



HEADINGTON  
NEIGHBOURHOOD FORUM  
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MAP and BASIC  
CONDITIONS  
STATEMENT

**FOR OXFORD CITY COUNCIL**

DOCUMENT CONTROL SHEET

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## 1. INTRODUCTION

1.1 This Basic Conditions Statement has been prepared by Symons Consulting as part of its work on the Headington Neighbourhood Plan (HNP) on behalf of Headington Neighbourhood Forum (HNF). The Headington Neighbourhood Plan Area (HNPA) has been designated a qualifying area and HNF has been designated as a neighbourhood planning body.

1.2 HNF has developed a vision for the Plan, which is as follows:

*“Headington Neighbourhood Plan celebrates the diversity and identity of Headington. Working with our partners and neighbours, we plan to balance the opportunities in Headington in order to provide a healthy, positive and vibrant environment for people to live, work and study in.”*

1.3 The Steering Committee has developed three Objectives for the Plan:

*The Plan has three overarching objectives which guide policy making throughout the Neighbourhood Plan process. These are:*

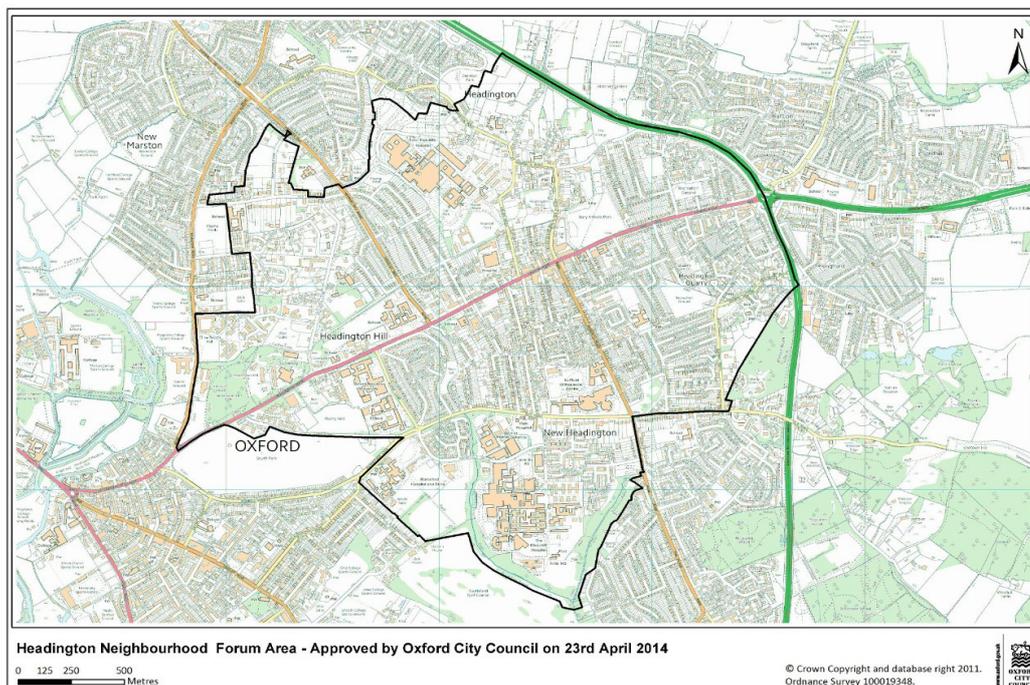
*Improving the quality of life for residents, workers and students.*

*Establishing and promoting an identity which embraces the diverse nature of Headington.*

*Fostering beneficial development.*

1.4 The Vision and Objectives seek to meet the aims of the National Planning and Policy Framework (NPPF), and the Oxford City Council Core Strategy, while providing local distinctiveness to the Headington Neighbourhood Planning Area (HNPA).

1.5 The map below indicates the area which is covered by the Plan. This area was designated as the HNPA by Oxford City Council on the 23<sup>rd</sup> April 2014.



## 2. BASIC CONDITIONS

2.1 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) [excluding 2b, c, 3 to 5 as required by 38C(5)] sets out that Neighbourhood Development Plans (NDP) must meet the following basic conditions:

*7. Neighbourhood Development Plans must meet the following basic conditions.*

*(1) The examiner must consider the following — (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)), (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L, (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and (e) such other matters as may be prescribed.*

*(2) A draft neighbourhood development plan meets the basic conditions if— (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan, (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development, (e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area), (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.*

*(6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).*

2.2 Whether the draft Neighbourhood Development Plan meets the basic conditions as required by 1(a) and sub-paragraph 2 is set out in Sections 3 – 7 of this Basic Conditions Statement. The remainder of this Section 2 addresses the requirements under paragraphs 1(b), 1(d), and 1(e).

2.3 Paragraph 1 (b) - The provision of 61E(2), 61J and 61L as amended by s38C(5)(b) is a reference to the provision of 38A and 38B. In relation to the provisions of 38 A and 38B the following is submitted:

38A 1) Headington Neighbourhood Forum is a designated body and entitled to submit a Neighbourhood Plan (NP) for the aforementioned designated Headington Neighbourhood Plan Area.

2) The HNP expresses policies relating to the development and use of land within the neighbourhood area. 3) to 12) are essentially post examination procedures.

38B 1) a) The period of the HNP is up to 2032 or 15 years.

b) The HNP does not include any provision for excluded development such as national infrastructure.

c) The HNP does not relate to more than one neighbourhood area. It relates to the Headington Neighbourhood Plan Area as designated by Oxford City Council on 23<sup>rd</sup> April 2014.

2) There is no other NP in place in this neighbourhood area.

3) Refers to conflicts within the NP.

4) Refers to regulations that the Secretary of State (SoS) may make relating to NPs. Such regulations are 2012 No 637 The Neighbourhood Planning (General) Regulations 2012 which have been used to inform the process of making the HNP. These regulations set out the process by which neighbourhood plans are to be made and set out:

- the consultation bodies for NPs. These have been included in the Consultation Statement.
- that NPs which are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment. The screening exercise for the HNP concluded that there are no European Sites that would be affected by the proposals within the HNPA, and it was agreed that an Habitats Regulation Assessment (HRA) was not necessary.
- that the Strategic Environmental Assessment (SEA) screening exercise for the HNP concluded that HNP will not have any significant impacts on the environment.

5) Refers to the publication of NPs.

6) Clarifies what is excluded development

2.4 Paragraph 1(d) - It is not considered that there is any benefit in extending the area for the referendum beyond the Designated Neighbourhood Plan Area.

2.5 Paragraph 1(e) - There are no other prescribed matters.

### 3. NATIONAL POLICIES AND ADVICE

3.1 The NPPF in sections 183 - 185 refers to Neighbourhood Plans (rather than NDPs as in the Basic Conditions as outlined in the legislation) and seeks that those plans have regard to the policies in the NPPF and to be in 'general conformity' with the Strategic Policies of the Local Plan.

3.2 This section demonstrates that the HNP has regard to relevant policies within the NPPF in relation to:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

#### **Building a strong, competitive economy AND Ensuring the vitality of town centres**

3.3 The NPPF states in paragraph 21 that 'Planning should operate to encourage and not act as an impediment to sustainable growth..... Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- identify strategic sites ... to meet anticipated needs over the plan period;
- support existing business sectors;
- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- facilitate flexible working practices such as the integration of residential and commercial uses in the same unit.

3.4 The NPPF also states in paragraph 23 that: 'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.' The NPPF goes on to set out the issues that Local Authorities should consider in drawing up Local Plans, and those of particular relevance to Headington are:

- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality; and
- promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.

3.5 The HNP has not identified any strategic sites, but sets out the following policies that aim to build a strong, competitive economy and ensure the vitality of Headington District Centre: BRC1 – Changes to Car Parking Charges, BRC2 – Creating a Headington Business Association, and BRC3 – Revise Policies on Retail Hierarchy

3.6 These policies meet the NPPF's aims by: supporting the wishes of the retail sector and businesses in Headington, encouraging the use of Headington District Centre and providing an opportunity for increasing business diversity within this District Centre.

### **Promoting sustainable transport**

3.7 The NPPF states in paragraph 29 that: 'The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.'

3.8 The NPPF goes on to state in paragraph 35: 'Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.' The NPPF advises that, where practical, development should be located and designed to take a number of issues into account, including:

- accommodating the efficient delivery of goods and supplies;
- giving priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and
- creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.

3.9 The NPPF also notes in paragraph 37 that 'Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.'

3.10 The HNP sets out a series of planning and community policies which seek to meet the requirements of the NPPF as follows: TRP1 – Parking Provision at major employment sites, TRP2 – Parking at Multi-unit developments, TRP3 – Connectedness, TRP4 – Travel Plans, TRP5 – Provision for people with disabilities to use active forms of transport, TRP6 – Promotion of cycling and walking, and TRC1 – Promoting Safety and Active Transport.

3.11 These policies meet the NPPF's aims by ensuring that transport options where new developments are planned are sustainable, appropriately scaled for the capacity of surrounding infrastructure, and connect with current transport infrastructure within Oxford. These policies give priority to pedestrian and cycle movements, and promote safe and secure options for active transport.

### **Delivering a wide choice of high quality homes**

3.12 The NPPF sets out requirements in paragraph 47 for local planning authorities to significantly boost the supply of housing. This includes:

- identifying a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. To be considered developable, sites should be in a location suitable for housing development and there should be a reasonable prospect that

- the site is available and could be viably developed at the point envisaged; and
- setting out the local authority’s own approach to housing density to reflect local circumstances.

3.13 Given the urban and constrained nature of the HNPA, the HNP has not identified any additional sites to that allocated within Oxford City Council's Core Strategy.

3.14 The HNP has identified a number of community policies which support the aims of the NPPF and seek to boost the availability of properties within the HNPA for all residents: HGC1 – Key Worker Housing, HGC2 – Houses in Multiple Occupation Watch System, HGC4 – Community Land Trust, and HGC5 – Empty and Derelict Properties.

### **Requiring good design**

3.15 The NPPF attaches great importance to the design of the built environment and states in paragraph 56 that: ‘Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.’

3.16 The NPPF goes on to state in paragraph 58: ‘Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.’

3.17 The NPPF is clear that design policies should avoid unnecessary prescription or detail. The NPPF states in paragraph 60 that: ‘Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.’

3.18 Therefore the HNP has responded to the community's wishes, by emphasising the need for new development to respond to the local character of the HNPA's built and natural environment. The policies that seek to secure good design are: GSP5 – Protection of the green setting, CIP1 –

Development to respect existing local character, CIP2 – Protecting locally important views, CIP3 – Innovative design, CIP4 – Protecting important assets, and CIC1 – Reinforce the Identity of Headington.

3.19 The HNP has therefore had regard to the NPPF in setting out clear, comprehensive design policies that seek to reinforce local distinctiveness whilst also providing developers and their design teams with the freedom to pursue innovative approaches.

### **Promoting healthy communities**

3.20 The NPPF recognises in paragraph 69 that creating a shared vision with communities of the residential environment and facilities they wish to see in their town is important, and encourages local authorities to involve all sections of the community in the development of Local Plans. The process of producing the HNP has involved extensive consultation and engagement with local people, and this is recorded in the Consultant Statement and supporting documents. As set out in Section 1.3 above, one of the objectives of the HNP is “***Improving the quality of life for residents, workers and students.***”

3.21 The NPPF provides policy in relation to three key types of community facility:

- community facilities such as meeting places, sports venues and places of worship
- schools; and
- open space.

3.22 Community facilities: The NPPF sets out in paragraph 70 that planning policies should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and be retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

3.23 For community facilities such as meeting places, sports venues and places of worship the HNP sets out these policies which meet the aims of the NPPF: AMP1 – Protecting and enhancing sports, leisure and community facilities, and AMC1 – Enhancing accessibility to sports, leisure and community facilities.

3.24 For schools: The NPPF states that local planning authorities should ‘give great weight to the need to create, expand or alter schools’ to ensure that a sufficient choice of school places is available to meet the needs of existing and new communities.

3.25 The HNP has had regard to likely demand for school places arising from new development

as guided by Oxfordshire County Council. Policy EDP1 – New Education Provision, supports change of use applications from non-residential premises to education premises.

3.26 For Open space: The NPPF states that: ‘Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.’ It goes on to state: ‘Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.... Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.’

3.27 The NPPF is clear in its protection of existing open space, where it states: ‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.’

3.28 The HNP, in line with the NPPF policies, has sought to protect the open spaces within the HNP through the following policies: GSP1 – Conserving and enhancing Public Access Green Space, GSP2 – Provision of Green Space within developments, GSP6 – Provision of allotment land, AMP1 – Protecting and enhancing sports, leisure and community facilities, and AMC1 – Enhancing accessibility to sports, leisure and community facilities.

### **Meeting the challenge of climate change, flooding and coastal change**

3.29 The NPPF sets out in paragraph 95 that, to support the move to a low carbon future, local planning authorities should:

- ‘plan for new development in locations and ways which reduce greenhouse gas emissions;
- actively support energy efficiency improvements to existing buildings; and
- when setting any local requirement for a building’s sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards.’

3.30 As set out in paragraph 3.10 above, in relation to planning for new development the HNP has had regard to the need for sustainable transport, thus reducing greenhouse gas emissions associated with travel to and from new development.

3.31 In relation to energy efficiency and building sustainability, HNP has not sought to duplicate what is already in the Oxford City Council Core Strategy.

### **Conserving and enhancing the natural environment**

3.32 The NPPF states in paragraph 109 that the planning system should contribute to and enhance the natural and local environment by a range of means, including:

- ‘protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services; and
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.’

3.33 the HNP includes the following policies that seek to conserve and enhance the natural environment: GSP3 – Conserving and enhancing biodiversity, GSP4 – Protecting tree cover, and GSP5 – Protection of the green setting.

### **Conserving and enhancing the historic environment**

3.34 The NPPF sets out in paragraph 126 that: ‘Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment..... In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.’

3.35 There has been considerable community input into developing and delivering Character Assessments to cover the whole of HNPA. The HNP has developed the following policy in order to conserve and enhance the historic environment: CIP4 – Protecting Important Assets.

#### 4. CONTRIBUTION TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

4.1 The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and 'should be seen as a golden thread running through both plan-making and decision-taking.'

4.2 Throughout the plan-making process of the HNP, as identified by one of the Plan's objectives, **Fostering beneficial development**, the principles of sustainable development have been considered. An 'Assessment of Sustainability' of the HNP has been initiated in order to consider the impact of the HNP in relation to sustainable development, although the screening opinion of Oxford City Council was that the HNP does not require a Strategic Environmental Assessment.

4.3 The HNP contributes to the achievement of sustainable development by:

- promoting sustainable transport options throughout the HNPA (Policies TRP1-6 and TRC1);
- provision of appropriate green spaces to improve the quality of life for Headington residents (Policies GSP1, 2, 6, and GSC1); and
- protecting and enhancing the natural, built and historic environment of Headington by: enhancing and conserving biodiversity, and protecting tree cover (Policies GSP3-4 and GSC1);
- encouraging high quality development that responds to the distinctive character of Headington (Policies CIP1, 3 and CIC1); and
- protecting the HNPA's important historic assets (Policy CIP4).

## 5. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN FOR THE AREA

5.1 The HNP has been prepared taking full account of Oxford City Council's Core Strategy, which was formally adopted in 2011. As such the HNP has had regard to the strategic policies in the Core Strategy, ensuring that there is general conformity with it.

5.2 The strategic policies (they have been abbreviated for ease of presentation) particularly relevant to the HNP are:

Policy CS1 – Hierarchy of Centres – identifies Headington as a District Centre suitable for retail, leisure, employment and other uses serving district-level needs.

Policy CS12 – Biodiversity - Development will not be permitted that results in a net loss of sites and species of ecological value. Where there is opportunity, development will be expected to enhance Oxford's biodiversity.

Policy CS13 – Supporting access to new development - Planning permission will only be granted for development that prioritises access by walking, cycling and public transport.

Policy CS14 – Supporting city-wide movement - The City Council will work with its partners to improve the ease and quality of access to and between the city and district centres, and other key destinations.

Policy CS16 – Access to education - The City Council will work with the County Council and other agencies to improve access to all levels of education, through new or improved facilities, throughout Oxford, but particularly in areas of population growth.

Policy CS18 - Urban design, townscape character and the historic environment - Planning permission will only be granted for development that demonstrates high-quality urban design.

Policy CS20 - Cultural and community development - The City Council will seek to protect and enhance existing cultural and community facilities.

Policy CS21 - Green spaces, leisure and sport -The City Council will seek to maintain an overall average of 5.75 ha of publicly accessible green space per 1,000 population.

Policy CS24 - Affordable housing - Planning permission will only be granted for residential developments that provide generally a minimum of 50% of the proposed dwellings as affordable housing on all qualifying sites.

Policy CS29 - The universities - Planning permission will be granted for proposals at Oxford Brookes University that deliver more efficient and flexible academic buildings and high-quality urban design on the existing Headington Hill, Gypsy Lane and Marston Road campuses.

Policy CS30 - Hospitals and medical research - Hospital-related development will continue to be focused on existing sites in Headington and Marston.

5.3 The HNP has ensured that these and other strategic policies within the Core Strategy are supported and respected. The following HNP policies accord with and have general conformity with the Oxford City Council Core Strategy in the following way:

**GSP1: Conserving and enhancing Public Access Green Space** - accords with Core Strategy Policy CS21 which seeks to maintain the existing level of green space provision within any area of Oxford City and with Core Strategy Policy CS17 which seeks opportunities to provide new green spaces on or near development sites.

**GSP2: Provision of Green Space within Developments** - supports the Oxford City Council Green Spaces Strategy (GSS) Objective 1 which seeks opportunities to increase the provision of green space in Oxford. It also supports GSS Objective 21 which seeks to protect and enhance biodiversity in Oxford by identifying areas in which to create new biodiversity habitats. GSS Objective 1 seeks to maintain the quantity of existing green space in Oxford and to seek opportunities to increase this, in part by ensuring that new development contributes to the provision of high quality multifunctional green space. GSS Objective 4 sets standards for local access to green space. Headington falls well short of these standards (GSS Appendix 4). The Oxford Local Plan Sites and Housing Plan require residential developments of 20 or more dwellings to provide at least 10% of total site area for publicly accessible green space. In view of the current shortfall in meeting these standards this policy sets a higher standard for development. The provision of biodiversity enhancement plans will assist delivery of the GSS objective 21 to protect and enhance biodiversity. The Oxford Local Plan requires larger developments to provide on-site green space where this will enhance the range of green space already available in the area or to make a financial contribution. This Plan favours the provision of on-site publicly accessible green space rather than a financial contribution as this is considered to be more appropriate to deal with the current shortfall in meeting the GSS standards for publicly accessible green space.

**GSP3 Conserving and Enhancing Biodiversity** – seeks to protect and enhance biodiversity on both designated and non-designated sites in Headington in accordance with the GSS Objective 21 which seeks the “protection of important and prosaic species in all sites.” The more prosaic species may have particular value if they are rare in this area. In accordance with the NPPF Guidance (109) this policy seeks to minimise the impacts of development on biodiversity and provide net gains in biodiversity where possible. This accords with Policy CS 12 which encourages developments which enhance Oxford’s biodiversity.

**GSP4: Protecting Tree Cover** - accords with the GSS (5.13) which seeks to preserve healthy trees and encourage the planting of new trees within the HNPA.

**GSP5: Protection of the Green Setting** - Headington is defined as an urban village (GSS Appendix 4) and as such its green setting is of particular significance.<sup>1</sup> The GSS (3.2/3.3) emphasises that care

<sup>1</sup> Dept of Environment Feb 1997 PPG 1 para 12: An urban village is characterised by medium density housing; mixed use zoning; good public transport; **emphasis on green space** and pedestrianisation. It is an alternative to urban sprawl and to city scale. The aim is to reduce car reliance; provide high level of self containment; facilitate strong community institutions and interactions

must be taken to protect the distinctive and sensitive character and environments of Oxford in the light of the demands of a growing population. In accordance with policy CS18 of the Oxford City Local Plan, proposals for development either within Headington or its surrounding area will need to take account of any impacts on the green setting of the HNPA.

**GSP6: Provision of Allotment Land** - accords with GSS Objective 3: to retain the existing number of designated allotment sites. As approximately 50% of Headington lies outside the Strategy's access standard this policy seeks to increase the number of sites in Headington and extend existing sites to accommodate the demands of an increasing population.

**AMP1: Protecting and Enhancing Sports, Leisure and Community Facilities** - accords with Core Strategy Policy CS 20 Cultural and community development which states that "The City Council will seek to protect and enhance existing cultural and community facilities. Planning permission will not be granted for development that results in the loss of such facilities unless equivalent new or improved facilities, where foreseeable need justifies this, can be provided at a location equally or more accessible by walking, cycling and public transport." Policy AMP1 (2) accords with Core Strategy Policy CS 21 which states that "planning permission will only be granted for development resulting in the loss of existing sports and leisure facilities if alternative facilities can be provided and if no deficiency is created in the area."

**CIP1: Development to respect existing local character** – accords with Core Strategy Policy CS18 which states that "Planning permission will only be granted for development that demonstrates high-quality urban design through:

- responding appropriately to the site and its surroundings;
- creating a strong sense of place;
- being easy to understand and to move through;
- being adaptable, in terms of providing buildings and spaces that could have alternative uses in future;
- contributing to an attractive public realm;
- high quality architecture."

CS18 also states that "Development proposals should respect and draw inspiration from Oxford's unique historic environment (above and below ground), responding positively to the character and distinctiveness of the locality."

**CIP2: Protecting locally important views** – accords with Core Strategy Policy CS18 which states that "Views of the skyline of the historic centre will be protected."

**CIP3: Innovative design** – this policy specifically refers to "High quality development proposals, which are of an innovative and/or contemporary design will be permitted where they accord with policies in the Local Plan." Section 6.1.1 of the Core Strategy states that "New development in Oxford will be expected to be of a high design quality that respects and enhances the character and appearance of the area in which it is located. In addition to the specific considerations that

apply to a historic and unique built environment such as Oxford, developments should respect the fundamental principles of good urban design.”

**CIP4: Protecting important assets** – accords with Core Strategy Policy CS 18 which states that “Development must not result in loss or damage to important historic features, or their settings, particularly those of national importance and, where appropriate, should include proposals for enhancement of the historic environment, particularly where these address local issues identified in, for example, conservation area character appraisal or management plans.”

**EDP1: New Education Provision** – accords with Core Strategy Policy CS16 which states that “The City Council will work with the County Council and other agencies to improve access to all levels of education, through new or improved facilities, throughout Oxford, but particularly in areas of population growth.”

**TRP1: Parking Provision at major employment sites** and **TRP2: Parking at Multi-Unit Developments** – accords with Core Strategy Policy CS13 which states that “Planning permission will only be granted for development that prioritises access by walking, cycling and public transport. Low-parking development and car clubs will be sought in locations highly accessible by walking, cycling and public transport.”

Headington is considered to be a location “highly accessible by walking, cycling and public transport” and therefore placing limits on additional parking at major employment sites (Policy TRP1) according to road capacity, or proposing multi-unit developments have spaces for car club vehicles is seen as being in accord with Policy CS13.

**TRP3: Connectedness** – accords with Core Strategy Policy CS 14 which states that “The City Council will work with its partners to improve the ease and quality of access to and between the city and district centres, and other key destinations, by:

- supporting further development of an orbital bus network, and associated infrastructure, potentially linking Cowley, Headington and Summertown, the strategic locations for development, and key employment areas;
- promoting greater pedestrian and cycle priority through and to the city centre and Cowley, Headington and Summertown district centres, potentially incorporating public realm and cycle parking improvements;
- promoting sustainable transport and access to major employers, hospitals, schools and colleges in the Headington and Marston area, and to major employment sites at Cowley;
- working towards a joined-up, city-wide cycle and pedestrian network by addressing ‘pinch-points’, barriers and missing links, and providing more extensive 20 mph zones.”

**TRP4: Travel Plans** – accords with Core Strategy Policy CS13 which states that “Planning permission will only be granted for development that prioritises access by walking, cycling and public transport.

A Transport Assessment and comprehensive Travel Plan must accompany all major development proposals.”

**TRP5: Provision for people with disabilities to use active forms of transport** – the Core Strategy is silent on enabling people with disabilities to use active forms of transport. For buildings used for the provision of a service or employment, the Disability Discrimination Act 2005 (DDA) gives disabled people important rights of access to everyday services. However this is not the case with residential premises.

This issue was highlighted through the Issues and Options Consultation (2014) by local residents. Given that we have an ageing population with increasing issues with mobility, this aims to improve residents access to active forms of transport, and reduce dependence on car use.

**TRP6: Promotion of Cycling and Walking** - accords with Core Strategy Policy CS13 which states that “Planning permission will only be granted for development that prioritises access by walking, cycling and public transport.”

The Policy also accords with Core Strategy Policy CS 14 which states that “The City Council will work with its partners to improve the ease and quality of access to and between the city and district centres, and other key destinations, by:

- promoting greater pedestrian and cycle priority through and to the city centre and Cowley, Headington and Summertown district centres, potentially incorporating public realm and cycle parking improvements.”

5.4 The HNP is in general conformity with the strategic policies of Oxford City Council's Core Strategy.

## 6. EU OBLIGATIONS

6.1 A screening opinion was provided by Oxford City Council that the HNP did not require a Strategic Environmental Assessment (SEA).

6.2 The Oxford City Council Core Strategy has undertaken a Habitats Regulations Assessment (HRA). The screening exercise for the HNP concluded that there are no European sites that would be affected by the proposals within the HNP, and it was agreed that an HRA was not necessary.

6.3 The HNP is considered to be compatible with EU obligations.

## 7. CONCLUSION

7.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the HNP and all the policies therein. It is therefore respectfully suggested to the Examiner that the HNP complies with Paragraph 8(1)(a) of Schedule 4B of the Act.