

NOTE: Page numbers and references relate to the original draft SPD document.

Item No.	Page/Ref	Change	Driver/Reason for change	Requested	Details
1	pg 19, Fig 3.1	Amendment to boundary lines .	Correction	Milton Investments, WOA	Amend station masterplan boundary as per attached dwg. Amend Westgate boundary as per attached dwg.
2	pg 65, para 6.30	Text amend	Consultation- Emphasis on need to protect the retail core.	WOA. City Council	6.30 The Oxpens site is outside the Oxford City primary shopping frontage and therefore retail space will be restricted to smaller units <b>which should not be amalgamated to create larger units if this would undermine the retail core.</b>
3	pg36, Fig 3.1	Amendment to Boundary Key	Consultation	Milton Investments	4. Oxford Business Centre. <b>Consider for later phases in the development.</b>
4	Para. 7.47 Infrastructure requirements	Amend text to update and provide clarity	Update.	City Council	List of infrastructure requirements to serve <b>both</b> the proposed development <b>is set out below. Reference should also be made to the City Council's CIL Regulation 123 list.</b>
5	page 98 6.118 SUDS	Add note to text	Consultation	Environment Agency (EA)	Incorporation of Oxpens Meadow protected from development and retained as a green public open space, performing both flood mitigation and recreation facility functions. This area of open grass provides a large area for water infiltration, and drainage to the local watercourse. <b>However, SUDS features should not be incorporated into the flood mitigation area.</b>
6	pg 51 5.30 Bridge	Amend and add text	Consultation	EA, County Council	A New Footbridge crossing the Thames (Isis) should be provided to enhance opportunities to move between Oxpens and the wider area, notably to the Grandpont Nature Reserve, and residential areas further up/down-stream on the opposite side of the river. Indicative locations for the proposed bridge crossing are illustrated on the Development Framework Plan and Illustrative Masterplan. <b>The exact location of the bridge is to be determined and the Environment Agency must be consulted on its design.</b>
7	pg 98 6.120 Ecological assets	Adjust text	Consultation, clarification	EA, City Council , County Council	Ecological assets, especially the landscape features in Oxpens Meadow, notably adjacent to the watercourse of the River Thames/Isis and Castle Mill Stream should <b>where possible, be protected – be enhanced</b> The enhancements of leisure routes through Oxpens Meadow will improve public access to these landscape assets <b>and improve the visual and ecological landscape assets. By improving existing, but also by adding new habitats, we can expect an increase in biodiversity in the area adding additional amenity value to the development.</b> Flood mitigation works will require some land re-profiling and landscape works but the reshaped Oxpens Meadow will be supplemented by new landscape features including new tree planting. <b>Enhancement of leisure routes through Oxpens Meadow to access landscape features, such as the watercourses, should also be carefully located to avoid harm to high quality habitats and protected species along the watercourses. Disturbance could reduce biodiversity value of these areas and their function as corridors within Oxfordshire.</b>

8	pg 34 para 3.67 Contaminated Land	Add text	Consultation	EA	Identified historical and current activities within the Oxpens area may have resulted in contamination. Land remediation or mitigation measures may be required. Site contamination and ground condition surveys will be required to inform any detailed design proposals. Development of the Oxpens site has the potential to facilitate the clean up of any contamination which may have resulted from various contaminating activities and past industrial heritage. Providing long term benefits to the environment and protecting human health.
9	pg47 DP3 A Sustainable Scheme para 5.15	Add bullet point	Consultation	EA	Additional bullet point: Facilitating the remediation of any contaminated ground
10	pg 33 Utilities para. 3.61	Add word for clarity	Consultation	Thames Water	Any development should not be commenced until the applicant can demonstrate how and when the required water and waste water infrastructure requirements will be addressed and connected. Any required sewer network upgrades should be undertaken before or in line with the development to ensure there are no problems and that the water quality of the aquatic environment is protected. Thames Water should be contacted in relation to any development proposals to discuss available capacity.
11	pg 62 Framework Plan para. 6.5	Add text	Consultation/clarity	BRBR City Council	The Development Framework Plan illustrates core Masterplan design guidance for Oxpens that Oxford City Council strongly favour: all planning applications are expected to be in conformity with this plan. If flood mitigation measures are not needed in due course then the framework may evolve but the essential characteristics of the design approach must be retained – a series of urban blocks with riverside park area responding to the site's location and reflecting important heritage aspects of the city. There is flexibility in the framework and creative solutions for flooding that do not compromise the integrity of this approach are welcomed.
12	pg 29 Flood Mitigation para 3.47	Delete and adjust text	Update information and consultation	BRBR, City Council	It is recommended therefore, that a more detailed analysis of flood risk is undertaken for the site, subsequent to the publication of the Oxpens Master Plan SPD, as better information becomes available and prior to the progression of the site beyond masterplan stage. As at Autumn 2013 the Environment Agency are due to deliver an updated, and more representative, hydraulic model for the River Thames through Oxford during the summer of 2013, and this model will be used to identify development impacts and appropriate mitigation measures prior to the site being taken forward. The new model may impact on the available options for handling flood storage and mitigation on the site.
13	pg 104 para 5.44 DP8 Relationship to River	Adjust text	Consultation	BRBR City Council	<del>The flood mitigation scheme needs to be resolved and delivered prior to the development of built form to ensure flood protection is in place before new property is accommodated on the site.</del> A phasing plan for development and flood mitigation will need to be agreed by the City Council in consultation with the Environment Agency before commencement of development.
14	pg 64 para. 6.12 Possible Land Uses	Amend word	Consultation	BRBR	..This plan identifies where the land uses <del>should</del> could be located within the site -

15	pg 64 para. 6.18 Employment	Amend	Consultation	BRBR	The WEAAP identifies B1 <del>(a)</del> Offices as a potential appropriate land use for the Oxpens site. <del>It also encourages B1(b) Research and Development as a potential secondary land use for the Oxpens site and encourages Research and Development space.</del>
16	pg 100 para. 6.128 Economic Sustainability	Amend	Consultation, correction, clarification	BRBR City Council	The Oxpens site must <b>comprise more than one use and can</b> provide accommodation for new business opportunities including those listed below: Offices; Research and Development; Hotel and conference facilities; and Jobs in A1-A5 land uses (retail, eating/drinking, professional services).
17	pg 63 Figure 6.1	Minor amend	Consultation, correction,	County Council	<i>The southernmost blue arrow (minor access point) should be shown in a different colour to show that it is not for vehicular access.</i>
18	pg 91 Fig 6.14	Add note	Consultation	County Council, SENDRA, Others	INDICATIVE OXPENS MEADOW LANDSCAPE DESIGN PROPOSAL (Note that designs for this area are not fixed and will be developed in consultation with Fields in Trust and the local community. The bridge location is also indicative at this stage.)
19	pg 78 Fig 6.8 OXPENS ROAD PUBLIC REALM IMPROVEMENTS	Add note	Consultation, clarity	County Council, City Council, SENDRA, Others	<i>Add note to Figure 6.8 middle left on drawing Note: Public realm treatment of Oxpens Road and Becket Street extension to be the same. Add note to Figure 6.8 bottom right on drawing: Note: Public realm and movement interfaces with Westgate junction to be considered.</i>
20	pg 78 Para 6.85	Amend text	Consultation	County Council	All proposed streets should include footways and ensure provision for pedestrian access, and cyclists may be accommodated within the carriageways <b>or by way of off-carriageway cycle facilities or "hybrid" cycle lanes.</b>
21	pg 78 para. 6.85 Main Route through Oxpens	Add sentence	Consultation	County Council	This route, its alignment and junctions have been analysed by Oxford City Council Oxfordshire County Council and their highways consultants Halcrow. <b>The route must be designed to cope with major flows but also safe pedestrian and cycle facilities.</b> Early pre-application discussion should be held with the County Council to discuss emerging street layout and design proposals for any planning application.
22	pg 68 para 6.51 Other land use considerations	Add sentence	Consultation, clarification	County Council, City Council	School- Oxfordshire County Council have confirmed that the site does not need to accommodate a school. Oxford City Council's Sites and Housing Plan allocates a site for a new school in New Hinksey at Bertie Place. It is expected that this would provide additional school capacity to allow the primary education needs of the Oxpens development to be met.
23	pg 47 DP3: A sustainable scheme	Add bullet point to list	Consultation	County Council	<b>Facilitating recycling and composting.</b>
24	pg 78 Footways, cucleways and leisure routes	Add bullet points	Consultation	Cyclox, public, City Council, Others	<b>Add bullets:</b> Facilities for cyclists should be considered including electric bike recharging and well spaced cycle stands. The needs of cyclists with trailers, tagalongs, electric batteries and three wheels should also be considered in street design. Consideration should be given to the different cycle parking needs of employees from shorter-stay users of the site. A safe route for cyclists should be provided through the site from Oxpens Meadow to connect with the station area.

25	pg 7 para 1.4	Amend text	Consultation, correction	Royal Mail	The site is currently in multiple-ownership: Oxford City Council, British Rail Board (Residuary) (BRBR), <del>and the</del> Milton Property Investments Ltd (the key landowner at the Oxford Business Centre), and Royal Mail each own part of the site, and there are ongoing uses including the Royal Mail <del>sorting office</del> Delivery Office and administrative functions, Oxford Ice Rink, a coach park, a petrol filling station, sheltered housing and a range of local businesses. The masterplanning work contained within this SPD has taken account of these factors”
26	pg 23 para 3.26 and 3.27	Amend text	Consulation , correction	Royal Mail	Change 'sorting office' to: 'delivery office and administrative offices'.
27	pg 23 Royal Mail	Add additional paragraph	Consulation, additional information	Royal Mail	Royal Mail has a statutory duty to provide an efficient mail sorting and delivery service for Oxford Council’s administrative area. Relocation/reprovision of the Delivery Office to another suitable site in Oxford will be required before that site can be developed.
28	pg 64, para. 6.21	Amed text	Consultation, clarification,	Royal Mail, City Council	6.21 ....proposed new uses include new employment floorspace, retail, hotel and R&D uses, ensuring continued presence of employment activity. Although the existing employment space may be replaced in a different location, the objective is to have no net loss of employment <del>space</del> at Oxpens, some of which could be provided by non-B uses.
29	pg 105 para. 7.24	Add text	Consultation, clarification,	Royal Mail	Redevelopment of the Royal Mail site will be wholly dependent on the relocation / reprovision of the Delivery Offices so that it can comply with its statutory duties.
30	Appendix A	Remove	Simplification	City Council	Appendix 1 lists relevant policy documents. Instead these will be referenced by way of links on the website to current policies.
31	Apendix B	Remove	Simplification	City Council	Appendix B contains the accessibility study but the relevant drawing already forms part of the main document.
32	Appendix C	Remove	Simplification	City Council	Appendix C sets out 'other land uses that were discounted. Not needed- referenced in main document.
33	Appendix D	Remove	Simplification	City Council	Appendix D contains out-of-date information about planning applications for nearby sites. Therefore, not required.
34	pg 35 para 3.77	Add text		City Council Archeologist	The character, extent and state of presevation of any remains associated with Hart’s Civil War Sconce is currently poorly understood as the site has not previously been investigated. If remains are present and well preserved, they may be of national significance and, therefore, should be preserved in-situ within the development. This would require reconsideration of the location of flood mitigation measures. Archaeological evaluation will be required to demonstrate whether any remains of Osney Abbey are present within the development site. Should important remains be present then the development should aim, as far as is practical and in line with existing policy, to preserve these in situ by means of adaptive design. Should remains of lesser significance be indentified then it will be necessary to ensure these are appropriately investigated and recorded prior to the commencement of development.

35	page 35 para 3.78	Add text	Consultation, additional information	City Council Archeologist	<i>Add after 3.78.</i> A desk based assessment has identified the potential for the presence of archaeological remains associated with agricultural use of the area in the past including the potential for waterlogged remains associated with drainage ditches running across this low-lying area and including potential for remains of prehistoric, Roman and medieval period use of the area. Development will need to be preceded by further investigation of the area's archaeological potential to be guided by discussion with the City's archaeological advisor.
36	pg 45 DP1 A High quality Development para.5.8	Add text	Consultation	City Council Heritage English Heritage	The development should enhance views of Oxford from the railway line.
37	pg 49 para. 5.23 Street Trees	Add text	Consultation	City Council Heritage English Heritage	Given the wide scale of Oxpens Road large street trees should be specified to provide a foil to the large scale and massing of building frontages.
38	pg 49 DP 4 Addressing Oxpens Road	Add 3 new bullets	Consultation	City Council Heritage English Heritage	<i>Add bullets:</i> -Oxpens Road's frontage should be designed in accordance with the adopted Design Codes that form part of the AAP. Frontages could reflect the scale and massing of buildings on streets including Park End Street and South Parks Road, with a series of prestigious buildings designed to catch the eye through use of refined architectural detailing and using a similar palette of materials to provide a sense of unity. The choice of materials could reference those used on other streets of similar status within the city (c.f. Cooper's Marmalade Factory and the Cantay Depository on Park End Street). Within the frontage blocks defined in the masterplan, frontages should be broken up to provide a succession of buildings of a vertical proportion with the width being perceived as being less than the height of the building and active ground floor frontages to create an active and human-scale streetscene.
39	pg 53, DP6 High Quality Public Realm	Add paragraph	Consultation	City Council Heritage English Heritage	To soften the transition from the rural character space of Oxpens Meadow to the more built-up urban spaces of the new development, tree planting could include street trees and trees as part of landscaping for individual developments that provide foliage that spills through the building line into the streetscene. Examples of this effect are seen in many streets in Oxford, reflecting the presence of college gardens with mature planting. The West End Design Code provides further details of suitable species and factors to influence the choices of tree planting. Choices of architecture, materials and landscaping could seek to provide a natural city edge frontage overlooking green space. The Georgian and Victorian townhouse frontages of London Place, overlooking South Park, could be used as a precedent in the city to inspire design but this does not imply a restriction of architectural idiom to neo-vernacular design. The promotion of good contemporary architecture is established in the West End Area Action Plan.
40	pg 55 DP7: Enhancing Oxpens Meadow	Add Para.	Consultation	City Council Heritage English Heritage, SENDRA, Others	Enhancement of public open space should include provision for measures to discourage the use of areas under the railway bridge for anti-social behaviour.

41	pg 59 DP11 Coherent Character	Add bullet to para. 5.53	Consultation	City Council Heritage English Heritage	This can be facilitated by: Using streets of similar function in adjoining character areas, to provide a precedent for the scale and role of buildings to create a legible hierarchy of streets forming coherent character areas.
42	pg 59 DP11 Coherent Character	Add bullet to para. 5.53	Consultation	City Council Heritage English Heritage	This can be facilitated by: The hierarchy of streets in the new development reflecting the variation in street patterns in St Thomas' in particular to benefit from the potential to create links with existing areas of high quality historic and modern townscape. Street design is covered in more detail in the West End Design Code.
43	pg 59 DP11 Coherent Character	Add bullet to para. 5.53	Consultation	City Council Heritage English Heritage	This can be facilitated by: Oxpens Road's character reflecting the broad width, strong enclosure and large building scale and pattern of Park End Street and Frideswide Square to which it is well connected with the buildings providing a series of landmark frontages to arrest the attention, allowing considerable potential for variety in detailing, but sharing a common scale. (Mixed-use main street in West End AAP)
44	pg 59 DP11 Coherent Character	Add bullet to para. 5.53	Consultation	City Council Heritage English Heritage	This can be facilitated by: Residential lower order streets reflecting a more organic character of space and building reflecting the character of St Thomas Street or the denser developments of residential streets that characterised the later expansion of Oxford in the 19th and 20th century. Using more muted architectural detail and a limited palette of materials so that buildings contribute as groups with occasional stand out buildings providing focal features would also help create a coherent character. Redevelopment at Littlegate Street provides suitable models of good practice.
45	pg 59 DP11 Coherent Character	Add bullet to para. 5.53	Consultation	City Council Heritage English Heritage	This can be facilitated by: Repeated use of roofline features to support the rhythm created in frontages. Variation in detailing between streets could be included to avoid creating a monotonous street scene, whilst occasional gaps in the frontage are necessary to allow greenery to spill through the street. The Christ Church Old Buildings at Osney Lane provide a precedent for adding detail to larger residential blocks.
46	pg 75 para 6.77	Add text	Consultation, Additional information	City Council, Oxford Preservation Trust	Views out from the City should also be considered. Additional Views Study work it is being undertaken and initial studies show that that the views from the west are 'kinetic', not static. This needs to be factored in to the consideration of development proposals for Oxpens as they come forward. Regard should also be had to the fact that new buildings at Oxpens will be in the middle/foreground of views from the west, which means that even if they are below the 18.2 metre threshold, careful consideration needs to be given to their form, design and materials in order to ensure that they do not detract from the view.
47	pg 75 para6.82	Amend text to fully reflect policy	Consultation, clarification	City Council, Oxford Preservation Trust	The Oxpens development should seek to <del>minimise its impact upon the Oxford skyline, to help ensure views of the city from the stated viewpoints are not unduly affected.</del> retain significant views both within Oxford and from outside, and protect the green backcloth from any adverse impact.

48	pg 10 para 1.5	Amend text	Clarification	City Council	There are no current plans to redevelop the Ice Rink site, and the master plan allows for the retention of the Ice Rink <del>as a longer term fix</del> . The Ice Rink has been included within the Master Plan to allow comprehensive consideration of the whole of the Oxpens site, <del>including how the Ice Rink site could be redeveloped at an appropriate future time in relation to adjacent redevelopment</del> . Potential phased development of the site is set out in Chapter 7, <i>Phasing and Delivery</i> .
49	pg 72 para 5.57	Amedn text	Clarification	City Council	Development proposals for the Oxpens site should take account of the potential need to phase development in stages. <del>The site of the Oxford Ice Rink (sited on Oxford City Council land facing Oxpens Road) is an existing feature that is likely to remain in the medium to long term. Development may progress on the remainder of the site but the ice rink site may need to be delivered at a later stage.</del>
50	pg 72 para 5.58	Amend text	Clarification	City Council	The SPD Master Plan as presented in Chapter 6 presents a comprehensive development proposal for the site. The Master Plan illustrations show the site in fully developed form, but the arrangement of blocks, streets and spaces has been carefully considered to ensure that the <del>Ice Rink and Oxford Business Centre sites</del> could be delivered as separate phases. <del>with current uses retained in the interim</del> . The Oxford Business Centre site could be delivered alongside the core development area, but the master plan retains flexibility.
51	pg 126 para 7.33	Amend text	Clarification	City Council	7.33 <del>The site of the Oxford Ice Rink site has been identified by Oxford City Council as a longer term phasing consideration</del> . The master plan accommodates the potential to retain the Ice Rink whilst <del>ensuring that</del> the rest of Oxpens-site can be redeveloped.
52	pg 126 para 7.34	Amend text	Clarification	City Council	7.34 <del>To ensure this is possible it is important that</del> Redevelopment of the neighbouring land <del>provides should provide</del> a reasonable set back from the Ice Rink to ensure the facility can continue to function. In this respect the master plan and constraints mapping illustrates the functional site boundary of the Ice Rink, which not only includes the Ice Rink building but also immediately adjacent land that ensures sufficient space for the exposed external structural support of the building, access to the building, servicing access, fire escapes and easements.
53	pg 124 para 7.35	Amend text	clarification	City Council	7.35 The indicative phasing plan illustrates how the master plan can be delivered whilst retaining the Ice Rink as a longer term site feature. <del>The master plan design has established a clear urban block framework so that the Ice Rink site can be developed as the final phase of development to sensitively integrate with the surrounding redevelopment of the Oxpens</del>
54	pg 126 para 7.36	Amend text	clarification	City Council	<del>7.36 Should the Ice Rink site become available in the longer term the master plan has established a framework that would allow for redevelopment of the site.</del>

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