with an acceptable management plan."</u></i>
<b>MM32</b>	Paragraph B2.98 Policy SP39 (Old Road Campus)          Para B2.109-B2.110 and Policy SP46	Amend Text and Policy SP39 to read: <i><u>"Site area: 6.40 hectares / 15.82 acres Ward: Churchill Landowner: University of Oxford own the west part of the site and are purchasing the Park Hospital site Current Use: Medical research and facilities used by Oxford Health NHS Foundation Trust Flood Zone: FZ1"</u></i>  <i>"B2.98 The University of Oxford wish to continue to develop their Medical Science Division in this location which would comply with the Core Strategy approach of focusing medical research facilities in Headington. The site is close to a large area of Roman occupation so there is a high potential for archaeological interest within the site. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on major employment sites within Oxford. Planning permission was granted for two medical research buildings in September 2011.</i>  <i>B2.xx <u>The east part of the site, Park Hospital, is currently occupied and owned by Oxford Health NHS Foundation Trust. The University of</u></i>

	(Park Hospital)	<p><u>Oxford intend to purchase the site and lease back to the Trust the buildings that they currently occupy. Over the plan period it is likely that the Trust will leave the site making it available for redevelopment. There is high potential for archaeological interest as it is close to the site of Roman occupation on the Churchill site. Important trees within the site which should be retained. The former playing field on the Park Hospital site should be relocated or facilities improved elsewhere.</u></p> <p>Policy SP39 Old Road Campus Planning permission will be granted for medical teaching and research at Old Road Campus. Planning permission will not be granted for any other uses.</p> <p>A reduction in car parking provision on site will be required. Pedestrian and cycle access should be created <u>across the whole site. <del>between this site and the Park Hospital site (SP46).</del></u></p> <p><u>Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow and the Lye Valley SSSI. <del>Development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage. Development proposals must incorporate sustainable drainage with an acceptable management plan.</del></u></p>
	Policies Map	Show the SP39 Old Road Campus site and SP46 Park Hospital site combined as one single site on the Policies Map.
	Map on Page 53	Show the SP39 Old Road Campus site and SP46 Park Hospital site combined as one single site on the map on page 53.
	Appendix 9	Delete Policy SP46, site facts box, paragraphs B2.109-B2.110, and reference in Appendix 9
<b>MM33</b>		Not Recommended.
<b>MM34</b>	Policy SP47 (Paul Kent Hall)	<p>Amend the second paragraph of Policy SP47 to read:  <u>“Pedestrian and cycle links should be improved through and to the site. Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow and the Lye Valley SSSI. <del>Development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage. Development proposals must incorporate sustainable drainage with an acceptable management plan.</del>”</u></p>
<b>MM35</b>	Policy SP50 (Rover Sports and Social Club)	<p>Amend Policy SP50 to read:  <u>“Planning permission will be granted for car manufacturing at Rover Sports and Social Club site. Planning permission will not be granted for any other uses. <del>The</del> All outdoor sports fields and associated indoor social facilities currently on the site must be re-provided elsewhere in the locality.”</u></p>
<b>MM36</b>	Paragraph B2.126	<p>Amend Paragraph B2.126 to read:  <u>“B2.126 In order to minimise traffic movements, the most appropriate uses for the site are either student accommodation or car free residential. The former tennis facility has been adequately re-provided. <del>playing field should be relocated or facilities improved elsewhere.</del>”</u></p>



	Policy SP53 (St Cross College Annex SP53)	Amend the final sentence of Policy SP53: <i>“A planning application must be accompanied by a site specific flood risk assessment and development should incorporate any necessary mitigation measures. <del>The playing field should be reprovided or a contribution made to another facility.</del>”</i>
<b>MM37</b>	Policy SP55 (Summertown House)	Amend first paragraph of Policy SP55 to read: <i>“Planning permission will be granted for <u>graduate or student</u> accommodation at Summertown House. Planning permission will not be granted for any other uses.”</i>
<b>MM38</b>	Policy SP61 (Warneford Hospital)	Amend Policy SP61 to read: <i>“<del>Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow and the Lye Valley SSSI. Development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan.</del>”</i>
<b>MM39</b>	Paragraph B2.144  Policy SP62 (Warren Crescent)	Amend paragraph B2.144 to read: <i>“B2.144 The nearby Lye Valley SSSI is very sensitive <u>to changes in surface water runoff and ground water flows</u>, <del>as it is in poor condition</del>. Increased hard standing in close proximity to the SSSI could have an adverse impact upon <u>surface and ground water flows</u> and it will be necessary for a <u>surface and groundwater study</u> to be undertaken as concluded in the Source Pathway Receptor Analysis. Should the study indicate that residential development will have an adverse impact upon the SSSI, planning permission will not be granted. <u>Any development will require sustainable drainage with an acceptable management plan.</u>”</i>  Amend Policy SP62 to read: <i>“Planning permission will only be granted for residential development at Warren Crescent if it can be proven that there would be no adverse impact upon <del>the</del> <u>surface and groundwater flow</u> and the Lye Valley SSSI. Development proposals should be accompanied by an <u>assessment of groundwater and surface water</u>. <u>Development proposals must incorporate sustainable drainage with an acceptable management plan</u>. A buffer zone should be provided during the construction period to avoid disturbance to the SSSI.”</i>
<b>MM40</b>	Paragraphs B2.150-B2.151  Policy SP65 (Wolvercote)	Amend paragraphs B2.150-B2.151 to read: <i>“B2.150 The main site (Plot A) is a former paper mill located between the residential area of Lower Wolvercote village and the A34, and partly within the Wolvercote with Godstow Conservation Area. The site boundary includes part of Duke’s Meadow to the north of the site (Plot B). Any proposals will be expected to preserve and enhance the character and setting of the conservation area. Part of the site may be <del>noisy as it is adjacent</del> <u>due to its proximity to the A34 and noise mitigation measures may be required.</u>”</i>  <i>B2.151 Plot A is suitable for residential development. <u>Opportunities to deliver c</u>omplementary small scale employment units, employing a maximum of 50 people in total to reflect the previous level of employment on site, and community facilities <u>should be explored</u> <del>would also be suitable</del>. Residential development would increase the pressure on primary school places which the County Council are able to address by the expansion of existing schools. Small areas of Plot A are within the Green Belt so built development will not be permitted in these areas.”</i>  Amend first paragraph of Policy SP65 to read: <i>Planning permission will be granted for residential development and</i>

	Paper Mill)	<i>public open space at Wolvercote Paper Mill. This should include complementary small scale employment units and community facilities unless these are shown to be unfeasible. would also be suitable</i>				
MM41	Glossary	<p>Insert definition:  <b><u>“Graduate accommodation</u></b></p> <p><i>Accommodation occupied by graduates enrolled at one of the two universities. Self contained graduate accommodation is likely to fall within Use Class C3 and as such would be subject to the requirements of Policies HP3 and HP4 but is not subject to the requirements of Policy HP5 and HP6.</i></p> <p><i>Non-self contained graduate accommodation is likely to fall within Sui Generis use and would be subject to the requirements of Policy HP5 and HP6 and not HP3 and HP4.</i></p> <p><i>Self contained graduate accommodation would count towards the University’s provision of student accommodation in relation to Core Strategy Policy CS25 for as long as the accommodation remains occupied by graduates of the relevant university.”</i></p>				
MM42	Glossary	<p>Amend definition:  <b><u>“Student accommodation</u></b></p> <p><i>Accommodation whose main purpose is to house students of 16 years or above, registered on full-time courses of an academic year or more in Oxford, and is not self-contained for each tenant.”</i></p>				
MM43	Appendix 8	<p>Amend fifth paragraph (titled: Larger housing developments outside the Transport Central Area) to read:</p> <p><i>“Planning permission for proposals that involve the creation of a new vehicular access (including parking courts) will only be granted where some parking provision is provided as unallocated spaces. For developments outside all CPZs, the City Council will encourage all dwellings <del>should</del> to have at least 1 allocated parking space. The maximum standards for allocated and unallocated parking are shown below.”</i></p>				
MM44	Appendix 8	<p>Make following insertions to parking standards under ‘<u>Other residential development within and outside the Transport Central Area</u>’</p> <table border="0"> <tr> <td>HMO (Sui Generis) (outside TCA)</td> <td>1 space per 2 habitable rooms</td> </tr> <tr> <td>HMO (Sui Generis) (within TCA)</td> <td>1 space per HMO dwelling</td> </tr> </table>	HMO (Sui Generis) (outside TCA)	1 space per 2 habitable rooms	HMO (Sui Generis) (within TCA)	1 space per HMO dwelling
HMO (Sui Generis) (outside TCA)	1 space per 2 habitable rooms					
HMO (Sui Generis) (within TCA)	1 space per HMO dwelling					
MM45	Appendix 10	Update the data within new Appendix 10 with latest SHLAA information. Latest information currently contained within the draft of SHLAA (Dec 2012) which may be refined prior to adoption.				
MM46	<p>Policy SP1 (Avis)</p> <p>Policy SP9 (Court Place Gardens)</p> <p>Policy SP10 (Cowley Centre)</p> <p>Policy SP13 (Crescent Hall)</p> <p>Policy SP41</p>	<p>Insert new paragraph at end of policy SP1:  <u>“Development should not have an adverse impact upon the setting of the Osney Town conservation area.”</u></p> <p>Insert new paragraph at end of policy SP9: <u>“Development should not have an adverse impact upon the setting of the Iffley Conservation Area.”</u></p> <p>Insert new paragraph at end of policy SP10: <u>“Development should not have an adverse impact upon the setting of the Beauchamp Conservation Area.”</u></p> <p>Insert new paragraph at end of policy SP13:  <u>“Development should not have an adverse impact upon the setting of the Temple Cowley conservation area.”</u></p> <p>Insert new paragraph at end of policy SP41:</p>				

	<p>(Oxford Brookes University Gipsy Lane Campus) Policy SP44 (Oxford Science Park at Minchery Farm)</p> <p>Policy SP 49 (Railway Lane)</p> <p>Policy SP51 (Ruskin College Campus)</p> <p>Policy SP54 (South Parks Depot)</p> <p>Policy SP55 (Summertown House)</p> <p>Policy SP56 (Temple Cowley Pools)</p> <p>SP61 (Warneford Hospital)</p>	<p><u>“Careful design must ensure that development proposals contribute towards the character of the conservation area.”</u></p> <p>Add the following sentence to the end of Policy SP44: <u>“Careful design must ensure that development proposals preserve and enhance the Grade II* listed Minchery Farmhouse and its setting.”</u></p> <p>Insert new paragraph at end of policy SP49: <u>“Development should not have an adverse impact upon the setting of the Littlemore conservation area.”</u></p> <p>Amend the 1<sup>st</sup> sentence of the second paragraph of Policy SP51 to read: <u>“Development must retain and enhance the listed building and wall <u>and their setting.</u>”</u></p> <p>Amend the 1<sup>st</sup> sentence of the second paragraph of Policy SP54 to read: <u>“Development must retain and enhance the listed barn and wall <u>and their setting.</u>”</u></p> <p>Amend the 2<sup>nd</sup> paragraph of Policy SP55 to read: <u>“<del>Through further development on the site it must be demonstrated that the new design will have a positive effect on the setting of the listed building compared to the existing development.</del> Development must retain and enhance the listed building and its setting.”</u></p> <p>Insert new paragraph at end of policy SP56: <u>Development should not have an adverse impact upon the setting of the Temple Cowley conservation area.”</u></p> <p>Amend the second sentence of the second paragraph of Policy SP61 to read: <u>‘Development must retain and enhance the listed buildings <u>and their setting.</u>’</u></p> <p>Insert new paragraph at end of policy SP61: <u>“Development should not have an adverse impact upon the setting of the Headington Hill conservation area.”</u></p>
--	--	---

## **Appendix 2 – Legal Services advice on status of Inspector’s Report**

### Adoption of Development Plan Documents – Council’s power to deviate from Inspector’s Report following examination

#### Pre 15 January 2012

If the Inspector recommended adoption of a development plan document (DPD) as originally prepared the Council could adopt the document as originally prepared (as submitted for examination by that Inspector).

If the Inspector recommended adoption of the DPD with modifications the Council could adopt that document subject to those modifications.

The Council could not otherwise adopt a DPD.

Once a DPD had been submitted for examination it could not be withdrawn unless the Inspector recommended that happened or the Secretary of State directed that it be withdrawn.

#### 15 January 2012 onwards

The Localism Act 2011 made a number of changes to the rules concerning adoption of DPDs including what was stated to be a change from binding Inspector’s Reports to non-binding Inspector’s Reports.

If the Inspector recommends adoption of a development plan document the Council can adopt it as it is or together with modifications that cumulatively do not materially affect the DPD’s policies.

If the Inspector concludes that the DPD should not be adopted but could be made satisfactory by modifications (the Council must ask the Inspector to recommend modifications for this purpose) the Council can adopt that document subject to those recommended modifications. Those modifications are known as “main modifications”. Again the Council can adopt with additional modifications that cumulatively do not materially affect the DPD’s policies (as altered by the main modifications).

The Council can not otherwise adopt a DPD.

The Council can withdraw a DPD at any time.

In substance the changes made by the Localism Act were

- to allow additional non-material modifications
- to allow the Council to withdraw a DPD after submission for examination

The Council remains unable to adopt a DPD other than in a form that is recommended by the Inspector in all material respects.

**Appendix 3 – Final version of the Sites and Housing Plan**

## Appendix 4 - Updated Policies Map

## Appendix 5 – Risk Register

Risk ID	Risk Category-000-Service Area Code	Risk Title	Opportunity/Threat	Risk Description	Risk Cause	Consequence	Date raised	Corporate Objective	Gross Risk	Residual Risk	Current Risk	Owner	Date Risk Reviewed	Proximity of Risk (Projects/Contracts Only)	
		Legal challenge	Threat	There is a risk of a legal challenge to the adopted plan, the process and timescale for which are summarised in the report.	Aggrieved person(s) who are unhappy with the adopted Plan may decide to exercise their right to apply for a judicial review. In order for a legal challenge to be successful, the High Court would have to be satisfied that the plan is to any extent outside the appropriate power, and/or that the interests of the applicant have been substantially prejudiced by a failure to comply with a procedural requirement.	If successful the High Court would rule that the Plan be quashed, wholly or in part.	18.01.13	1,2,4	4	3	4	2	4	2	

Risk ID	Risk Title	Action Owner	Accept, Contingency, Transfer, Reduce or Avoid	Details of Action	Key Milestone	Milestone Delivery Date	%Action Complete	Date Reviewed
	Legal challenge	Michael Crofton-Briggs	Reduce	Officers are confident that correct legal procedures have been followed which is supported by a sound Inspector's Report which concluded that the Plan met all the legal requirements.				

This page is intentionally left blank