

## SCHEDULE OF MAIN MODIFICATIONS

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**Key:** Text added is shown as red underlined and deleted text is shown as ~~striketrough~~.

**Note:** For simplicity, both the Inspector's Report and this Schedule use the same main policy numbering as the plan submitted for examination. There has been no attempt to re-number policies, or alter any cross references, as a result of changes arising from the main modifications. That will be a matter for the Council prior to publication and adoption. Any re-ordering in this Schedule is confined to changes in policy content.

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>CHAPTER 1</b>				
<b>Spatial application of the strategy</b>				
Local Plan	MM1	12	1.23	<p>Northern Gateway/Oxford North</p> <p>This site has already been allocated and is the subject of the Northern Gateway Area Action Plan which <del>forms</del> <u>remains</u> part of the Oxford Development Plan <u>alongside the Oxford Local Plan 2036</u>. The AAP makes provision for 90,000m2 of employment land (restricted to the science, research and development fields) and 500 new homes. This site will come forward for development during the Local Plan period and will have a significant impact on the supply of specialised employment floorspace and deliver one of the largest housing sites in the city. Therefore whilst it is not subject to an allocation in this Local Plan it will nonetheless constitute an area of change in the context of the vision for the city. <u>Once built upon only the employment floorspace part of the scheme would be considered a Category 1 employment site under Policy E1 of this Local Plan. The Local Plan alters one element of the area covered by the AAP in relation to land at Pear Tree Farm. The allocation of Policy SP29 supersedes the AAP land use requirements for this specific element of the site. This relationship is shown on the policies map.</u></p>

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<b>Delivering the strategy</b>				
Local Plan	MM2	22	Policy S2	<p>Developer contributions will be sought where needs arise as a result of new development.</p> <p>Developer contributions will be used to ensure the necessary physical, social and green infrastructure is in place to support development. Contributions will be used to mitigate the adverse impacts of development (including a proportional contribution to address the cumulative impact of development proposals. The City Council will, where appropriate seek to secure such measures through planning obligations. Pooled contributions will be used, where appropriate, to facilitate the necessary infrastructure in line with the development.</p> <p><u>Physical, social and green infrastructure and provision for its maintenance may be required to support new development. The City Council will, where appropriate, seek to secure such measures by means of planning obligations, conditions attached to a planning permission, funding through the Council's Community Infrastructure Levy (CIL) or other mechanisms.</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
CHAPTER 2				
Policy E1: Employment Sites				
Local Plan	MM3	23-25	2.2 - 2.3, and 2.9 - 2.10	<p>2.2. The report concluded that the majority <u>of</u> employment demand during the plan period will be for B1 floorspace. This reflects the findings from previous economic studies and the views of property agents secured through the assessment.</p> <p>2.3 The need for more employment floorspace over the plan period emphasises the strong need to protect existing employment sites. Oxford is a very tightly constrained city and the competing demands on the limited land supply are strong, not least for housing. The <u>Development Plan</u> <del>Local Plan</del> includes one additional employment site at Northern Gateway, as detailed in the Northern Gateway Area Action Plan. Additional employment land could be provided through the intensification of uses at existing employment sites including Osney Mead, Unipart, and the BMW Mini plant. There is some remaining land allocated for employment uses at both Oxford Business Park and the Science Park.</p> <p>...2.9 Category 3 sites mainly comprise smaller sites and those not performing as well as Category 2 sites, for example because they are not as well located, or because they do not perform such an important economic function, nor are likely to be able to in the</p>

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				<p>future. Should these sites become available for redevelopment, they <u>should be considered for housing</u> will be first required to explore the potential for other employment uses, and then subject to criteria to explore alternative uses in order to help deliver the broader aims and strategy of this Local Plan.</p> <p>2.10 B8 warehousing uses can be helpful in supporting local employers in sectors such as manufacturing. However, they typically have a low job density and do not make efficient use of land which is particularly important given the shortage of land in Oxford. Some B8 uses are essential for Oxford to ensure that important employers are able to maintain their supply chain; for example with BMW-Mini/Unipart. Where a B8 use may be redeveloped for housing development does not have this strong link to the wider economy and does not represent the most efficient use of land, it will be encouraged to convert and intensify into other employment uses (B1, B2) with a greater worker density. New B8 uses will only be allowed in exceptional circumstances where there is a <u>specific link to a Category 1 site</u>. particular locally identified need.</p>
Local Plan	MM3	25	Policy E1	<p>Planning permission will be granted for the intensification, modernisation and regeneration <u>for employment purposes</u> of any employment site if it can be demonstrated that the development:</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p><del>i) allows for higher density development (with more employment floorspace and jobs per hectare) that seeks to make</del> <u>s</u> the best and most efficient use of land; and <del>ii) does not cause unacceptable environmental impacts and effects.</del></p> <p><b>Employment categories:</b></p> <p><u>Category 1 and 2 employment sites are listed in Appendix 2.1 and 2.2, and Category 1 employment sites are shown on the Policies Map. All other employment sites are Category 3 employment sites.</u></p> <p><b>Category 1 sites</b></p> <p>Planning permission will not be granted for development that results in any loss of employment floorspace on Category 1 sites. No other non-employment uses will be permitted on Category 1 sites except:</p> <p>a) residential development for staff linked to the employer (where this is permitted under Policy <del>E</del><u>H</u>3); or</p> <p>b) other <u>complementary</u> uses <del>provided that they support the successful</del> <u>directly the main</u> economic function of the site.; or c) <del>s</del></p> <p><u>Start-up or incubator businesses will also be supported,</u> if it can be demonstrated that they will not cause any negative impact on the main economic function of the site</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p><b>Category 2 sites</b></p> <p>Planning permission will not be granted for development that results in the loss of employment floorspace on Category 2 sites, except where:</p> <p><del>c</del>d) the redevelopment creates new housing or community use; and</p> <p><del>d</del>e) the number of employees in B class uses on the site when the site was at full capacity is retained; and</p> <p><del>e</del>f) more efficient use of land can be demonstrated.</p> <p><b>Category 3 sites</b></p> <p><del>Planning permission will only be granted for the loss of any employment floorspace on Category 3 sites to residential development subject to the following criteria:</del></p> <p><del>g) the site or building is no longer suitable for its existing business use owing to its changing operational needs; and</del></p> <p><del>h) no other future occupiers can be found through the production of evidence to show the premises or site has been marketed unsuccessfully both for its present use and for potential modernisation or regeneration for alternative employment-generating uses, including start-up businesses or local community uses, for a period of at least 6 months (see Appendix 2.3 for details of the marketing evidence expected).</del></p>

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				<p>Category 1 and 2 employment sites are listed in Appendix 2.1 and 2.2, and Category 1 employment sites are shown on the Policies Map. All other employment sites are Category 3 employment sites.</p> <p><u>Proposals for residential development on Category 3 employment sites will be assessed by a balanced judgement which will take into account the following objectives:</u></p> <p><u>f) the desirability of meeting as much housing need as possible in sustainable locations within the city;</u>  <u>g) the need to avoid loss of or significant harm to the continued operation or integrity of successful, and/or locally useful, or high-employment businesses and employment sites, and to avoid impairing business operations through the juxtaposition of incompatible residential uses;</u>  <u>h) the essential importance of creating satisfactory residential living conditions and a pleasant residential environment with a sense of place, connected by safe walking routes to shops, schools, open space, community facilities and public transport; and</u>  <u>i) the desirability of achieving environmental improvements such as remediation, planting, biodiversity gains, sustainable development forms, improvements in highway conditions and the improvement of living conditions for existing residents.</u></p> <p><b><u>Approach to B8 uses and car showrooms in Oxford</u></b></p>



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				<p>Planning permission will <u>only</u> be granted for <u>new or expanded B8 uses</u> <del>the loss of B8 space</del> (on any category site), where <u>it can be shown that the B8 use is essential to support the operational requirements of a Category 1 employment site but not otherwise.</u> <u>Planning permission will also be granted for the loss of B8 space (on any category site) where it is not essential to support a Category 1 employment site.</u> <del>it is not essential to supporting a Category 1 employment site, for the following uses in priority order:</del></p> <p><del>i) if it can be demonstrated that there is no demand for other B1 and B2 employment uses and other non-residential uses that support the local economy or community (through the production of evidence to show the premises or site has been marketed unsuccessfully for its present use);</del></p> <p><del>j) if it is proposed for housing.</del></p> <p><u>Planning permission will be granted for redevelopment of an existing car showroom for housing where the site is considered suitable for such an alternative use.</u></p> <p><del>Beyond this approach</del> In all cases the suitability of the proposed use will be assessed against the site specific circumstances.</p>
<b>Policy E2: Teaching and Research</b>				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM4	26-27	2.15	<p>The City Council is committed to supporting the sustainable growth of the two universities and thus maximising the related economic, social and cultural benefits which they bring to Oxford. Due to the limited availability of land and the competing demands for development sites in the city, it is important that the universities are encouraged to focus growth on their own sites; both institutions have indicated that they have the potential to deliver more of their own needs through redevelopment. <u>In addition to the universities and schools in Oxford, the city also has a large and established market in other forms of education provision; the Oxford name attracts potential students from across the world. There are a large number and wide range of language schools and private colleges in Oxford.</u> It is <del>also</del> important that their growth and impacts <u>of these educational institutions is</u> <del>are</del> managed, in particular any associated growth in student accommodation (see Policy H8: Provision of new student accommodation and Policy H9: Linking the delivery of new university academic facilities to the delivery of university provided residential accommodation). Unchecked growth in student numbers without provision of student accommodation would have a detrimental impact on the availability and price of homes for the general population. <u>The policy requires that any additional student accommodation need created is matched by a corresponding provision of suitable student accommodation. This will not necessarily be purpose built student accommodation; use of</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM4	27	Policy E2	<p><u>university accommodation out of term time and homestay accommodation may also be suitable for some institutions.</u></p> <p><u>Planning permission will be granted to support the growth of the hospitals, through the redevelopment and intensification of their sites in Headington as set out in the site allocations, including to increase their teaching and research function.</u></p> <p><u>Applications for all new education, teaching and academic institutional proposals (other than the expansion of schools providing statutory education) should clearly demonstrate how they support the objectives of and accord with the wider policies of this development plan.</u></p> <p><u>Planning permission will only be granted for new or additional academic or administrative floorspace for educational institutions if it can be demonstrated that Policy H9 is met or, where this policy does not apply, that a suitable form of student accommodation for all students will be provided, with controls in place to ensure that the provision of accommodation is in step with the expansion of student places.</u></p> <p><u>In particular, P</u>planning permission will be granted to support the growth of the University of Oxford through the redevelopment and intensification of academic and administrative floorspace on existing University of Oxford and college sites.</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>Planning permission will be granted to support the growth of Oxford Brookes University through the redevelopment and intensification of academic and administrative floorspace on their existing sites at Headington Hill and Gipsy Lane.</p> <p><del>The expansion of both universities must be accompanied by the provision of student accommodation as necessary and in accordance with Policy H8.</del></p> <p><del>Planning permission will be granted to support the growth of the hospitals, through the 9 redevelopment and intensification of their sites in Headington as set out in the site allocations, including to increase their teaching and research function.</del></p>
<b>Policy E3: New academic or administrative floorspace for private colleges/language schools</b>				
Local Plan	MM4	28	lii	<del>iii New academic or administrative floorspace for private colleges/ language schools</del>
Local Plan	MM4	28	2.17	<p><del>In addition to the universities and the schools in Oxford, the city also has a large and established market in other forms of education provision; the Oxford name attracts potential students from across the world. There are a large number and and wide range of language schools and private colleges in Oxford; many of these are located in the city primarily to use the 'Oxford' brand and do not necessarily have an operational need to be in Oxford. The 2017 report by Cambridge Centre for</del></p>

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				Housing and Planning Research found that 37% of all students in Oxford are at various non-university institutions. The private colleges and language schools that responded to the survey (55% of identified institutions) gave their maximum likely number of students they have on courses at any one time. This added up to 20,892 students, although many of these students are on very short courses (such as those on summer language courses).
Local Plan	MM4	28	2.18	Such institutions offer some economic benefit to the city in that they are direct employers (albeit in many cases this is short-term seasonal work) but the economic impact and contribution to the economic objectives of the Local Plan is much more limited than that of the two universities in that they are only language teaching establishments. Many premises in these uses have a low employment density and therefore do not make very efficient use of land. There has been significant growth in the number and size of such language schools, private colleges and their student accommodation since 2012.
Local Plan	MM4	28	2.19	Students at private colleges and languages schools often require purpose-built student accommodation which reduces opportunities available for accommodation for those who need general housing or student accommodation for one of the two universities.
Local Plan	MM4	28	2.20	For these reasons and the severe shortage of land in Oxford, the Local Plan takes a strict approach to restrict any further growth of these institutions to allow opportunities to be directed to meeting more

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				<del>pressing needs, such as housing, student accommodation for the Universities or B1 uses.</del>
Local Plan	MM4	28	2.21	<del>The approach allows for, and will encourage, existing language schools and private colleges to make more efficient use of their current floorspace. The ability also remains for summer schools to use university floorspace out of term time.</del>
Local Plan	MM4	28	2.22	<del>With regard to this policy restriction on growth there are exclusions for specific reasons. —The City of Oxford College is excluded as it provides state-funded further education to local people including sixth form, vocational courses, apprenticeships and supports young people who are not in education employment or training (NEETS). This a vital role in Oxford's economy in that it enables the provision of additional educational opportunities for secondary school age pupils in the context of the current under performance of secondary education in Oxford. —Ruskin College is excluded due to its unique social benefits in providing vocational degrees, apprenticeships and access programmes for adults with few or no qualifications seeking to change the lives of those who need a second chance in</del>

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				education. –Independent schools and boarding schools are also excluded as they provide primary and secondary education.
Local Plan	MM4	28	footnote 7	Examples of types of Language Schools, Private Schools and Colleges include: Further Education Colleges; Adult Learning Colleges; Higher Education Colleges; Independent Schools; Summer Language Schools; Term-time language Schools; University Preparation Colleges; Private Tutorial Colleges; Schools for International Students; and Independent Preparatory Schools. This excludes schools.

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Local Plan	MM4	29	E3	<p>Planning permission will not be granted for new or additional academic floorspace for private colleges on sites not currently used as a private college on 1 January 2018.</p> <p>Planning permission will only be granted for new or additional academic or 16 strengths 16 on 16 floorspace on existing private college sites if the proposal does not result in:</p> <ul style="list-style-type: none"> <li>a) a net loss of B1 floorspace or floorspace that could potentially be used for B1; or</li> <li>b) a net loss of residential accommodaiton or floorspace that could potentially be used for residential accommodation; or</li> <li>c) an increased need for student accommodation in addition to that already provided in Oxford.</li> </ul> <p>In addition it must be demonstrated that the new development has a clear and direct contribution to all four economic objectives of the Local Plan.</p> <ul style="list-style-type: none"> <li>– To build on Oxford's economic strengths as a global centre for research, learning and health care</li> <li>– To remain at the heart of the Oxfordshire economy as an important contributor to the national economy in its key strenghts in the knowledge intensive businesses (such as education, health, science, and technology, and as a leading environmental city</li> <li>– To reduce inequalities across Oxford, particularly in health and education</li> <li>– To provide a diverse range of employment opportunities to meet the needs of the city's businesses and residents, allowing Oxford to grow and function sustainably, and with a skilled</li> </ul>



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				<p><del>workforce ready to fill the employment opportunities that arise"</del></p> <p>The following institutions are exempt from the requirements of this policy:</p> <p><del>City of Oxford College (Activate Learning); and</del></p> <p><del>Ruskin College; and</del></p> <p><del>Independent schools providing statutory primary and secondary education</del></p> <p>The City Council will support the appropriate growth of these institutions through the expansion or modernisation of their existing allocated sites.</p>
<b>Policy E4: Securing opportunities for local employment, training and businesses</b>				
Local Plan	MM5	30	2.23-2.24	<p><b><del>iv</del> <u>iii</u> Securing opportunities for local employment, training and businesses</b></p> <p>2.23 - New development offers a significant opportunity to secure real benefits for the local community beyond those directly related to the use provided. The construction phase of a development offers the chance for local people to be employed in the building industry; <del>Community Employment Plans (CEPs)</del> <b>Employment and Skills Plans (ESPs)</b> linked to legal agreements can make provision for example for apprenticeships and training or links to local schools and colleges. Similar mechanisms can be used to secure commitment from the developer to procuring material and labour locally, keeping the</p>

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				<p>income in the local community which then gets recycled in local shops and services. This approach can also be extended into the operational phase of development with agreements to secure a proportion of the longer term workforce or supply chain locally for example. Another option is to commit to paying employees the Oxford Living Wage and only using contractors who pay this higher level than the National Living Wage.</p> <p>2.24 - The City Council is keen to make sure that every opportunity to secure community employment training and procurement benefits from new development is explored and pursued where possible. <u>Thus, applicants are encouraged to submit an ESP alongside all major development proposals. ESPs</u> <del>Much of this will</del> <u>should</u> be employer-led and the approach taken will vary according to the size of the scheme, the type of development, and the long-term ownership/ management regime. <del>Community Employment Plans</del> <u>Employment and Skills Plans</u> have an important role in securing the opportunities that arise from new development. <del>These issues should be considered in all major developments; and the City Council will require information demonstrating the applicants approach alongside planning applications.</del> The level of detail and commitment to such social clauses will vary according to the scale and type of development. <del>Where appropriate the City Council will secure these commitments through a legal</del></p>

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				agreement. The City Council supports the growth of social enterprises and co-operatives.
Local Plan	MM5	31	E4	<p><del>Policy E4: Securing opportunities for local employment, training and businesses</del>  Planning permission will only be granted for development over 45 residential units or 1,000m<sup>2</sup> non-residential floorspace where it is accompanied by detailed information demonstrating that the applicants can secure the opportunities for:</p> <ul style="list-style-type: none"> <li>a) <del>Securing constructions jobs for local people</del></li> <li>b) <del>Providing construction apprenticeship opportunities</del></li> <li>c) <del>Linking with local schools and colleges</del></li> <li>d) <del>Procuring a proportion of construction materials locally</del></li> <li>e) <del>Securing jobs for local people in the operational phase</del></li> <li>f) <del>Procuring a proportion of on-going supply chain needs locally</del></li> <li>g) <del>Paying all employees (other than apprenticeships) the Oxford Living Wage</del></li> <li>h) <del>Only using contractors who commit to paying the Oxford Living Wage</del></li> <li>i) <del>Other social clauses as appropriate to the development</del></li> </ul> <p>The City Council will secure these commitments through the use of legal agreements.</p>

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CHAPTER 3				
Policy H1: The scale of new housing provision				
Local Plan	MM6	35	3.8, 3.9	<p>Heading above paragraph 3.8:  <b>Setting a capacity-based housing requirement target</b></p> <p>Paragraph 3.9:  In recognition of these significant constraints and limitations Oxford City Council has taken the pragmatic and realistic decision, in consultation with neighbouring authorities, to set a capacity-based housing <b>requirement target</b>. This rolls-forward the prior recognition by Inspectors for the previous Oxford Local Plan 2001-2016, and the Oxford Core Strategy, which both used a constraint and capacity-based target. As such this Plan sets a capacity based housing <b>requirement target</b>. This provides for a minimum housing <b>requirement target</b> of <b>10,884 8,620</b> new homes to be delivered by 2036...</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification	
Local Plan	MM6	36	3.11	The Local Plans for the other Oxfordshire districts are delivering <del>13,100</del> <b>14,300</b> dwellings to meet Oxford’s unmet need, as follows:	
				Cherwell Local Plan Partial Review: Oxford’s unmet needs	4,400 (Plan submitted March 2018 Examination Autumn 2018)
				South Oxfordshire Local Plan 2033	<del>3,750</del> <b>4,950</b> (Plan <del>yet to be submitted</del> <b>submitted March 2019</b> )
				Vale of White Horse Local Plan Part 2	2,200 (Examination July 2018)
				West Oxfordshire Local Plan	2,750 (Adopted September 2018)
				Total provision towards Oxford’s unmet needs by 2031	<del>13,100</del> <b>14,300</b>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM6	37	H1	<p>Provision will be made for at least <u>10,884</u>  <del>8,620</del> new homes to be built in Oxford over the plan period 2016-2036. This equates to a <del>delivery of 431 dwellings per annum</del>. <u>To reflect anticipated delivery over the plan period the housing requirement per annum reflects a stepped trajectory, as follows:</u></p> <p><u>2016/17 to 2020/21: 475 dpa</u>  <u>2021/22 to 2035/36: 567 dpa</u></p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> <li>a) Making site allocations in this Plan (see Chapter 9 site allocations)</li> <li>b) Promoting the efficient use and development of land/sites, including higher</li> <li>c) Ensuring that all new housing developments contribute to the creation and/or maintenance of mixed and balanced communities.</li> </ul> <p>Housing will be delivered from the following sources: Deliverable sites from the HELAA.....7,600 Windfalls  <del>60pax17 =</del> .....1,020  <del>Total 2016-</del>  <del>2036.....</del>8,620</p>

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Policy H2: Delivering affordable homes				
Local Plan	MM7	38	3.16	<p>Securing new affordable housing on sites as part of larger developments is one way that homes can be provided. The Council will therefore seek that on residential development sites of 10 or more units, a proportion of affordable housing is provided on-site. <del>For smaller residential developments of 4-9 units a financial contribution will be sought in lieu of on-site provision.</del> For residential uses where onsite provision may not be appropriate (e.g. student accommodation) then a financial contribution will be sought, <u>which will be secured through a planning condition. This requirement is exempted for university campus sites and for redevelopment of existing purpose-built student accommodation that is currently and will continue to be owned and/or managed by the universities. This is in recognition of the onus placed on the universities by Policy H9 and also in recognition of the character or the campus sites themselves where the provision of student housing is directly connected</u></p>

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				<u>with academic and teaching activity and will not impair provision of market or affordable housing.</u>
Local Plan	MM7	38	3.18	<p>3.18 The City Council recognises the role of small-scale house builders in delivering new homes in Oxford, and the importance of small sites to the supply of new housing, the majority of which are sites of less than 10 homes due to the urban and constrained nature of sites in Oxford. The City Council has tested its approach, including undertaking viability study to assess the level of affordable housing contribution that could reasonably be required from new residential developments. This has shown that the affordable housing requirements, as set out in the policy to be viable (in light of all other policy requirements), including the contributions required from smaller developments. Owing to Oxford's significant need for affordable housing and because the majority of Oxford's housing is delivered from small sites, contributions will be required from sites of 4-9 units. These sites have made significant contributions to delivering affordable housing, and they will be needed in future to help deliver affordable housing.</p>



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Local Plan	MM7	39	H2	<p>Planning permission will only be granted for residential development if affordable homes are provided in accordance with the following criteria:</p> <p>a) <del>Contributions from</del> <u>On</u> self-contained residential developments (C2 and C3, including retirement homes, sheltered housing, but excluding student accommodation and employer-linked housing) i) <del>Affordable housing from larger sites</del> <u>Where sites*</u> have a capacity for 10 or more homes (gross) or exceed 0.5ha, a minimum of 50% of units on a site should be provided as homes that are truly affordable in the context of the Oxford housing market (defined in the Glossary). At least 40% of the overall number of units should be provided as on-site social rented dwellings. The remaining element of the affordable housing may be provided as intermediate forms of housing provided that they are affordable in the Oxford market. The affordable homes must provide provided as part of the same development (“on-site”) to ensure a balanced community. Where affordable housing is provided on-site it should incorporate a mix of unit sizes (see policy H4 on housing mix).</p> <p>ii) <del>Affordable homes through financial contributions from smaller sites: Where</del></p>

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				<p>sites* have a capacity of 4-9 homes (gross); a financial contribution will be sought towards the provision of affordable housing elsewhere in Oxford. The contribution will be equivalent to 15% of the gross development value (see Appendix 3.1).</p> <p>* site area includes everything within the red line boundary of the planning application, which may include existing properties which are being materially altered.</p> <p>b) For new student accommodation of <u>25 or more</u> <del>20</del> student units (or <u>10 or more</u> self-contained student units), a financial contribution should be secured towards delivering affordable housing elsewhere in Oxford. The contribution will be calculated using the formula in Appendix 3.2. <u>The contribution will be required only from the number of units creating a net gain.</u> Alternatively, the affordable housing contribution can be provided on-site where both the City Council and the applicant agree that this provision is appropriate. For mixed-use developments of student accommodation with general housing a pro-rata approach will be used to determine whether a contribution is required, and how much this should be. <u>Contributions towards affordable housing</u></p>

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				<p><u>provision from student accommodation will not be sought where:</u></p> <ul style="list-style-type: none"> <li>i) <u>The proposal is within an existing or proposed student campus site, as defined in the glossary; or</u></li> <li>ii) <u>The proposal is for redevelopment of an existing purpose-built student accommodation site which at the date of adoption of the Plan is owned by a university and which will continue to be owned by a university to meet the accommodation needs of its students.</u></li> </ul> <p>If an applicant can demonstrate particular circumstances that justify the need for a viability assessment, and through an open book exercises, demonstrate the affordable housing requirement to be unviable, a cascade approach should be worked through with the City Council until development is viable as set out in Appendix 3.13 <del>PPG</del> Para 7.</p>

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				<p>Across all types of development, where the number of dwellings proposed falls below the relevant thresholds set out above to require affordable housing, the Council will consider whether or not the site reasonably has capacity to provide the number of dwellings that would trigger a requirement to make a contribution towards affordable housing. This is to ensure that developers may not circumvent the policy requirement by artificially subdividing sites or an inefficient use of land.</p> <p>This policy will apply to all types of residential development including conversions and changes of use.</p> <p>* See Appendix 3.3 for more details</p>

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<b>Policy H3: Employer-linked affordable housing</b>				
Local Plan	MM8	40	3.21	<p>...If employers can deliver 100% homes for rent at a level that is genuinely affordable to their employees, in perpetuity, on their sites as employer-linked accommodation <u>(that meets the definition of affordable housing in the Glossary)</u> then this could free up social rented homes or places on the housing waiting list and would help the employer address their recruitment difficulties</p> <p>...For most of the specified sites, employer-linked housing will only be one element of uses, for example hospital uses will be retained on the hospital sites. <del>If market housing is also to be provided, policy H2 will apply to that element of the housing.</del> <u>In the event that a landowner chooses to deliver employer linked affordable housing under Policy H3 on a site identified in Appendix 3.4 and market housing is also to be provided on that site, Policy H2 is engaged in respect of that market housing. However, the employer linked affordable housing so provided can only be relied to meet the requirement for the intermediate element within Policy H2. The employer linked affordable housing provided could not be relied to meet the social rented tenure requirement within Policy H2.</u></p>

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Local Plan	MM8	41	H3	<p>Planning permission will be granted on specific sites (as listed in Appendix 3.4) for affordable housing for rent. On these sites an affordable housing approach will need to be agreed with the Council setting out how the proposed affordable homes will be developed and managed by the employers (or their development partners on their behalf) to meet the housing needs of their employees. Where this policy is applied the standard affordable housing requirements of Policy H2 will not apply, except to any market housing element on the site, <u>or under those circumstances identified under criterion h).</u></p> <p>All the following criteria must be <del>met</del> <u>demonstrated as part of the planning application and will be secured through any relevant planning permission: to apply this policy:</u></p> <ul style="list-style-type: none"> <li>a) the employer has an agreed affordable housing approach in place setting out access criteria and eligibility, rent policy and rent levels, approved by the City Council, <u>with an appropriate review mechanism in place</u> <del>and reviewed every five years;</del> and</li> <li>b) 100% of the housing should be available to be occupied by those</li> </ul>

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				<p>employees who meet the requirements of the affordable housing approach agreed with the council and be available in perpetuity; and</p> <p>c) the occupation of such housing will be limited to households where at least one member works for the employer linked to the site (for the duration of their employment). This also applies to social care workers who work for but are not employed directly by Oxfordshire County Council and to some NHS staff; <u>and</u></p> <p>d) an occupancy register should be kept and made available for inspection by the City Council at any time; and</p> <p>e) planning applications must be accompanied by a detailed explanation and justification of the approach proposed and the mechanisms for securing the requirements of this policy.</p> <p>A legal agreement will be required to secure the benefits of this policy. In addition the legal agreement will be used to:</p> <p>f) agree the allocations policy;</p> <p>g) <del>ensure that in periods</del> <u>agree an appropriate re-letting of units in</u></p>

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				<p><u>the property</u> where there are vacant units for more than 6 months <del>the employer works with the City Council's housing team who will ensure those units are offered to those on the housing register;</del></p> <p>h) agree that if the employer finds <u>decides</u> they no longer have a need for the housing, <u>the affordable housing requirements detailed under Policy H2 will be applied.</u> 50% of the housing must be managed by a Registered Provider or the City Council's housing company, with 40% retained for social rent.</p>
<b>Policy H4: Mix of dwelling sizes</b>				
Local Plan	MM9	43	H4	<p>Proposals for 25 or more homes (gross) (C3 residential), or sites of 0.5 ha. and greater, and which are outside of the city centre or district centres, will be expected to comply with the following mix of unit sizes for the affordable element, where it is feasible <u>(this does not apply to employer-linked affordable housing):</u></p> <p>1 bedroom homes ..... 20-30%</p> <p>2 bedroom homes ..... 30-40%</p>



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				3 bedroom homes ..... .....20-40% 4+ bedroom homes ..... ..... <del>58-1510%</del> <del>5+ bedroom homes .....</del> <del>.....3-5%</del>
Local Plan	MM9	42	Para 3.26	It is particularly important that a range of affordable housing types come forward, in order that specific needs can be met. The Oxfordshire Strategic Housing Market Assessment identifies the particular need for affordable homes. This evidence, alongside that provided by the mix of unit sizes required according to the affordable housing register (together taking into account factors such as the need to downsize and the existing housing stock) has informed the % requirements in Policy H4. <u>This mix does not apply to homes delivered under Policy H3.</u>
<b>Policy H6: Houses in Multiple Occupation (HMO)</b>				
Local Plan	MM10	44	3.29	A house in Multiple Occupation (HMO) is a shared house occupied by three or more unrelated individuals, as their only or main

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				residence, who share basic amenities such as a kitchen or bathroom <u>(see Glossary)</u> .
<b>Policy H8: Provision of new student accommodation</b>				
Local Plan	MM11	50	Para 3.49	It is important that student accommodation is well managed such that it results in no unacceptable impact on amenity for local residents, including through any increase in cars brought into an area. Only operational and disabled parking should be provided for new student accommodation. Operational parking should be available for students and their families, for a limited period, arriving and departing at the start and end of semesters or terms. Appropriate management controls will be secured, <u>including that student housing will be excluded from the schedule of streets in the traffic regulation order that creates the Controlled Parking Zone so that students cannot apply for parking permits.</u> <del>an undertaking that students do not bring cars to Oxford.</del> The City Council will seek management controls to be secured by planning conditions or obligations which commit the operator to getting an undertaking from their tenants, which will be monitored and enforced by the landlord.
Local Plan	MM11	50	H8	Planning permission will only be granted for student accommodation in the following locations:

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				<ul style="list-style-type: none"> <li>• on or adjacent to an existing* university or college campus or academic site, or hospital and research site, and only if the use during university terms or semesters is to accommodate students being taught or conducting research at that site; or</li> <li>• In the city centre or a district centre; or</li> <li>• On a site which is allocated in the development plan to potentially include student accommodation.</li> </ul> <p>Planning permission will only be granted for student accommodation if:</p> <p>a) student accommodation will be restricted in occupation to fulltime students enrolled in courses of one academic year or more, <u>subject to the provisions of criterion e below</u>; and</p> <p><del>b) new student accommodation (other than accommodation developed by an institution on a campus site) will be restricted in occupation in perpetuity to students attending the University of Oxford, Ruskin College or Oxford Brookes University; and</del></p> <p><u>b</u>e) for developments of 20 or more bedrooms, the design includes indoor communal amenity space for students to gather and socialise; and</p> <p><del>c</del>d) a management regime has been agreed with the City Council that will be</p>

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				<p>implemented on first occupation of the development (to be secured by a planning obligation); and</p> <p><del>d</del>e) the development complies with parking standards that allow only operational and disabled parking, and the developer undertakes and provides a mechanism to prevent residents from parking their cars anywhere on the site, <del>and anywhere in Oxford</del> (unless a disabled vehicle is required), which the developer shall thereafter monitor and enforce; and</p> <p><del>e</del>f) a management strategy is agreed if it is intended there will be occupants other than students <u>meeting the definition set in criterion a</u> <del>of the named institutions outside of term times.</del></p> <p>Planning permission will not be granted for developments that would lead to the loss of student accommodation unless new student accommodation is available for occupancy, within a reasonable and acceptable timeframe, by students of the same university or institution. New accommodation should be equivalent in amount, mix and affordability to the rooms being lost.</p> <p>*An existing university or college campus or academic site is one that exists at the time the Plan is adopted.</p>

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<b>Policy H9:</b> Linking the delivery of new/redeveloped and refurbished university academic facilities to the delivery of university provided residential accommodation.				
Local Plan	MM12	49	3.45	The reference to students not living in accommodation not provided by either University of Oxford or Oxford Brookes University excludes those students who were resident in Oxford before applying to study and the university and who continue to live at their home address while studying. <u>Full details of how the universities will be assessed against the threshold are provided in Appendix 3.5.</u>
Local Plan	MM12	51	H9	<p><b>Policy H9: Linking the delivery of new/redeveloped and refurbished university academic facilities to the delivery of university provided residential accommodation</b></p> <p>Planning permission will only be granted for new/redeveloped or refurbished academic, research or administrative accommodation for the University of Oxford where it can be demonstrated <u>that:</u></p> <ul style="list-style-type: none"> <li>a. <u>The new accommodation would not generate or facilitate any increase in student numbers; or</u></li> <li>b. <del>that</del> the number of their full-time taught course students living in Oxford in non-university provided</li> </ul>

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				<p>accommodation does not exceed 2,500 at the time of the application. This threshold will be reduced to 1,500 at 01 April 2022.</p> <p>Planning permission will only be granted for new/redeveloped or refurbished academic or administrative accommodation for Oxford Brookes University where it can be demonstrated that:</p> <p>c. <u>The new accommodation would not generate or facilitate any increase in student numbers;</u></p> <p>d. <u>or</u>  the number of their full-time taught course students living in Oxford in non-university provided accommodation does not exceed <u>4,000</u> <del>3,500</del> at the time of the application. This threshold will be <u>increased to 4,500 if:</u> <del>reduced to 3,000</del>  <u>i) at 01 April 2022 on 01 April 2023 a scheme delivering a net increase of at least 500 student bedrooms has not been developed at Clive Booth Student Village (Site SP18); and/or Oxford Brookes is able to demonstrate that they are unable to secure additional nomination rights to meet the threshold. This threshold would</u></p>

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				<p><u>return to 4,000 once the additional 500 student bedrooms are delivered and/or secured.</u></p> <p><u>ii) on 01 April 2030 Oxford Brookes is able to demonstrate that they are unable to meet the threshold because they are unable to secure new nomination rights to replace expiring nomination rights.</u></p> <p>The reference to students not living in accommodation provided by either University of Oxford or Oxford Brookes University excludes those students who were resident in Oxford before applying to study at the university and who continue to live at their pre-application home address while studying. <u>Appendix 3.5 explains how the threshold will be calculated.</u></p>
<b>Policy H10: Accessible and adaptable homes</b>				
Local Plan	MM13	52	H10	<p>Proposals for residential development should ensure that all affordable dwellings and 15% of general market dwellings <u>on sites of 10 or more dwellings</u> are constructed to the Category 2 standard as set out in the Building Regulations Approved Document M4. 5% of all dwellings <u>for which the City Council is responsible for allocations or nominations on sites of more than 20 dwellings</u> <del>on sites</del></p>

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				of 4 or more dwellings should be provided to Category 3 ( <del>wheelchair user</del> ) standards (or at least 1 dwelling for sites below 20 units).
<b>Policy H15: Internal space standards</b>				
Local Plan	MM14	58	Para 3.69	The government introduced a nationally described space standard in March 2015. Local authorities now have the option to adopt the nationally described space standards, or have no space standard at all; space standards cannot be set locally. The City Council has carefully considered the local need for space standards and the viability impact of taking such an approach and decided to adopt the nationally described standards. <u>In addition minimum bedroom sizes for HMOs are governed by the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018.</u>
Local Plan	MM14	58-59	H15	Planning permission will only be granted for new dwellings that provide good quality living accommodation for the intended use. All proposals for new build market and affordable homes (across all tenures) must comply with the MHCLG's Technical Housing Standards – Nationally Described Space Standard Level 1 <sup>12</sup> .



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				<p>The standards for bedroom sizes and dimensions will be applied to new build HMOs and other communal accommodation including extra care housing and student accommodation.</p> <p>For properties converted to HMO, bedroom sizes should be in accordance with the Government's mandatory minimum room sizes for licensed HMO13.</p>

CHAPTER 4				
Policy RE1: Sustainable design and construction				
Local Plan	MM15	62	4.4	<p>4.4 The local plan supports the monitoring of schemes (threshold 5+ dwellings or 1,000m<sup>2</sup>) of <u>development proposals</u> in the form of post construction testing in order to improve our understanding of these issues and also to ensure that performance standards are linked to as-built performance.</p>
Local Plan	MM15	63	RE1	<p><b>Policy RE1: Sustainable design and construction</b> Planning permission will only be granted where it can be demonstrated that the following sustainable design and construction principles have been incorporated, where relevant:</p> <p>a) Maximising energy efficiency and the use of low carbon energy;</p>

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				<p>b) Conserving water and maximising water efficiency;</p> <p>c) Using recycled and recyclable materials and sourcing them responsibly;</p> <p>d) Minimising waste and maximising recycling during construction;</p> <p>e) Minimising flood risk including flood resilient construction;</p> <p>f) Being flexible and adaptable to future occupier needs; and</p> <p>g) Incorporating measures to enhance biodiversity value.</p> <p><b><u>Energy Statements</u></b>  An Energy Statement will be submitted <u>to demonstrate compliance with this policy for new build residential developments (other than householder applications) and new-build non-residential schemes over 1000m<sup>2</sup>.</u> <del>on schemes of five more residential dwellings or 1000m<sup>2</sup>.</del> <u>The Energy Statement will include details as to how the policy will be complied with and monitored</u> <del>once installed.</del></p> <p><b>Carbon reduction in new-build residential developments (other than householder applications):</b>  Planning permission will only be granted for <u>development proposals for new build residential dwellinghouses or 1,000m<sup>2</sup> or more of C2 and (including student accommodation), C4 HMO or Sui Generis HMO floorspace</u> <del>and student</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>accommodation developments (or 25 student rooms or more) which achieve at least a 40% reduction in the carbon emissions from a <del>code</del> <u>2013 Building Regulations (or future equivalent legislation)</u> compliant base case. This reduction is to be secured through on-site renewable energy and other low carbon technologies (this would broadly be equivalent to 25% of all energy used) and/ or energy efficiency measures. The requirement will increase from <u>31 March</u> 2026 to at least <u>a</u> 50% reduction in carbon emissions. After 31 March 2030 planning permission will only be granted for <u>development proposals for new build residential dwellinghouses or 1,000m<sup>2</sup> or more of C2 (including student accommodation), C4 HMO or Sui Generis HMO floorspace</u> residential and student accommodation (25 or more non self-contained student rooms) development that is <u>are</u> Zero Carbon.</p> <p><b>Carbon reduction in new-build non-residential developments <del>schemes of over 1000m<sup>2</sup> or more:</del></b>  Planning permission will only be granted for non-residential development proposals that meet BREEAM excellent standard (or recognised equivalent assessment methodology) <u>in addition to the following reductions in carbon emissions which are also required.</u></p> <p>Planning permission will only be granted for development proposals <del>over</del> <u>of</u> 1,000m<sup>2</sup> <u>or more</u> which achieve at least a 40% reduction in the carbon emissions compared with a <del>code</del> <u>2013 Building</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p><u>Regulations (or future equivalent legislation)</u> compliant base case. This reduction is to be secured through on-site renewables and other low carbon technologies and/ or energy efficiency measures. The requirement will increase from <u>31 March</u> 2026 to at least <u>a</u> 50% reduction in carbon emissions.</p> <p><del>To ensure that the Council can monitor the effectiveness of renewable and low carbon technologies, non-residential, C2, and C4 and Sui Generis developments will be required to install appropriate energy metering and monitoring equipment and a Display Energy Certificate (DEC). The DEC would be secured by planning condition. DEC assessments must be made available to the Council for the three years after occupation and a DEC rating of A will be expected by the end of the three year period. C3 developments will be required to install appropriate energy metering (smart meters).</del></p> <p><u>Heat networks</u> The City Council will encourage the development of city wide heat networks. If a heat network exists in close proximity to a scheme it is expected to connect to it and this will count towards the development's carbon reduction requirements. Evidence will be required to demonstrate why connection to the network is not possible.</p> <p><b>Water efficiency – residential development:</b></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>Proposals for new residential developments are to meet the higher water efficiency standards within <u>the 2013 Building Regulations (or equivalent future legislation)</u> Part G2 of water consumption target of 110 litres per person per day.</p> <p><b>Water efficiency – non-residential development:</b> Proposals for non-residential development are to meet the minimum standard of four credits under the BREEAM assessment.</p>
<b>Policy RE3: Flood risk management</b>				
Local Plan	MM16	66	4.18	<p>The Oxford Flood Alleviation Scheme, a partnership project <sup>18</sup>, will help to convey water away from development infrastructure and will help greatly in reducing flooding in the most at risk areas. It will bring considerable benefits to the city in terms of reduced risk of flooding to homes, businesses, major roads and the railway.</p> <p><del>The land required for the route of the OFAS will be safeguarded in perpetuity to enable delivery.</del></p>
Local Plan	MM16	67	RE3	<p>Planning permission will not be granted for development in Flood zone 3b<sup>19</sup> except where it is for water-compatible uses or essential infrastructure; or where it is on previously developed land and it will represent an improvement for the existing situation in terms of flood risk. All of the following criteria must be met:</p>

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				<p>a) it will not lead to a net increase in the built footprint of the existing building <u>and where possible lead to a decrease</u>; and</p> <p>b) it will not lead to a reduction in flood storage (through the use of flood compensation measures) <u>and where possible increase flood storage</u>; and</p> <p>c) it will not lead to an increased risk of flooding elsewhere; and</p> <p>d) it will not put any future occupants of the development at risk.</p> <p>New development will be directed towards areas of low flood risk (Flood Zone 1). In considering proposals elsewhere, the sequential and exception tests will be applied.</p> <p>Planning applications for development within Flood Zone 2, 3, on sites larger than 1 ha in Flood Zone 1 and, in areas identified as Critical Drainage Areas, must be accompanied by a Site Specific Flood Risk Assessment (FRA) to align with National Policy. The FRA must be undertaken in accordance with up to date flood data, national and local guidance on flooding and consider flooding from all sources. The suitability of developments proposed will be assessed according to the sequential approach and exceptions test as set out in Planning Practice Guidance.</p> <p>Planning permission will only be granted where the FRA demonstrates that:</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>a) the proposed development will not increase flood risk on site or off site; and</p> <p>b) safe access and egress in the event of a flood can be provided; and</p> <p>c) details of the necessary mitigation measures to be implemented have been provided.</p> <p>Minor householder extensions may be permitted in Flood Zone 3b, as they have a lower risk of increasing flooding. Proposals for this type of development will be assessed on a case by case basis, taking into account the effect on flood risk on and off site.</p> <p><del>Where development sites are within the proposed defended area of the Oxford Flood Alleviation Scheme (OFAS), which will provide protection up to the 1 in 100 year (1%) flood scenario, both the defended and undefended data may be taken into consideration. Where properties lie within Flood Zone 3b, defended levels will be taken into account with regards to whether the development is appropriate, on the condition that flood mitigation measures are included up to the undefended level, to provide some protection in the event of a breach.</del></p>
<b>Policy RE4:</b> Sustainable and foul drainage, surface and groundwater flow				

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Local Plan	MM17	68	4.21 (New paragraph below entitled 4.22)	<u>4.22 Where development proposals require a Foul and Surface Water Drainage Strategy, evidence should be provided within this strategy that demonstrates agreement between the developer and sewage undertaker on the available infrastructure capacity to accommodate the additional foul water. It may be appropriate to phase development so that initial additional flows from the proposed development do not exceed the capacity available prior to upgrading of the foul drainage network. Up to three years lead in time could be required to undertake such works.</u>
Local Plan	MM17	69	RE4	<p>Policy RE4: Sustainable <u>and foul</u> drainage, surface and groundwater flow</p> <p>Insert following wording at the end of policy:</p> <p><b><u>Foul Drainage</u></b></p> <p><u>Developers are encouraged to separate foul and surface water sewers on all brownfield sites delivering new development. For clarity this does not include householder extensions or conversions that input into the existing network.</u></p> <p><u>A Foul and Surface Water Drainage Strategy must be provided for all new build residential development of 100 dwellings or more; non-residential development of 7,200sqm or more; or student accommodation of 250 study bedrooms or more.</u></p>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM17	69	RE4	....Applicants must demonstrate <del>that they compliance with</del> <u>have had regard to</u> the SuDS Design and Evaluation Guidance SPD/TAN for minor applications <u>development</u> and Oxfordshire County Council guidance for major <u>development</u> . <del>applications.</del>
<b>Policy RE7: Managing the impact of development</b>				
Local Plan	MM18	72	RE7	Planning permission will only be granted for development that:  a) ensures that the amenity of communities, occupiers and neighbours is protected; and b) does not have <u>unacceptable</u> <del>unaddressed</del> transport impacts affecting communities, occupiers, neighbours and the existing transport network; and c) provides mitigation measures where necessary.  The factors the City Council will consider in determining compliance with the above elements of this policy include:  d) visual privacy, outlook; e) sunlight, daylight and overshadowing; f) artificial lighting levels; g) transport impacts, <del>including the assessment of these impacts within the Transport Assessments, Travel Plans and Delivery and Servicing Management Plans Policy T2;</del> h) impacts of the construction phase, including the

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				assessment of these impacts within the Construction Management Plans; i) odour fumes and dust; j) microclimate; k) contaminated land; and l) impact upon water and wastewater infrastructure

CHAPTER 5				
Policy G1: Green and Blue Infrastructure Network				
Local Plan	MM19	75	5.4	Most of the city's parks have a range of functions and are an important recreational resource. These are protected as part of the Green and Blue Infrastructure Network. Some <u>open</u> spaces have a specialist function that is protected, which might be biodiversity, <u>Green Belt</u> , allotments or open air sports. These sites might be in or outside of the Green and Blue Infrastructure Network. Policies G2, G3, G4, and G5 set out specific considerations in relation to these sites. <u>Any open space shown on the Policies map as protected by Policy G1, G2, G4 or G5 is considered to have public value and to meet the definition of open space set out in the Glossary. The requirements of Policy G1 apply to all sites designated as such on the Policies map, even if they are also protected by G2, G3, G4 or G5.</u>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM19	75	G1	<p>Green and open spaces and waterways of the Green and Blue Infrastructure Network are protected for their social, environmental and economic functions and are defined on the Policies Map.</p> <p>Planning permission will not be granted for development that would result in harm to the Green and Blue Infrastructure network, <u>except where it is in accordance with policies G2-G9.</u> <del>except where:</del></p> <ul style="list-style-type: none"> <li><del>a) the loss resulting from the proposed development would be replaced by equivalent or better provision elsewhere in a suitable location; and</del></li> <li><del>b) it can be demonstrated that there will be no harm to any biodiversity network function; and</del></li> <li><del>c) a <u>Any</u> loss of water-based recreation facilities, support services for boat users or other facilities that enable the enjoyment of the blue infrastructure network, is to <u>must</u> be replaced by a facility in another equally accessible and suitable location; and</del></li> <li><del>d) adequate mitigation measures to achieve a net improvement in green infrastructure provision in the locality are proposed; and</del></li> <li><del>e) any relevant criteria of the policies G2-G5 are met.</del></li> </ul>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy G2: Protection of biodiversity and geodiversity</b>				
Local Plan	MM20	76	5.5	...Many sites also have a local nature conservation interest and are protected as Local Wildlife Sites <a href="#">(LWS)</a> or Oxford City Wildlife Sites <a href="#">(OCWS)</a> (see <a href="#">Glossary definition</a> )...
Local Plan	MM20	77	G2	Sites and species important for biodiversity and geodiversity will be protected. Planning permission will not be granted for any development that would have an adverse impact on sites of national or international importance (the SAC and SSSIs), and development will not be permitted on these sites, save where related to and required for the maintenance or enhancement of the site's importance for biodiversity or geodiversity. <a href="#">Development proposed on land immediately adjacent to the SSSIs should be designed with a</a>

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				<p><u>buffer to avoid disturbance to the SSSIs during the construction period.</u></p> <p>On sites of local importance for wildlife, including Local Wildlife Sites, Local Geological Sites and Oxford City Wildlife Sites, <u>on sites that have a biodiversity network function</u>, and where there are species and habitats of importance for biodiversity that do not meet criteria for individual protection, development will only be permitted in exceptional circumstances whereby:</p> <ul style="list-style-type: none"> <li>a) there is an exceptional need for the new development and the need cannot be met by development on an alternative site with less biodiversity interest; and</li> <li>b) adequate onsite mitigation measures to achieve a net gain of biodiversity are proposed; and</li> <li>c) where this is shown not to be feasible then compensation measures will be required, secured by a planning obligation.</li> </ul>
<b>Policy G3: Green Belt</b>				

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Local Plan	MM21	77	G3	Save where otherwise provided for within this Plan, <del>p</del> <b>P</b> roposals for development in the Green <del>B</del> <b>B</b> elt will be determined in accordance with national policy. Planning permission will not be granted for inappropriate development within the Green Belt, in accordance with national policy. The Green Belt Boundary is defined on the Policies Map.
<b>Policy G5:</b> Existing open space, indoor and outdoor sports and recreation facilities				
Local Plan	MM22	80	5.16	<u>5.16 There is great potential in Oxford to enhance the public accessibility of open space (see Glossary definition). ...</u>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM22	80	New para following 5.16	<u>Indoor sport and recreation facilities are also important to supporting the health and wellbeing of communities. Often these facilities are linked to outdoor facilities and help enhance their usefulness and capacity, for example changing rooms and pavilions. Indoor sport and leisure facilities are also protected pursuant to policy G5 unless they are shown to be surplus or are to be replaced. Some indoor sport and recreation facilities have a much wider community function. These facilities will be also be considered as community facilities and proposals relating to these will be considered under Policy V7.</u>
Local Plan	MM22	80	G5	<p><del>Outdoor</del> <u>Existing open space, indoor and outdoor sports and recreation facilities</u></p> <p>The City Council will seek to protect <del>outdoor sports facilities</del> <u>existing open space, sports and recreational buildings and land.</u></p> <p><u>Existing open space, indoor and outdoor sports and recreational facilities should not be built on unless:</u></p> <p><u>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</u></p> <p><u>b) 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</u></p> <p><u>c) the development is for alternative sports and</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p><u>recreational provision, the benefits of which clearly outweigh the loss of the current or former use</u></p> <p><u>Outdoor sports facilities:</u></p> <p><del>Where development will lead to the loss of an outdoor sports facility, proposals must compensate for this loss with improved provision in terms of quantity and quality.</del> Consideration will be given to the need for different types of sports pitches as identified in the Playing Pitch Study. Any replacement provision should be provided in a suitable location equally or more accessible by walking, cycling and public transport, and accessible to local users of the existing site where relevant.</p> <p><u>Outdoor Sports facilities are shown on the Policies Map.</u></p> <p>The City Council will, where the opportunity to do so arises, seek public access to private and institutional facilities through sharing schemes and joint user agreements.</p>
<b>Policy G7: Other green and open spaces</b>				



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Local Plan	MM23	81	v.ii, 5.19, and Policy G7	<p><del>vii. Other green and open spaces</del></p> <p>5.19 Most green and open spaces in Oxford are protected as part of the Green and Blue Infrastructure Network, for their biodiversity value, as allotments, as part of the Green Belt or for outdoor sport. However, there are some sites which do not meet any of the criteria for protection. Because of the exceptional need for development within Oxford it is appropriate to consider development proposals for these sites in exceptional circumstances, following the approach set out in Policy G7.</p> <p><del>Policy G7: Other green and open spaces</del>  Proposals for development on green and open spaces which are not protected by Policy G1 and which have not been allocated for development, must be accompanied by detailed information (in the Design and Access Statement or Planning Statement) demonstrating that:</p> <ul style="list-style-type: none"> <li><del>a) there is an exceptional need for the development that it can be demonstrated overrides the existing benefits it provides; and</del></li> <li><del>b) the development will bring benefits to the community, for example through delivery of community led housing; and</del></li> <li><del>c) there are not suitable alternative sites where development could reasonably be located that would result in less or no harm; and</del></li> <li><del>d) the proposals will lead to improvements in biodiversity or amenity value; and</del></li> </ul>

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				<p>e) consideration has been given to the layout of any proposed development in order to avoid impacts on biodiversity and any other important features of any green space within a development site, such as its contribution to townscape or the setting of a heritage asset; and</p> <p>f) any proposals adjacent to watercourses should demonstrate how the watercourse will be protected and promoted as part of the development.</p>

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CHAPTER 6				
i. High quality design and placemaking				
Local Plan	MM24	89	Para 6.10	<p>Public art is an excellent way to add interest, create a sense of place and provide a focal point. The public art could contribute to creating local distinctiveness, by saying something about the place it is in. It might reflect a historic use or event of the area, or the purpose of the new development. It can inject fun, quirkiness and a sense of personality. <u>The Council will work with developers to bring about the incorporation of public art into schemes where this is important to establish or reinforce a sense of place and identity.</u> Public art should not be seen as an embellishment of a scheme or appear as an add-on or afterthought. Rather, it should be part of design considerations from the start and integrated into the overall design concept. <del>A developer will be expected to show how public art has been designed in at an early stage.</del> A temporary piece, an event or a curated space might be accepted if they offer something worthwhile. Creating multi-functional public art might help to achieve a well-loved design, for example public art that can be used as seating. <del>Details of the public art should be submitted with a planning application.</del></p>

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<b>Policy DH2: Views and building heights</b>				
Local Plan	MM25	93	DH2	...any design choice to design buildings to a height that would impact on character should be fully explained, and <u>regard should be had to</u> the guidance on design of higher buildings set out in the High Buildings Study TAN <del>should be followed....</del>
<b>Policy DH3: Designated heritage assets</b>				
Local Plan	MM26	95	6.31	<u>... The council would be supportive of proposals that would improve upon the condition of heritage assets that are identified as being at risk of being lost as a result of neglect, decay or inappropriate development, as long as it can be demonstrated that there would be no resultant harm to their setting or their significance.</u>
Local Plan	MM26	95	DH3	Planning permission <u>or listed building consent</u> will be granted for development that respects and draws inspiration from Oxford's unique historic environment (above and below ground), responding

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				<p>positively to the significance character and distinctiveness of the heritage asset and locality.</p> <p><u>For in all planning decisions <del>for planning permission or listed building consent</del> affecting the significance of designated heritage assets, great weight will be given to the conservation of that asset (including its setting where it contributes to significance and to the setting of the asset where it contributes to that significance or appreciation of that significance).</u></p> <p><u>An application for planning permission</u> A planning application for development which would or may affect the significance of any designated heritage asset, <del>(including, where appropriate, its setting)</del> <u>either directly or by being within its setting,</u> should be accompanied by a heritage assessment that includes a description of the asset and its significance and an assessment of the impact of the development proposed on the asset's significance. As part of this process full regard should be given to the detailed character assessments and other relevant information set out any relevant conservation area appraisal and management plan.</p> <p>The submitted heritage assessment must include information sufficient to demonstrate:</p> <p>a) an understanding of the significance of the heritage asset, including recognition of its contribution to the quality of life of current and future generations and the wider social, cultural, economic and environmental benefits they may</p>

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				<p>bring; and</p> <p>b) that the development of the proposal and its design process have been informed by an understanding of the significance of the heritage asset and that harm to its significance has been avoided or minimised; and</p> <p>c) that, in cases where development would result in harm to the significance of a heritage asset, including its setting, the extent of harm has been properly and accurately assessed and understood, that it is justified, and that measures are incorporated into the proposal, where appropriate, that mitigate, reduce or compensate for the harm;</p> <p>Where the setting of an asset is affected by a proposed development, the heritage assessment should include a description of the extent to which the setting contributes to the significance of the asset, as well as an assessment of the impact of the proposed development on the setting and its contribution to significance.</p> <p><u>Substantial harm to or loss of Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional. Substantial harm to or loss of assets of the highest significance, notably scheduled monuments, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, should be wholly exceptional.</u> Where a proposed development will lead to substantial harm to or loss of the significance of a designated heritage asset, planning permission <u>or listed building consent</u> will only be</p>

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				<p>granted if:</p> <ul style="list-style-type: none"> <li>i) the harm is necessary to achieve substantial public benefits that outweigh the harm or loss; <del>and</del> <u>or all of the following apply:</u></li> <li>ii) the nature of the asset prevents all reasonable uses of the sites; and</li> <li>iii) no viable use of the asset itself can be found in the medium term (through appropriate marketing) that will enable its conservation; and</li> <li>iv) conservation by grant funding or similar is not possible; and</li> <li>v) the harm or loss is outweighed by the benefit of bringing the site back into use;</li> <li>vi) a plan for recording and advancing understanding of the significance of any heritage assets to be lost, including making this evidence publicly available, is agreed with the City Council.</li> </ul> <p>Where a development proposal will lead to less than substantial harm to a designated heritage asset, this harm must be weighed against the public benefits of the proposal. <del>The</del> <u>Clear and extensive</u> justification for this harm should be set out in full in the heritage assessment.</p> <p>Conservation areas are listed in Appendix 6.2 and defined on the Policies Map.</p>
<b>Policy DH4:</b> Archaeological Remains				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM27	98	DH4	Within the City Centre Archaeological Area, on allocated sites where identified or elsewhere where archaeological deposits and features are suspected to be present (including upstanding remains), applications should include sufficient information to define the character, <u>significance</u> and extent of such deposits so far as reasonably practical. This information should <del>generally</del> include: a) a Heritage Assessment that includes a description...
<b>Policy DH5: Local Heritage Assets</b>				
Local Plan	MM28	99	6.39	The policy will ensure that heritage assets of local importance will be a material consideration when determining planning applications. <u>The term 'local heritage assets' has the same meaning as the term 'non-designated heritage assets' in the NPPF.</u> Locally important heritage assets can be added to the list



Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>when they are identified. <u>The criteria for inclusion of the Oxford Heritage Asset Register are:</u></p> <ul style="list-style-type: none"> <li><u>- heritage interest that can be conserved and enjoyed; and</u></li> <li><u>- value as heritage to the character and identity of the city, or area, or community; and</u></li> <li><u>- a level of significance greater than the general positive characteristics of the local area.</u></li> </ul> <p>The policy sets out criteria describing a local heritage asset. If these criteria are met an asset can be added to the Oxford Heritage Asset Register following approval at a Planning Committee or City Executive Board. Assets can be nominated by members of the public or during the planning application process.</p>
Local Plan	MM28	100	DH5	<p><del>Assets will be considered for inclusion on the Oxford Heritage Asset Register if they have:</del></p> <ul style="list-style-type: none"> <li><del>– heritage interest that can be conserved and enjoyed; and</del></li> <li><del>– value as heritage to the character and identity of the city, or area, or community; and</del></li> <li><del>– a level of significance greater than the general positive characteristics of the local area.</del></li> </ul> <p>Planning permission will only be granted for development affecting a local heritage asset <u>or its setting</u> <del>(or setting of an asset)</del> if it is demonstrated that the significance of the asset, and its conservation, has informed the design of the development proposed <u>due regard has been given to the impact on the asset's significance and its</u></p>

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				<p><u>setting and that it is demonstrated that the significance of the asset and its conservation has informed the design of the proposed development.</u></p> <p>In determining whether planning permission should be granted for a development proposals, which affects <del>(directly or indirectly)</del> a local heritage asset <del>(that is not designated)</del>, consideration will be given to the significance of the asset, <u>the</u> extent of impact on its significance, as well as the <del>public benefits that may result from the development proposals.</del> <u>Scale of any harm or loss to the asset as balanced against the public benefits that may result from the development proposals.</u></p>
<b>Policy DH6: Shopfronts and signage</b>				
Local Plan	MM29	101	DH6	<p>Planning permission will only be granted for the <del>display of an advertisement, shopfront sign or canopy,</del> <u>new or changed shopfronts and advertisement consent will only be granted for signage and other forms of advertisement</u> where the design, positioning, materials, colour, proportion and illumination are not detrimental to assets with heritage significance or visual or residential amenity, as demonstrated through the following criteria, all of which should be met:</p> <p>a) the design responds to and positively contributes to the character and design of existing buildings and surroundings; and</p> <p>b) public safety would not be prejudiced; and</p>

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				c) visual pollution and clutter are avoided; and d) historic shop fronts are retained
Local Plan	MM29	100	6.42	Outdoor advertisements and signs can impact on amenity and public safety, and therefore sometimes require <del>planning permission</del> <u>advertisement consent</u> . [...]
Local Plan	MM29	100	6.43	The policy approach will ensure <u>that new or changed shopfronts</u> <del>adverts and signs</del> that require planning permission (or listed buildings consent) <u>and adverts and signs that require advertisements consent</u> are of a design, size and materials that complement that character of buildings they are on and the surrounding public realm. The policy will ensure visual pollution and clutters are avoided and will help to maintain Oxford's historic shopfronts. Compromises may need to be made to 'corporate' designs in particularly sensitive areas to meet the requirements of the policy, for example internally illuminated box fascias and projecting signs will not be generally appropriate in conservation areas.

## CHAPTER 7

**Policy M1:** Prioritising walking, cycling, and public transport

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM30	106	M1	<p>e) provides for accessible, conveniently located, secure cycle parking facilities (<del>refer to Policy M5</del>) <u>in both private and publicly-accessible locations</u>; and ...</p> <p>Financial contributions <u>fairly and reasonably related to the development</u> will be sought towards the cost of new or improved bus services where <u>the direct impact of development would make such measures necessary</u>. <del>Existing services are not considered adequate.</del></p>
<b>Policy M2: Assessing and managing development</b>				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM31	109	7.21	Developments must ensure Construction Management Plans <u>(CMP)</u> set out how the impacts arising from construction work are managed. <u>Policy M2 sets out the requirements for a CMP.</u> <del>These should</del> <u>The CMP</u> should form part of the planning process.
Local Plan	MM31	109	M2	<p>A Transport Assessment must be submitted for development <u>that is likely to generate significant amounts of movement</u> in accordance with the requirements as defined in Appendix 7.1.</p> <p>Transport Assessments must assess the multi-modal impacts of development proposals and demonstrate the transport measures which would be used to mitigate the development impact <u>to ensure:</u></p> <p><u>a) there is no unacceptable impact on highway safety;</u>  <u>b) there is no severe residual cumulative impact on the road network;</u>  <u>c) pedestrian and cycle movements are prioritised, both within the scheme and with neighbouring areas;</u>  <u>d) access to high quality public transport is facilitated, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage</u></p>

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				<p><u>public transport use;</u>  <u>e) the needs of people with disabilities and reduced mobility in relation to all modes of transport are addressed;</u>  <u>f) the development helps to create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;</u>  <u>g) the efficient delivery of goods, and access by service and emergency vehicles is allowed for; and</u>  <u>h) charging of plug-in and other ultra-low emission vehicles is enabled in safe, accessible and convenient locations.</u></p> <p>A Travel Plan, which has clear objectives, targets and a monitoring and review procedure, must be submitted for development that is likely to <u>generate significant amounts of movement</u> <del>have significant transport implications</del> in accordance with the requirements in Appendix 7.2. <u>Travel Plans must help to support outcomes (a) to (h) set out above.</u></p> <p><u>Where a Travel Plan is required under this policy and a substantial amount of the movement is likely to be in the form of delivery, service and dispatch vehicles, a Delivery and Service Management Plan will be required.</u></p> <p>Where a Delivery and Service Management Plan is provided this should set out how deliveries will be</p>

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				<p>managed and demonstrate how impacts will be minimised including congestion, safety noise and how zero or ultra-low emission and last mile opportunities will be considered.</p> <p><u>A Construction Management Plan must be provided for developments of:</u></p> <ul style="list-style-type: none"> <li>- <u>20 dwellings or more;</u></li> <li>- <u>500m<sup>2</sup> or more of non-residential floorspace; or</u></li> <li>- <u>any size in a location where construction activities are likely to have a significant impact on the adjacent or surrounding road network.</u></li> </ul> <p><del>Where a</del> <u>A Construction Management Plan is provided this should set out how the construction phase of the development will be managed and in particular:</u></p> <ul style="list-style-type: none"> <li>- <u>Time of operations</u></li> <li>- <u>Noise Operations</u></li> <li>- <u>Abatement Noise Techniques</u></li> <li>- <u>Monitoring Noise Levels</u></li> <li>- <u>Vibration Levels</u></li> <li>- <u>Dust Levels</u></li> <li>- <u>Wheel washing arrangements</u></li> <li>- <u>Rodent Controls</u></li> <li>- <u>Community Liaison</u></li> <li>- <u>Traffic management incl. deliveries and contractors vehicles</u></li> <li>- <u>Waste Materials</u></li> </ul>

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<b>Policy M3: Motor Vehicle Parking</b>				
Local Plan	MM32	110	Para 7.24	The City and County Councils are actively working towards covering the whole city with Controlled Parking Zones by 2036, if not earlier. The reduction of parking and car use within and around the city is essential if air quality is to be improved. <del>In addition, to ensure that the fullest protection of the integrity of the Oxford Meadows SAC and to comply with the requirements of the Habitats Regulations Assessment, new residential development sites will need to be car free as set out in M3 and Appendix 7.3.</del>



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Local Plan	MM32	111	M3	<p>...development* that is car-free.</p> <p>In all other locations, planning permission will only be granted where the relevant maximum standards set out in Appendix 7.3 are complied with.</p> <p><del>The need for</del> Disabled parking provision must be <del>provided</del> <b>considered</b> in all residential development in accordance with the standards set out in Appendix 7.3.</p> <p>Parking for car club vehicles must be provided in all residential developments with the standards set out in Appendix 7.3</p> <p><del>Planning permission for non-residential redevelopments will only be granted if it is demonstrated that there will be no increase in parking provision.</del></p> <p><del>Planning permission for additional parking provision within new developments will only be granted for spaces that are designated for disabled people, car clubs or where it can be demonstrated that there are essential operational or servicing needs (identified in the supporting TA and TP).</del></p> <p><u>The parking requirements for all non-residential development, whether expansions of floorspace on existing sites, the redevelopment of existing or cleared sites, or new non-residential development on new sites, will be determined in the light of the</u></p>

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				<p><u>submitted Transport Assessment or Travel Plan, which must take into account the objectives of this Plan to promote and achieve a shift towards sustainable modes of travel. The presumption will be that vehicle parking will be kept to the minimum necessary to ensure the successful functioning of the development.</u></p> <p><u>In the case of the redevelopment of an existing or previously cleared site, there should be no net increase in parking on the site from the previous level and the Council will seek a reduction where there is good accessibility to a range of facilities.</u></p> <p><u>Where the proposal is for the expansion of an existing operation on an existing large site, a comprehensive Travel Plan should be submitted that looks at the development in the context of the whole site, and demonstrates that opportunities will be sought to enhance and promote more sustainable travel to and from the wider site. The Travel Plan will be kept under review to ensure that future opportunities to encourage a shift towards sustainable modes of travel are taken.</u></p> <p>*For the purposes of this policy, residential development includes C3 dwellings, C4 and Sui Generis, Houses in Multiple Occupation, and all C2 development (residential institutions).</p>

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<b>Policy M5: Bicycle Parking</b>				
Local Plan	MM33	114	M5	<p>Policy M5: <u>Bic</u>Cycle Parking</p> <p>Planning permission will only be granted for development that complies with or exceeds the minimum <u>b</u>icycle parking provision as set out in Appendix <del>7.3</del> <u>7.4</u>.</p> <p><u>Provision of bicycle parking lower than the minimum standards set out in Appendix 7.4 may be acceptable for new student accommodation that is located close to the institution where most of its occupants will be studying and/or where it is adequately demonstrated through a transport assessment that there is existing unused cycle capacity available, in appropriate locations and of an appropriate design standard on site, to accommodate the increased number of bedrooms.</u></p> <p><u>Bic</u>Cycle parking should be well designed and well located, convenient, secure, covered (where possible enclosed) and provide level, unobstructed external access to the street. <u>Bic</u>Cycle parking should be designed to accommodate an appropriate amount of parking for the needs of disabled people, <u>bicycle trailers and cargo bicycles, as well as</u> and facilities for electric charging infrastructure.</p> <p>For new non-residential development, the City Council will seek the provision of showers and changing facilities in accordance with the thresholds</p>

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				<p>and minimum standards set out in Appendix 7.4.</p> <p>Where opportunities to do so arise in relation to development, consideration should be given for the provision of space for storage of dockless <del>bikes</del> <u>bicycles</u>.</p>

CHAPTER 8				
Policy V1: Ensuring the vitality of Centres				
Local Plan	MM34	116	V1	<p>...Planning applications for retail and leisure development outside centres which are 350m<sup>2</sup> (gross) or more, must be accompanied by an 'impact assessment' and as part of such an assessment, demonstrate with evidence that there will be no adverse impact on the vitality and viability of the existing centres, and that good accessibility is available for walking, cycling and public transport. <u>Sites allocated for retail development in section 9 (Areas of Change and Site Allocations) will be exempt from the requirement to submit a retail impact assessment.</u></p>

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<b>Policy V2: Ensuring the Vitality of Centres</b>				
Local Plan	MM35	116	8.7	The vision for the city centre is for it to continue to be the primary location for retailing as well as other town centre uses. <u>It is also encouraged that proposals add to the diversity and range of uses available to shoppers and visitors to the centre, enhancing their experience.</u>
Local Plan	MM35	117	V2	<p>...c) Other town centre uses where the proposed development would not result in the proportion of units at ground floor level in <b>Class A1</b> use falling below 60% of the total number of units in the Primary Shopping Frontage or below 40% of the total number of units in the rest of the Shopping Frontage and where the proportion of <b>Class A</b> units at ground floor level does not fall below 85% in the Primary Shopping Frontage or the rest of the Shopping Frontage <del>and in all cases where proposals for these other town centre uses:</del></p> <p>i) <del>promote the diversity of and range of uses available to shoppers and visitors to the centre, enhancing their experience; and</del></p> <p>ii) <del>promote an active street frontage both in terms of increasing footfall and retaining an active window display.</del></p> <p><u>Planning permission will be granted for development of upper storeys for housing, student accommodation and other uses appropriate to a town centre as long as the functioning of the</u></p>

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				<p><u>ground floor unit(s) in the shopping frontage is not undermined.</u></p> <p>In exceptional circumstances, planning permission will be granted for changes of use from A1 or other A class uses to other town centre uses that would lead to a breach of the <u>ground floor</u> percentage thresholds, if it is demonstrated that changes in the retail circumstances of Oxford city centre mean that there is no longer demand for the existing levels of A1 or other A class units, and if sufficiently robust evidence is provided to clearly demonstrate that the uses proposed would not adversely impact the function, vitality and viability of the particular street frontage itself or the shopping frontage as a whole. The following criteria must all be satisfied:</p> <p>d) marketing of the property for its existing use for at least a year, at a realistic price, and evidence of lack of interest clearly shown to demonstrate a lack of viability; and e) evidence of changing retail needs in Oxford city centre; and</p> <p>f) it would not result in such a concentration of a particular Class A use, other than Class A1 (retail), that it would lead to a significant interruption of the shopping frontage, reducing its character, attractiveness and function (considered to be if there are more than 4 adjoining units within the same use class (other than A1)); and</p> <p><del>g) it promotes the diversity of and range of uses available to shoppers and visitors to the centre, enhancing their experience; and</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p><del>h) it would make better and more efficient use of the upper floors where relevant, introducing new uses, such as residential and or office space for start-ups and incubator / innovation uses; and</del></p> <p><del>g</del> i) it promotes an active street frontage both in terms of increasing footfall and retaining an active window display.</p> <p>Planning permission will not be granted within the Westgate Shopping Centre where it would result in a change to the established and approved mix of uses, which are as follows:</p> <p><del>h</del> j) Class A1 (retail) uses: no less than 60%</p> <p><del>i</del> k) Class A2 – A5 (financial and professional services, restaurant, pub and take-away) uses: no less than 20%</p> <p><del>j</del> l) Class D2 (assembly and leisure) uses: the existing library floorspace should be maintained</p> <p>The Shopping Frontages are defined on the Policies Map.</p>
<b>Policy V3: The Covered Market</b>				

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Local Plan	MM36	118	8.8	The City Council's leasing strategy was updated in 2015. This is part of a toolkit to be used by the Market's Manager to deliver the vision and objectives for the Covered Market, which is that it continues to host high quality independent retailers and innovative caterers and is a must-visit experience. <u>It is also encouraged that proposals for uses other than A1, A3, A4 or A5 add to the diversity and range of uses available to shoppers and visitors to the market, enhancing their experience</u>
Local Plan	MM36	118	V3	<p>...c) Other <u>appropriate</u> town centre uses (<u>excluding for example offices (B1a) and hotels</u>) where the proportion of A1 does not fall below 50% of the total number of units within the Covered Market and where the total proportion of Class A1, 3, 4 and 5 uses does not fall below 80% of the total number of units within the market.</p> <p><del>All proposals for uses other than A1, A3, A4 or A5 should provide evidence to demonstrate that the proposed uses would not adversely impact the character, function, vitality and viability of the market by satisfying the following criteria:</del></p> <p><del>i) it promotes the diversity of and range of uses available to shoppers and visitors to the market, enhancing their experience</del></p> <p><del>ii) it promotes an active frontage in terms retaining an active window display;</del></p> <p><u>All proposals for uses other than A1, A3, A4 or A5 should promote an active frontage in terms of retaining an active window display.</u></p>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy V4: District and Local Centre Shopping Frontages</b>				
Local Plan	MM37	119	8.11	...Each of the District Centres provides a different mix of facilities and amenities and <del>has</del> have very different characters, strengths and opportunities. <u>Development that promotes the diversity and range of uses available to shoppers and visitors to the centre is encouraged.</u>
Local Plan	MM37	120	V4	Planning permission will only be granted at ground floor level within District and Local Centre Shopping Frontages for the following uses:  District Centres: Cowley Centre District Centre: a) Class A1 (retail) uses; or b) Class A2 – A5 (financial and professional services, restaurant, pub and take-away) uses where the proposed development would not result in the proportion of units at ground floor level in Class A1 use falling below 60% of the total number of units within the defined Shopping Frontage; or

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				<p>c) Other town centre uses where the proportion of A1 does not fall below 60% of the total number of units within the defined Shopping Frontage and where the proportion of Class A uses does not fall below 85% of the total number of units defined within the Shopping Frontage.</p> <p><del>East Oxford - Cowley Road, Headington and Summertown District Centres:</del></p> <p>d)Class A1 (retail) uses; or  e)Class A2 – A5 (financial and professional services, restaurant, pub and take-away) uses where the proposed development would not result in the proportion of units at ground floor level in Class A1 use falling below 50% of the total number of units within the defined Shopping Frontage; or  f)Other town centre uses where the proportion of A1 does not fall below 50% of the total number of units within the defined Shopping Frontage and the proportion of Class A uses does not fall below 85% of the total number of units within the defined Shopping Frontage.</p> <p><u>East Oxford - Cowley Road District Centre:</u>  <u>g)Class A1 (retail) uses; or</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p><u>h)Class A2-A5 (financial and professional services, restaurant, pub and take-away) uses where the proposed development would not result in the proportion of units at ground floor level in Class A1 use falling below 45% of the total number of units within the defined Shopping Frontage; or</u></p> <p><u>i)Other town centre uses where the proportion of A1 does not fall below 45% of the total number of units within the defined Shopping Frontage and the proportion of Class A uses does not fall below 85% of the total number of units within the defined Shopping Frontage.</u></p> <p>Blackbird Leys District Centre:</p> <p><del>i g)</del> Class A1 (retail) uses; or</p> <p><del>k h)</del> Class A2 – A5 (financial and professional services, restaurant, pub and take-away) uses where the proposed development would not result in the proportion of units at ground floor level in Class A1 use falling below 40% of the total number of units within the defined Shopping frontage;-or</p> <p><del>l i)</del> Other town centre uses where the proportion of A1 does not fall below 40% of the total number of units within the defined Shopping Frontage and the proportion of Class A uses does not fall below 85% of the total number of units within the defined Shopping Frontage.</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>Local Centres:</p> <p><u>m</u> } Class A1 (retail) uses; or</p> <p><u>n</u> } Class A2 – A5 (financial and professional services, restaurant, pub and take-away) uses where the proposed development would not result in the proportion of units at ground floor level in Class A1 use falling below 40% of the total number of units within the defined Shopping Frontage; or</p> <p><u>o</u> } Other town centre uses where the proportion of A1 does not fall below 40% of the total number of units within the defined Shopping Frontage and the proportion of Class A uses does not fall below 85% of the total number of units within the defined Shopping Frontage.</p> <p><u>In all centres, planning permission will be granted for development of upper storeys for housing, student accommodation and other uses appropriate to a town centre as long as the functioning of the ground floor unit(s) in the shopping frontage is not undermined.</u></p> <p>In exceptional circumstances, <u>in all centres</u>, planning permission will be granted for changes of use from A class uses to other town centre uses that would lead to a breach of the <u>ground floor</u> percentage thresholds, if it is demonstrated that changes in the retail circumstances of the <u>local or</u> district centres means that there is no longer demand for the existing levels of A1 or other A class units, and if sufficiently robust evidence is provided</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>to clearly demonstrate that the uses proposed would not adversely impact the function, vitality and viability of the shopping frontage as a whole. The following criteria must all be satisfied:</p> <p><del>p n)</del> marketing of the property for its existing use for at least a year, at a realistic price, and evidence of lack of interest clearly shown to demonstrate a lack of viability; and</p> <p><del>q n)</del> evidence of changing retail needs in the district centre; and</p> <p><del>r e)</del> the proposal would not result in such a concentration of a particular Class A use, other than Class A1 (retail), that it would lead to a significant interruption of the shopping frontage, reducing its character, attractiveness and function (considered to be if there are more than 4 adjoining units within the same use class (other than A1)); and</p> <p><del>p) it promotes the diversity of and range of uses available to shoppers and visitors to the centre, enhancing their experience; and</del></p> <p><del>q) it would make better and more efficient use of the upper floors where relevant, introducing new uses, such as residential and or office space for start-ups and incubator / innovation uses; and</del></p> <p><del>s) it promotes an active street frontage both in terms of increasing footfall and retaining an active window display.</del></p> <p>The Shopping Frontages in each District Centre and Local Centre are defined on the Policies Map</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy V5: Sustainable Tourism</b>				
Local Plan	MM38	122	8.15	The amount and diversity of short-stay accommodation to support this aim will be achieved by permitting new sites in the city centre and on Oxford's main arterial roads, and by protecting and modernising <u>allowing the expansion of</u> existing sites to support this use.
Local Plan	MM38	123	V5	<p>Planning permission will only be granted for <u>the</u> development of <u>new sites for</u> holiday and other short stay accommodation in the following locations: in the City Centre, in District Centres, on sites allocated for that purpose, and on Oxford's main arterial roads where there is frequent and direct public transport to the city centre. <u>This locational requirement does not apply to proposals to refurbish or expand existing sites.</u></p> <p>Proposals for <u>new, refurbished or expanded holiday and</u> short stay accommodation must <del>also</del> meet all the following criteria:</p> <ul style="list-style-type: none"> <li>a) it is acceptable in terms of access, parking, highway safety, traffic generation, pedestrian and cycle movements</li> <li>b) there is no loss of residential dwelling; and</li> <li>c) it will not result in an unacceptable level of noise and disturbance to nearby residents.</li> </ul> <p>Planning permission will only be granted for the change of use from holiday and other short-stay</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>accommodation when any of the following criteria are met:</p> <p>d) no other occupier can be found following a realistic effort to market the premises as set out in Appendix 8.1, for continued use as holiday and other short stay accommodation (whether or not of the same form the existing use); or</p> <p>e) evidence of non-viability is submitted; or</p> <p>f) the accommodation is in a location unsuitable for the use as demonstrated by being contrary to the location requirements or any of the criteria a-c above.</p> <p>Planning permission will be granted for new tourist attractions where proposals meet all of the following criteria:</p> <p>...</p> <p>i) they are well related to any existing or proposed tourist and leisure related areas; and</p> <p>j) they add to the cultural diversity of Oxford.</p>
<b>Policy V6:</b> Cultural and social activities				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM39	124	8.20	<p>The City Council will encourage new proposals for cultural and social uses in the city centre and district centres as appropriate town centres uses that can add vibrancy and activity. <u>Development that adds to the cultural diversity of Oxford is encouraged.</u></p> <p>Existing facilities will be protected in accordance with the policy.</p>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM39	124	V6	<p>Planning permission will be granted for proposals which add to the cultural and social scene of the city within the city and district centres provided the use is appropriate to the scale and function of the centre.</p> <p>Proposals for cultural, entertainment, leisure and tourism (not accommodation) uses will only be permitted where the following criteria are met:</p> <p>a) they are realistically and easily accessible by walking, cycling or public transport for the majority of people expected to travel to and from the site; and</p> <p>b) they will not cause unacceptable environmental or traffic harm or adversely affect residential amenity; and</p> <p>c) there is no negative cumulative impact resulting from the proposed use in relation to the number, capacity and location of other similar uses (existing or committed) in the area; and</p> <p><del>d) they add to the cultural diversity of Oxford; and</del></p> <p>e) <del>d)</del> policies V1 and V2 are complied with.</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy V7: Infrastructure and cultural and community facilities</b>				
Local Plan	MM40	126	V7	<p><u>Planning permission will be granted for the alteration and expansion of existing schools, primary healthcare facilities and community centres.</u></p> <p>Planning permission will be granted for new <del>state</del> schools, primary healthcare facilities and community centres...</p>
<b>Policy V8: Utilities</b>				
Local Plan	MM41	127	8.30	<p>The City Council will seek to ensure that all new development, and wherever possible all residents and businesses, have access to <del>superfast</del> <u>full-fibre</u> speeds of internet connectivity.</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM41	127	V8	<p>... meet the needs of development</p> <p><del>Planning permission will only be granted for B1/ B2 employment over 1000 square metres where provision is made for high quality digital facilities. The City Council will work with providers to deliver the expansion of high quality digital infrastructure throughout Oxford.</del> The siting and appearance of utilities infrastructure should be designed to minimise impacts on amenity and to be as unobtrusive as possible.</p>
<b>New Policy V9:</b> Digital infrastructure				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM41	127	New supporting to introduce new Policy V9 (see below)	<p><u>8.34 Digital Infrastructure comprises physical telecommunications components such as fixed broadband and mobile connectivity, which improves the lives of citizens and business productivity. The NPPE, Future Telecoms Infrastructure Review (FTIR), and other policy documents issued by Building Digital UK (BDUK), all refer to the importance of high-quality digital infrastructure to the UK economy.</u></p> <p><u>8.35 Delivery of full fibre broadband infrastructure, as well as mobile infrastructure including 5G, is a priority to achieve the government's targets set out in the FTIR.</u></p> <p><u>The council recognises the importance of this and has implemented a range of complementary initiatives aimed at achieving government targets for full fibre and 5G coverage. This includes setting up a digital infrastructure partnership with all Oxfordshire district councils as well as Oxfordshire County Council. This partnership collectively agrees under a Memorandum of Understanding to collaborate on all aspects of digital infrastructure delivery and attracting commercial operators to invest in building digital infrastructure both in the city and the county as a whole.</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM41	127	New policy V9	<p><b><u>Policy V9</u></b></p> <p><u>Planning permission will be granted for all new major developments where:</u></p> <p><u>a) They are served by full fibre broadband capable of gigabit download speeds; and</u></p> <p><u>b) The full fibre broadband connections are available at the point of releasing for sale where relevant, and that the cost of the services are at market rates, preferably offering broadband services from more than one service provider; and</u></p> <p><u>c) Developers work with a recognised network carrier to design appropriate duct infrastructure for the installation of fibre broadband by a range of operators; and</u></p> <p><u>d) Other forms of digital infrastructure, such as facilities supporting mobile phone broadband, are included wherever possible.</u></p> <p><u>Planning permission will be granted for new electronic communications infrastructure where:</u></p> <p><u>i) It is supported by the necessary evidence to justify the proposed development.in accordance with the requirements of national policy; and</u></p> <p><u>ii) Proposed equipment is sympathetically designed and camouflaged where appropriate; and</u></p> <p><u>iii) It can be demonstrated that electronic communications infrastructure is not expected to cause significant and irreversible interference with other electrical equipment, air traffic services or</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p><u>instrumentation operated in the national interest; and</u></p> <p><u>iv) Adverse impacts on the successful functioning of existing digital infrastructure are avoided. Where this is not practicable, appropriate mitigation shall be provided; and</u></p> <p><u>v) It does not result in the International Commission guidelines on non-ionising radiation protection being exceeded; and</u></p> <p><u>vi) Appropriate pre-application consultation in accordance with national policy has been undertaken.</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
CHAPTER 9				
Introductory Paragraphs				
Local Plan	MM42	129	9.1	<p>A site allocation is a planning policy that describes what type of land use, or mix of uses, would be acceptable on a specific site or whether the site is protected for certain types of development. The purpose of the site allocations is to allocate sites for built development or to maintain a type of built development on a site. Site allocations are important because they give guidance and certainty to developers and landowners and they help local people understand what may happen in their neighbourhood in the future. They provide a positive policy towards redevelopment of the site and help ensure the right type and amount of development happens in the right place, in accordance with the Strategy of this Local Plan and the National Planning Policy Framework. <u>A sequential approach should be taken to the site layout of development proposals for Site Allocations in Flood Zones 2 and 3 in accordance with the NPPF.</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM43	129	9.2	<p>This chapter highlights Areas of Change within the city, and sets out specific site allocation policies. <u>Areas of change are the areas of the city where significant change is expected or best directed. These areas include the district centres and also areas where there are significant clusters of potential development sites. For each area of change, key considerations are summarised and also a vision is set out that new developments within the area should help deliver where relevant. The impact of development of sites in these areas needs to be considered in terms of the wider context of the area and other potential developments and this is to be achieved by the AOC policies. Within most of the areas of change are also individual site allocation policies.</u></p>
Oxford City Centre				



Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM43	131	9.7 – Vision	<p>9.7 Vision</p> <p>The Central (City &amp; University) Conservation Area Appraisal identifies opportunities to enhance the heritage significance of the conservation area in ways that would sustain the city’s cultural, economic and social prosperity. <u>Development would be supported that sufficiently meet the criteria of policies in the wider plan and which are able to demonstrate that they take</u> <del>Planning permission will only be granted for new development within the area where it can be demonstrated that it takes</del> opportunities to deliver the following, where relevant:</p> <ul style="list-style-type: none"> <li>• Rebalance the pace within streets from vehicles to pedestrians</li> <li>• Identify sites for a new network of ‘micro parks’ where people can stop and dwell in streets</li> <li>• Increase public access to existing green spaces</li> <li>• Promote development of opportunity sites in ways which contribute to and</li> </ul>
Area of Change: West End and Osney Mead				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM43	132	9.14	<p>Renamed Policy AOC1 and amendment to wording:  <del>Vision</del> <u>Policy AOC1: West End and Osney Mead</u></p> <p>Planning permission will <del>only</del> be granted for new development within the area <u>of change</u> where it <del>can be demonstrated that it</del> <u>would</u> takes opportunities to deliver the following, where relevant:</p> <ul style="list-style-type: none"> <li>• Create high-density urban living that makes efficient use of land</li> <li>• Maintain a vibrant mix of uses</li> <li>• <u>Has regard to the framework set out in the West End Design Code</u></li> <li>• Maximise the area's contribution to Oxford's knowledge economy</li> <li>• [...]</li> </ul>
<b>Area of Change:</b> Cowley Centre District Centre				
Local Plan	MM43	136	9.32	<p>Policy title AOC2 to be added above paragraph with amendment to wording:</p> <p><u>Policy AOC2: Cowley Centre District Centre</u></p> <p>Planning permission will <del>only</del> be granted for new development within the <del>district centre</del> <u>area of change</u> where it <del>can be demonstrated that it</del> <u>would</u> takes opportunities to deliver the following, where relevant:...</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Area of Change:</b> Blackbird Leys Area of Change				
Local Plan	MM43	138	9.42	<p>Policy title AOC3 to be added above paragraph with amendment to wording:</p> <p><u>Policy AOC3: Blackbird Leys Area of Change</u></p> <p>Planning permission will <del>only</del> be granted for new development within the <del>district centre</del> <u>area of change</u> where it <del>can be demonstrated that it</del> <u>would</u> takes opportunities to deliver the following, where relevant:.....</p>
<b>Area of Change:</b> East Oxford-Cowley Road District Centre				
Local Plan	MM43	140	9.51	<p>Policy title AOC4 to be added above paragraph with amendment to wording:</p> <p><u>Policy AOC4: East Oxford-Cowley Road District Centre</u></p> <p>Planning permission will <del>only</del> be granted for new development within the <del>district centre</del> <u>area of change</u> where it <del>can be demonstrated that it</del> <u>would</u> takes opportunities to deliver the following, where relevant:..</p>
<b>Area of Change :</b> Summertown District Centre				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM43	141	9.58	<p>Policy title AOC5 to be added above paragraph with amendment to wording:</p> <p><u>Policy AOC5: Summertown District Centre</u></p> <p>Planning permission will <del>only</del> be granted for new development within the <del>district centre</del> <u>area of change</u> where it <del>can be demonstrated that it</del> <u>would</u> takes opportunities to deliver the following, where relevant:..</p>
<b>Area of Change:</b> Headington District Centre				
Local Plan	MM43	145	9.72	<p>Policy title AOC6 to be added above paragraph with amendment to wording:</p> <p><u>Policy AOC6: Headington District Centre</u></p> <p>Planning permission will <del>only</del> be granted for new development within the <del>district centre</del> <u>area of change</u> where it <del>can be demonstrated that it</del> <u>would</u> takes opportunities to deliver the following, where relevant:..</p>
<b>Area of Change:</b> Cowley Branch Line				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM43	146	9.78	<p>Policy title AOC7 to be added above paragraph with amendment to wording:</p> <p><u>Policy AOC7: Cowley Branch Line</u></p> <p>Planning permission will <del>only</del> be granted for new development within the area of change where it <del>can</del> be demonstrated that it <u>would</u> takes opportunities to deliver the following, where relevant:..</p>
<b>Area of Change:</b> Marston Road				
Local Plan	MM43	155	9.109	<p>Renamed Policy AOC8 and amendment to wording:</p> <p><del>Vision</del> <u>Policy AOC8: Marston Road</u></p> <p>Planning permission will <del>only</del> be granted for new development within the area of change where it <del>can</del> be demonstrated that it <u>would</u> takes opportunities to deliver the following, where relevant:..</p>
<b>Area of Change:</b> Old Road				
Local Plan	MM43	160	9.126	<p>Renamed Policy AOC9 and amendment to wording:</p> <p><del>Vision</del> <u>Policy AOC9: Old Road</u></p> <p>Planning permission will <del>only</del> be granted for new development within the area of change where it <del>can</del> be demonstrated that it <u>would</u> takes opportunities to deliver the following, where relevant:..</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification												
Policy SP1: West End Sites																
Local Plan	MM44	135	9.17	Delete entire paragraph: <del>Sewerage network capacity in the 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 such works.</del>												
Local Plan	MM45	133	SP1	<p><u>Planning permission will be granted for a number of mixed use developments across the West End. Residential development and/or student accommodation across the West End should deliver a minimum of 734 homes on the following sites:</u></p> <table><tr><td><u>Site</u></td><td><u>Minimum number</u></td></tr><tr><td>a. <u>Oxford Station and Becket Street Car Park</u></td><td><u>20</u></td></tr><tr><td>b. <u>Student Castle Osney Lane</u></td><td><u>206</u></td></tr><tr><td>c. <u>Worcester Street Carpark</u></td><td><u>18</u></td></tr><tr><td>d. <u>Island Site</u></td><td><u>40</u></td></tr><tr><td>e. <u>Oxpens.</u></td><td><u>450</u></td></tr></table> <p>Planning permission will only be granted for new developments that <del>follow</del> <u>have regard to</u> the framework set out in the West End Design Code.</p>	<u>Site</u>	<u>Minimum number</u>	a. <u>Oxford Station and Becket Street Car Park</u>	<u>20</u>	b. <u>Student Castle Osney Lane</u>	<u>206</u>	c. <u>Worcester Street Carpark</u>	<u>18</u>	d. <u>Island Site</u>	<u>40</u>	e. <u>Oxpens.</u>	<u>450</u>
<u>Site</u>	<u>Minimum number</u>															
a. <u>Oxford Station and Becket Street Car Park</u>	<u>20</u>															
b. <u>Student Castle Osney Lane</u>	<u>206</u>															
c. <u>Worcester Street Carpark</u>	<u>18</u>															
d. <u>Island Site</u>	<u>40</u>															
e. <u>Oxpens.</u>	<u>450</u>															

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>Planning permission will only be granted for redevelopment of the station and Becket Street Car Park if it improves the station for passengers and creates a strong sense of arrival to Oxford, and is in accordance with the Oxford Station SPD.</p> <p>Planning permission will only be granted for development on Oxpens where it enhances Oxpens Field to create a high quality open space, includes new high quality and well-located public realm, creates an active frontage along Oxpens Road, enhances connectivity to Osney Mead <u>including future proofing the proposals so they do not prevent the landing of a foot/cycle bridge across the Thames</u> and <del>is in accordance with</del> <u>has regard to</u> the Oxpens SPD.</p>
<b>Policy SP2: Osney Mead</b>				
Local Plan	MM46	135	9.25	<p>...The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted. <u>It is recognised that the FRA may not be able to demonstrate a dry risk/ very low hazard rating route to dry land. Therefore in order to achieve safe access and/ or egress for this site to satisfy the Exception Test there may be a greater reliance on on-site measures, emergency planning, and evacuation procedures alongside offsite mitigation to ensure that it is safe for its lifetime taking account of the vulnerability of its users without increasing the burden on emergency services. Development should be made safe by mitigating the potential impacts of</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<u>development through design and resilient construction measures. It should be designed and constructed such that the health and welfare of people is appropriately managed.</u>
Local Plan	MM47	135	SP2	Planning permission will be granted for a mixed use development that includes employment uses, academic uses, student accommodation, employer-linked <u>affordable</u> housing and market housing. The development of an innovation quarter is encouraged. <u>The development is expected to deliver around 247 homes. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>
	MM48			
	MM49			
	MM50			The site would only be suitable for academic institutional uses provided that <u>the requirements of Policy H9 are met.</u> <del>it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</del>
				Planning permission will not be granted for development that prejudices the comprehensive development of the whole site. A masterplan approved by the City Council should be developed prior to any development, and all development should comply with the masterplan.
	MM51			New high-quality public open space should be created on the site <del>with a reduction in car parking spaces.</del> Footpaths to and through the site should be



Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM48			provided and existing routes enhanced. <u>The masterplan should consider in greater detail how and when a</u> A new <u>pedestrian and cycle</u> bridge <u>will be delivered</u> linking this site with the other side of the river <del>should be created</del> .
	MM52			<del>A planning application must be accompanied by a site specific flood risk assessment and development should incorporate any mitigation measures. A Comprehensive Flood Risk Management Strategy should be produced in support of the Flood Risk Assessment for this site. The Flood Risk Management Strategy should be developed in consultation with Category 1 organisations as defined by the Civil Contingencies Act 2004.</del>
<b>Policy SP3: Cowley Centre</b>				
Local Plan	MM53	137	9.35	The design of development should consider the special character of the Beauchamp Lane Conservation Area and should significantly improve the design of the public realm, <u>demonstrating compliance with the requirements of Policy DH3.</u> Development should take opportunities to improve bus stopping areas, signage and facilities.

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM44	137	9.36	Delete entire paragraph: <del>Sewerage network capacity in the 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 such works.</del>
Local Plan	MM54	137	SP3	Planning permission will be granted for a retail-led mixed use development at Cowley Centre which <u>should include residential development and</u> could include the following uses: <ul style="list-style-type: none"> <li>• commercial leisure;</li> <li>• community facilities;</li> <li>• employment;</li> <li>• <del>residential</del></li> </ul> <u>The minimum number of homes to be delivered is 226.</u>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP4: Blackbird Leys Central Area</b>				
Local Plan	MM53	139	9.44	To ensure that the development makes the best use of the site, delivers the policy requirements and is well designed, it is expected that the site will be developed as part of a comprehensive regeneration plan for the area. With a number of different landowners within the site this would help delivery and ensure that piecemeal development does not prejudice the overall aim of a comprehensive regeneration of the site. The site includes the tower block sites where there may be potential to develop residential on the land around the base of the towers. <u>Consideration should be given to potential impacts on the Oxford Stadium Conservation Area and views out from St Mary's Tower. Development must demonstrate compliance with the requirements of Policy DH3.</u>
Local Plan	MM44	139	9.45	<del>Delete entire paragraph: Sewerage network capacity in the 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 such works.</del>
Local Plan	MM55	139	SP4	Planning permission will be granted for a mixed use development that includes retail, start-up employment units, residential and community facilities at the Blackbird Leys Central Area site. <u>The minimum number of homes to be delivered is 200.</u>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM49			Other uses should be appropriate to a district centre and could include education, live/work units, sport and commercial leisure. <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>
	MM44			Planning permission will not be granted for development that prejudices the comprehensive development of the whole site. Regard should be had for any regeneration plan for the Blackbird Leys area.  <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>
<b>Policy SP5:</b> Summer Fields School Athletics Track				
Local Plan	MM56	142	SP5	Add groundwater recharge symbol
Local Plan	MM57 MM49	142	SP5	Planning permission will be granted for residential dwellings. <u>The minimum number of homes to be delivered is 120. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP6: Diamond Place and Ewert House</b>				
Local Plan	MM58	144	SP6	<p>Planning permission will be granted for a mixed use development at Diamond Place and Ewert House, <del>in accordance with</del> <u>having regard to</u> the SPD, which could include the following uses:</p> <ul style="list-style-type: none"> <li>• residential</li> <li>• employment;</li> <li>• student accommodation.</li> </ul> <p><u>The minimum number of homes to be delivered is 160.</u></p>
<b>Policy SP7: 276 Banbury Road</b>				
Local Plan	MM59	144	9.66-9.67	<p><del>9.66 – This site in the Summertown district centre includes several retail units at ground floor level and offices above, with a single storey building to the north of the site used as Majestic Wine Warehouse.</del></p> <p><del>9.67 – The site is at a visually prominent location and is an important part of the street scene of Banbury Road. High quality design with active frontages will be required to ensure a sense of vitality with easy and clear access to shops and other uses on the site.</del></p>
Local Plan	MM59	144	SP7	<p><del>Planning permission will be granted for housing, student accommodation, office use, leisure uses, short stay accommodation or other town centre, uses on the upper floors, with uses that result in active frontages and comply with policy V4 relating to retail frontages on the ground floor fronting</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<del>Banbury Road at 276 Banbury Road. Planning permission will not be granted for any other uses.</del>
<b>Policy SP8: Unipart</b>				
Local Plan	MM60  MM49  MM51	146	SP8	<p>Planning permission will be granted for B1, <del>and B2</del> <u>and B8</u> employment uses at Unipart. <del>B8 uses will be permitted where they support the employment activities at the site.</del> <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p><del>A reduction in car parking provision on site will be required and</del> <u>Opportunities should be</u> sought to enhance and promote more sustainable travel modes to the Unipart site.</p>
<b>Policy SP9: Mini Plant Oxford</b>				
Local Plan	MM61  MM49	147	SP9	<p><b>Policy SP9: Oxford BMW Mini <u>MINI</u> Plant <u>Oxford</u></b></p> <p>Planning permission will be granted for B1, B2 uses. B8 uses will be permitted where they directly support the employment uses at the site. <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM61			<u>Notwithstanding the requirement in Policy E1 for no loss of employment floorspace on Category 1 employment sites, planning permission will be granted for development on this site that results in a loss of employment floorspace or jobs per hectare where the land is retained for B1, B2 and B8 uses associated with operations at MINI Plant Oxford.</u>
	MM51			<del>A reduction in car parking provision on site will be required and e</del> Opportunities <u>should be</u> sought to enhance and promote more sustainable travel modes to the <del>BMW Oxford Mini</del> <u>MINI Plant Oxford.</u>
	MM61			
<b>Policy SP10:</b> Oxford Science Park (Littlemore & Minchery Farm)				
Local Plan	MM49	148	SP10	Planning permission will be granted for B1 employment uses that directly relate to Oxford's key sectors of research led employment at Oxford Science Park. <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del> Development should be designed to enhance the external appearance of the science park and to optimise opportunities to enhance the landscape and provide attractive public open space for the occupants. The re-opening of the Cowley Branchline will provide a

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM51			<p>realistic alternative to the private car for gaining access to the science park.</p> <p><del>A reduction in car parking provision on site will be required and e</del> Opportunities <b>should be</b> sought to enhance and promote more sustainable travel to and from the park.</p>
<b>Policy SP11: Oxford Business Park</b>				
Local Plan	MM62  MM51	149	SP11	<p>Planning permission will be granted for B1 and B2 employment uses at Oxford Business Park. <b><u>Other complementary uses will be considered on their merits.</u></b> <del>Planning permission will not be granted for any other uses.</del></p> <p><del>A reduction in car parking provision on site will be required and e</del> Opportunities <b>should be</b> sought to enhance and promote more sustainable travel modes to the business park.</p>
<b>Policy SP12: Sandy Lane Recreation Ground and Land to the Rear of the Retail Park</b>				
Local Plan	MM63  MM64	150	SP12	<p>Planning permission will be granted for residential dwellings at the Sandy Lane Recreation Ground and Land to the Rear of the Retail Park. <b><u>The minimum number of homes to be delivered is 120.</u></b> Enhanced outdoor sport facilities should be provided <b><u>in line with the requirements of Policy G5,</u></b> with pitches at least equivalent to 2 full-sized football pitches and one junior pitch provided. Some appropriately sited</p>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM49			<p>land should be safeguarded to allow for future development of a passenger station for the Cowley Branchline. <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>Residential development should be located on the western part of the site access from Blackbird Leys Road.</p>
<b>SP13: Northfield Hostel</b>				
Local Plan	MM65  MM49	151	SP13	<p>Planning permission will be granted for residential dwellings <u>providing a minimum of 30 homes</u> at Northfield Hostel.</p> <p>Planning permission for residential use will only be granted if Oxfordshire County Council demonstrate that the site is no longer needed for a school and hostel. <u>Planning permission will also be granted for education uses. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any uses other than residential, education or extra care accommodation.</del></p>
<b>SP14: Edge of Playing Fields, Oxford Academy</b>				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM66	151	9.93	This site <u>comprises spare land at the edge of</u> is part of the playing fields of Oxford Academy. It is lower level than the rest of the playing fields, and not an intrinsic or well-used part of the outdoor sport offer...
Local Plan	MM67 MM68 MM49 MM68	152	SP14	Planning permission will be granted for residential development <del>for employer linked housing</del> at Edge of Playing Fields, Oxford Academy. <u>Residential development could include employer linked affordable housing in accordance with Policy H3. The minimum number of homes to be delivered is 20. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del> <u>The site to be developed is to be the playing field only and must not encroach upon the playing pitches. The loss of part of the playing field will require qualitative improvements to be undertaken to the City Council's satisfaction to the remaining playing field.</u>
<b>Policy SP15: Kassam Stadium Sites</b>				
Local Plan	MM44	152	9.98	Delete the entire paragraph: <del>Water supply network capacity in the area is unlikely to be able to support the demand anticipated by this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water capacity network are required. Up to three years lead in time could be required to undertake such works.</del>
Local Plan	MM69	153	SP15	Planning permission will be granted for a residential led development and public open space on the Kassam Stadium sites. <u>The minimum number of</u>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM49			<u>homes to be delivered is 150.</u> In addition, development could include commercial leisure, education and small-scale local shops ancillary to the stadium complex. <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>
<b>Policy SP16: Knights Road</b>				
Local Plan	MM70 MM49	154	SP16	Planning permission will be granted for a residential led development and public open space on the Knights Road site. <u>The minimum number of homes to be delivered is 80. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>
<b>Policy SP17: Government Buildings and Harcourt House</b>				
Local Plan		155	9.110-9.111	9.110 - The site is adjacent to student accommodation in John Garne Way and opposite academic uses of the Oxford Centre for Islamic Studies (OCIS) a Recognised Independent Centre of the University of Oxford. The pedestrian and cycle way of Cuckoo Lane runs through the middle of the site and is rural in character enclosed by mature vegetation. In terms of its ecological features the site is within a wildlife corridor <del>and in the vicinity of a SLINC</del> and within 600m of the New Marston Meadows SSSI. It should be retained as a green route as well as being enhanced for cycling and walking. The site is adjacent to the Headington Hill

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM53			and the St Clement's 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. <u>Any new development would be required to demonstrate compliance with the requirements of Policies DH3 and DH4.</u>
	MM71			9.111 - OCIS is keen to use this site as an expansion to their existing site on the opposite side of the road for student accommodation, visiting lecturers, staff and their families with some ancillary teaching and social space. This type of allocation would enable OCIS to focus their development around their existing site. This site is on the Marston Road with good public transport links to the city centre and hospitals. <del>Student accommodation would be suitable on this part of this part of the site adjacent to existing student accommodation. It has</del> <u>There is</u> footpath access <u>from the site</u> along Cuckoo Lane to the Oxford Brookes University Headington campus. <del>Consideration must be had of the impact of proposals on the Headington Hill Conservation Area.</del> There is no footway along Marston Road for part of the site. Any new development should include a footway and a pedestrian crossing to integrate the site with the Islamic Centre opposite.
	MM53			

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM72	156	SP17	<p>Planning permission will be granted for residential, student accommodation and academic institutional uses at the Government Buildings <u>and Harcourt House</u> site. <u>The minimum number of homes to be delivered is 70.</u> <del>Student accommodation should only be located on the half of the site north of Cuckoo Lane.</del> <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>The site would only be suitable for academic institutional uses provided that <u>the requirements of Policy H9 are met.</u> <del>it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</del></p> <p><del>Development should not have an adverse impact upon the setting of Headington Hill and the St Clement's and Iffley Road conservation areas.</del> Development should include a footway along the site frontage and a pedestrian crossing to connect with the existing footway network on the western side of Marston Road. Cuckoo Lane should be enhanced as a pedestrian and cycle route whilst retaining its green character. Green features <u>and landscaping</u> <del>should be included in the site, including 10% public open space, which should be designed with consideration of how to link to Headington Hill Park. ....</del></p>
	MM49			
	MM50			
	MM53			
	MM72			

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP18:</b> Headington Hill Hall and Clive Booth Student Village				
Local Plan	MM53	157	9.114	<p>Headington Hill Hall and Lodge House are both listed buildings and much of the site falls within the Headington Hill Conservation Area. The conservation area has a highly sensitive relationship with its setting. The well-treed slopes of the hill are important to the setting of the City Centre Conservation Area in views from the west, making an important contribution as the green backdrop in the famous views of the city of 'dreaming spires' and providing a number of features of historic or architectural interest in these views. Furthermore, the special historic interest of the conservation area includes the ability to look out from a number of viewpoints over the city of Oxford and towards the 'dreaming spires'. The character of views over the city and from the historic core must be conserved. The grounds of Headington Hill Hall create an attractive parkland landscape setting. The site is steeply sloping in parts. Design must, <u>in accordance with Policy DH3</u>, respond appropriately to the characteristics of the site, ensure it has a positive impact on the setting of the listed buildings and conservation area and the impact on views, particularly from the historic core. Enhancing the landscape setting of the site will be particularly important. There are a large number of significant mature trees and some important tree groups, many of which will need to be preserved. Overall, there must be no loss of tree canopy in the long term. Development should have a positive impact on the</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM73			relationship between buildings and the parkland setting. Development that rises above the treeline will need to be very carefully considered and justified. <u>The New Marston Meadows SSSI is within 600m of the site and is sensitive to changes in the flows and quality of water in the river Cherwell due to it being in floodplain.</u>
Local Plan	MM74	158	SP18	Add contamination symbol to policy (orange icon, potentially contaminated land)
Local Plan	MM67  MM75  MM49   MM50	158	SP18	<p>Planning permission will be granted for additional academic and teaching facilities and associated sport, social and leisure facilities, student accommodation and <u>residential development</u> <del>employer-linked housing</del> at Headington Hill Hall and Clive Booth Student Village. <u>Residential development could include employer linked affordable housing in accordance with Policy H3. The minimum number of homes to be delivered is 200. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>The site would only be suitable for academic institutional uses provided that <u>the requirements of Policy H9 are met.</u> <del>it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM53			Development should not have an adverse impact upon the setting of Headington Hill and the St Clement's and Iffley Road Conservation Areas.
	MM75			<u>Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the New Marston SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water flows. Development proposals must incorporate sustainable drainage with an acceptable management plan.</u>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP19:</b> Land Surrounding St Clements Church				
Local Plan	MM53	159	9.117	Careful design development would be required to accommodate development whilst conserving and enhancing the Conservation Area and the setting of the Church. The Conservation Area appraisal identifies the open character of this part of Marston Road and the way in which St Clement's church is set within a green enclave as key features. To conserve this character, development should be set back from Marston Road, and kept relatively low. New development must respond to the setting, framing, and response to the Grade II* listed church. <u>Due to the heritage interest of the site, development should demonstrate compliance with Policy DH3.</u> A new vehicular access from Marston Road should be made at the northern part of the site to ensure the more sensitive area to the south is protected.

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM76  MM49   MM53	159	SP19	<p>Planning permission will be granted for residential dwellings <u>and/or student accommodation</u> at the Land surrounding St Clement's Church site. <u>Planning permission will also be granted for a children's' nursery as a complementary use. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>Development should be set back from the Marston Road to maintain the open character of this part of Marston Road and the green setting of the Church. Trees along the frontage and surrounding the church should be retained. <del>Development should be of a height and density appropriate to the site's situation in a Conservation Area, in the setting of the Grade II* listed church partially within a view cone and fronting open river valley to the west.</del></p>
<b>Policy SP20:</b> Churchill Hospital Site				
Local Plan	MM77	162	SP20	<p>Planning permission will be granted for:</p> <ul style="list-style-type: none"> <li><u>i.</u> further hospital related uses, including the redevelopment of existing buildings to provide improved facilities on the Churchill Hospital Site.</li> <li><u>ii.</u> Other suitable uses which must have an operational link to the hospital and are: <ul style="list-style-type: none"> <li>• employment B1(b), B1(c) and B2;</li> <li>• patient hotel;</li> <li>• primary health care;</li> </ul> </li> </ul>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM47			<ul style="list-style-type: none"> <li>• education;</li> <li>• academic institutional;</li> <li>• <u>extra care accommodation, including elderly persons accommodation</u></li> </ul> <p>iii. Complementary acceptable uses:</p> <ul style="list-style-type: none"> <li>• <u>Residential development</u></li> <li>• employer-linked <u>affordable</u> housing;</li> <li>• student accommodation;</li> <li>• small scale retail units provided that they are ancillary to the hospital</li> </ul> <p><u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>The site would only be suitable for academic institutional uses provided that <u>the requirements of Policy H9 are met.</u> <del>it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</del></p> <p>New buildings should be designed to create active frontages and avoid creating large areas of inactive frontage and dead streets. Design should draw inspiration from the non-designated heritage assets, drawing inspiration from them to inspire and enrich the identity, character and quality of new development on the site. Evidence should be</p>
	MM49			
	MM50			

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM51			<p>provided to demonstrate that there is not a negative height impact from surrounding areas.</p> <p>Development proposals must not prejudice bus access through the site. Improvements to public transport access will be required. <del>The development will be expected to minimise car parking spaces on site.</del> Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. Mitigation measures will be required to ensure that proposals do not lead to increased parking pressure on nearby residential streets. Footpaths should be created across the site.</p>
<b>Policy SP21: Nuffield Orthopaedic Centre</b>				
Local Plan	MM78 MM47  MM67 MM49  MM51	164	SP21	<p>Planning permission will be granted for further healthcare facilities and medical research including staff and patient facilities at the Nuffield Orthopaedic Centre. Planning permission will also be granted for <u>residential development and extra care accommodation</u>, employer-linked <u>affordable</u> housing that supports the main use of the site. <u>Residential development could include employer-linked affordable housing in accordance with Policy H3. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>Development proposals must not prejudice bus access through the site. <del>The development will be expected to consolidate parking and minimise car parking spaces on site.</del> There should be no increase</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM44			<p>in parking. Applicants will be expected to demonstrate how the development mitigates traffic impacts and maximises access by alternative means of transport. The pedestrian and cyclist should be improved with improved integration for pedestrians and cyclists with the surrounding environment and better links across and around the site.</p> <p>Planning permission will only be granted if it can be proven that there would be no adverse impacts on the integrity of the Lye Valley and Rock Edge SSSI's. Development proposals should reduce surface water run-off in the area and should be accompanied by an assessment of groundwater and surface water to demonstrate that there would be no impact on surface and groundwater flow to the Lye Valley SSSI. Development proposals must incorporate sustainable drainage with an acceptable management plan.</p> <p><del>Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.</del></p>
<b>Policy SP22:</b> Old Road Campus				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM49	165	SP22	Planning permission will be granted for additional medical teaching and research at Old Road Campus. <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses....</del>
<b>Policy SP23: Warneford Hospital</b>				
Local Plan	MM53	166	9.143	Development should be designed to enhance the listed buildings and their setting, Warneford Meadow and the mature trees and parkland setting. Views across and through the site of the historic buildings and of mature trees towards South Park, Old Road and the Churchill Hospital should be retained. Because of the character of the historic buildings and parkland and the semi-rural setting, development of 3-4 storeys is likely to be appropriate, subject to careful massing. Lower buildings heights to transition with the meadow to the south would help to retain the tranquil feel of the orchard and meadow. <u>Due to the heritage interest of the site, development should demonstrate compliance with Policy DH3.</u> Opportunity to draw a green link from Warneford Meadow into the site should also be considered to assist with biodiversity and legibility.

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM44	166	9.144	Delete the entire paragraph: <del>Both the water supply network capacity and the 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 upgrades to the water supply capacity and sewerage network are required. Up to three years lead in time could be required to undertake such works.</del>
Local Plan	MM47  MM49	166	SP23	<p>Planning permission will be granted for healthcare related facilities at Warneford Hospital and, provided adequate accommodation is provided for healthcare facilities, any of the following uses:</p> <ul style="list-style-type: none"> <li>• residential, including employer-linked <u>affordable</u> housing;</li> <li>• student accommodation;</li> <li>• hospital and medical research;</li> <li>• B1(a) and B1(b) provided that they have an operational link to hospital uses;</li> <li>• academic institutional;</li> <li>• education</li> </ul> <p><u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>Development must retain and enhance the listed buildings.</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM50			The site would only be suitable for academic institutional uses provided that <u>the requirements of Policy H9 are met</u> . <del>it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</del>
	MM51			<del>The development will be expected to minimise car parking spaces on site.</del> Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. The playing fields should be re-provided or a contribution made to another facility. 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 to 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.
	MM44			<del>Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.</del>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM53			<del>Development should not have an adverse impact upon the setting of the Headington Hill conservation area.</del>
<b>Sites Released from Green Belt</b>				
Local Plan	MM79	167	9.145	<p>9.145 - <u>The City Council considers that exceptional circumstances existed to justify alterations to the Green Belt boundary, due to the acute housing need, housing affordability and inequality. The Plan goes as far as possible to identify suitable housing sites within the built up area but these can only provide for a relatively small proportion of Oxford's housing needs. The Green Belt Study (LUC, 2017) assessed the potential release of sites SP24 to SP31 from the Green Belt. These sites have been released from the Green Belt because their impact on it ranges from between a low to a moderate impact rating on the overall purposes of the Green Belt.</u> The following sites <u>have therefore been released from the</u> are in Green Belt <u>and are allocated for development.</u> currently, although the Green Belt Review as part of the Local Plan proposes their removal (as well as the removal of the land at St. Catherine's College, which is shown on the Policies Map as site SP66, but which does not have a detailed site allocation policy because development of the site has largely happened as only minor elements are proposed. Furthermore, the site is small and separated from the rest of the Green Belt by a wall and the removal from the Green Belt is intended to formalize the existing situation.</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP24: Marston Paddock</b>				
Local Plan	MM80 MM49	168	SP24	Planning permission will be granted for residential dwellings at the Marston Paddock site. <u>The minimum number of homes to be delivered is 39. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>
<b>Policy SP25: St Frideswide Farm</b>				
Local Plan	MM81 MM49	169	SP25	Planning permission will be granted for residential dwellings at the St Frideswide Farm site. <u>The minimum number of homes to be delivered is 125. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>
<b>Policy SP26: Hill View Farm</b>				
Local Plan	MM82 MM49	171	SP26	Planning permission will be granted for residential dwellings at the Hill View Farm site. <u>The minimum number of homes to be delivered is 110. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP27: Land West of Mill Lane</b>				
Local Plan	MM53	171	9.161	The site is in close proximity to the Conservation Area. <del>Consideration should be given to the setting of the village.</del> The development of sites along the northern edge will coalesce with A40 and create a new urban edge to the city and village. An access road from A40 already exists and there may be opportunities to create a cluster of sites around this if adequate separation from the village can be achieved to protect its character and setting. <u>Development proposals should have consideration in their design of the setting of the village in accordance with the requirements of Policy DH3.</u>
Local Plan	MM83 MM49	172	SP27	Planning permission will be granted for residential dwellings on the Land West of Mill Lane site. <u>The minimum number of homes to be delivered is 75. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>
<b>Policy SP28: Park Farm</b>				
Local Plan	MM84  MM49	173	SP28	Planning permission will be granted for residential dwellings at the Park Farm site. <u>The minimum number of homes to be delivered is 60.</u> The site should include public open space. <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP29: Pear Tree Farm</b>				
Local Plan	MM44	174	9.176	Delete entire paragraph: <del>The sewerage network capacity in the 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 such works.</del>
Local Plan	MM85 MM49	175	SP29	<p>Planning permission will be granted for residential dwellings at the Pear Tree Farm site. <u>The minimum number of homes to be delivered is 122. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.</p> <p>A minimum of 10% of the site should be for public open space, which should be accessible for existing residents of Marston. The development should be designed to ensure active frontages face onto the open space. Compensatory improvements should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM44			Development proposals should be accompanied by an assessment of groundwater and surface water, <del>and should show that agreement has been gained with Thames Water about foul water discharges.</del>
<b>Policy SP30:</b> Land East of Redbridge Park and Ride				
Local Plan	MM86 MM49	176	SP30	Planning permission will be granted for residential dwellings at the land East of Redbridge Park and Ride site. Proposals should include residential moorings and associated servicing facilities. Development should include public open space. <u>The minimum number of homes to be delivered is 162. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>
<b>Policy SP31:</b> St Catherine's College Land				
Local Plan	MM53	177	9.183	The site is visually separated for the wider Green Belt by a wall. Some of the Green Belt area has already been developed and there is a small remaining parcel of undeveloped land. Development could take place without harm to the integrity and purpose of the Green Belt. The site is within the central conservation area and in close proximity to listed buildings, and <u>the design of development proposals</u> <del>development must be designed carefully to preserve and enhance their character in accordance with the requirements of Policy DH3.</del>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM87 MM49  MM53  MM87	177	SP31	<p>Planning permission will be granted for student accommodation and other university-related development at the St Catherine's College site. <u>The minimum number of homes to be delivered is 31. Other complementary uses will be considered on their merits.</u></p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting. [...]</p> <p><u>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.</u></p>
<b>Policy SP32: Banbury Road University Sites</b>				
Local Plan	MM53	178	9.185	<p>Many of the buildings contribute to the character of the North Oxford Victorian Suburb conservation area or are listed. The two areas to the north are historically part of the late C19/early C20 development of North Oxford by St John's College and retain evidence of the planned "setting out" of this part of the city at that time with large detached or semi-detached villas set back from the street behind boundary walls and the remains of front gardens. The area to the south sits immediately to the north of the grade II* listed The Old Parsonage. The pair of late C19 villas that front Banbury Road</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				are listed and form an important group up to and including No 21 Banbury Road. They would need to be retained in any future development proposal, <u>and any new designs would be expected to comply with Policy DH3.</u>
Local Plan	MM67  MM88  MM49     MM50       MM53	178	SP32	<p>Planning permission will be granted for academic institutional uses, student accommodation, and/or <u>residential development</u> <del>employer-linked housing</del> at the Banbury Road University Sites. <u>Residential development could include employer-linked affordable housing in accordance with Policy H3. The minimum number of homes to be delivered is 60. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>The site would only be suitable for <del>redevelopment or addition of</del> academic institutional uses provided that <u>the requirements of Policy H9 are met.</u> <del>it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</del></p> <p><del>Development must retain and enhance the listed buildings. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP33:</b> Bertie Place Recreation Ground and Land Behind Wytham Street				
Local Plan	MM46	179	9.193	<p>...The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted. <u>It is recognised that the FRA may not be able to demonstrate a dry risk/ very low hazard rating route to dry land. Therefore in order to achieve safe access and/ or egress for this site to satisfy the Exception Test there may be a greater reliance on on-site measures, emergency planning, and evacuation procedures alongside offsite mitigation to ensure that it is safe for its lifetime taking account of the vulnerability of its users without increasing the burden on emergency services. Development should be made safe by mitigating the potential impacts of development through design and resilient construction measures. It should be designed and constructed such that the health and welfare of people is appropriately managed.</u></p>
Local Plan	MM89	180	SP33	<p>Planning permission will be granted for residential development (Plot A). <u>The minimum number of homes to be delivered is 30.</u> A vehicular turning and dropping off area should be provided within the site.</p> <p>Planning permission will only be granted for the new school if the school playing fields are provided on the Land Behind Wytham Street (Plot B) and planning permission will only be granted for a new school or residential development if the existing Bertie Place recreation ground, including a</p>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM49			<p>replacement Multi Use Games Area, is re-provided on land in Plot B with adequate pedestrian links provided from local residential areas. <del>Planning permission will not be granted for any other uses.</del> <u>Other complementary uses will be considered on their merits.</u></p> <p>[...]</p> <p><del>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.</del> <u>A Comprehensive Flood Risk Management Strategy should be produced in support of the Flood Risk Assessment for this site. The Flood Risk Management Strategy should be developed in consultation with Category 1 organisations as defined by the Civil Contingencies Act 2004.</u></p>
	MM52			

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP34: Canalside Land</b>				
Local Plan	MM53	181	9.196	Building heights should reflect the form and scale of surrounding development, particularly surrounding the area of public open space and should not exceed 3 storeys. Finished design should respect the waterfront heritage of the site, the conservation area and Grade 1 Listed Building. Potentially the wall separating the Church and the proposed new square can be demolished to open up the square and views of the Grade 1 listed building. <u>Designs would be expected to be in compliance with the requirements of Policy DH3.</u>
Local Plan	MM46	181	9.197	...The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted. <u>It is recognised that the FRA may not be able to demonstrate a dry risk/ low hazard rating route to dry land. Therefore in order to achieve safe access and/ or egress for this site to satisfy the Exception Test there may be a greater reliance on on-site measures, emergency planning, and evacuation procedures, alongside offsite mitigation, to ensure that it is safe for its lifetime taking account of the vulnerability of its users without increasing the burden on emergency services. Development should be made safe by mitigating the potential impacts of development through design and resilient construction measures. It should be designed and constructed such that the health and welfare of people is appropriately managed.</u>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM90	182	SP34	<p>Planning permission will be granted for a mixed use development at the Canalside Land site that includes all of the following uses:</p> <ul style="list-style-type: none"> <li>a). residential</li> <li>b). a sustainably-sized community centre</li> <li>c). public open space/square</li> <li>d). replacement operating boatyard and winding yard</li> <li>e). a new bridge over the Oxford Canal for pedestrians and cyclists</li> </ul> <p><del>Planning permission will not be granted for any other uses.</del> <u>Other complementary uses will be considered on their merits.</u></p> <p><del>Careful design must ensure that development proposals contribute towards the character of the conservation area and enhances St Barnabas Church and its setting.</del></p> <p>A planning application must be accompanied by a site-specific <u>flood risk</u> assessment for flood risks, <u>and development should</u> groundwater and surface water impacts. <del>Proposals must also incorporate any necessary mitigation measures.</del> <u>A Comprehensive Flood Risk Management Strategy should be produced in support of the Flood Risk Assessment for this site. This Flood Risk Management Strategy should be developed in consultation with Category 1 organisations as defined by the Civil Contingencies Act 2004.</u></p>
	MM49			
	MM53			
	MM52			

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP35: Court Place Gardens</b>				
Local Plan	MM53  MM67	183	9.200	There is potential to make better use of the site whilst respecting and improving the setting of the listed building. <u>Development designs would be expected to comply with the requirements of Policy DH3.</u> The existing graduate student accommodation should be replaced with new graduate accommodation or with residential <u>development, which may include employer-linked affordable housing,</u> or a mix of both uses. <del>The site is not within an area that satisfies the student accommodation Policy HP4 so there should be no net increase in students living on the site.</del> Opportunities should be explored to open up footpaths for pedestrians through the site. More vulnerable development will be expected to be directed away from the portion of the site within Flood Zone 3b. The site is almost directly adjacent to the Iffley Meadows SSSI, which is sensitive to changes in water quality and surface water flows due to its location within a floodplain.
Local Plan	MM67  MM132  MM49	183	SP35	Planning permission will be granted for graduate student accommodation or <u>residential development, employer-linked housing</u> or a mix of both uses at Court Place Gardens. <u>Residential development could include employer-linked affordable housing in accordance with Policy H3.</u> <del>There should be no net increase in student accommodation units.</del> <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM53			Through the redevelopment of 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.
<b>Policy SP36:</b> Cowley Marsh Depot				
Local Plan	MM91  MM49	184	SP36	<p>Planning permission will be granted for residential dwellings at Cowley Marsh Depot. <u>The minimum number of homes to be delivered is 80. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>Prior to the development of the site for residential uses the depot must be relocated.</p>
<b>Policy SP37:</b> Faculty of Music, St Aldates				
Local Plan	MM53	184	9.203	<p>The site is currently occupied by the University of Oxford's Faculty of Music which is due to be relocated to the Radcliffe Observatory Quarter site. The current Faculty of Music site is a sensitive location as it backs onto Christ Church meadow, is in a Conservation area and is close to the listed buildings of Christ Church College. <del>Care will be needed in design in order to demonstrate that the setting of the listed buildings and Conservation Area are conserved and enhanced.</del> There is a high potential for archaeological interest such as the site</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				of the Crutched Friars. <u>Careful design will be needed to conserve and enhance the setting, and proposals would be required to demonstrate compliance with Policies DH3 and DH4.</u>
Local Plan	MM47 MM92 MM49  MM50  MM53	185	SP37	<p>Planning permission will be granted for academic uses, residential including employer linked <u>affordable</u> housing and student accommodation at the Faculty of Music. <u>The minimum number of homes to be delivered is 40. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>The site would only be suitable for academic institutional uses provided that <u>the requirements of Policy H9 are met.</u> <del>it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</del></p> <p><del>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</del></p>
<b>Policy SP38: Former Barns Road East Allotments</b>				
Local Plan	MM93	185	SP38	<p>Planning permission will be granted for residential dwellings at the Former Barns Road East Allotments site. <u>The minimum number of homes to be delivered is 25. Other complementary uses will be considered</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM49			<del>on their merits. Planning permission will not be granted for any other uses.</del>
<b>Policy SP39: Former Iffley Mead Playing Fields</b>				
Local Plan	MM47  MM94  MM49     MM94	186	SP39	<p>Planning permission will be granted for residential dwellings at the former Iffley Mead playing fields. Residential development could <u>include</u> be in the form of employer-linked <u>affordable</u> housing if no other County site is used for this purpose. <u>The minimum number of homes to be delivered is 84. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>The Former Iffley Mead Playing Fields site will be expected to provide 10% new public open space, which must be sited to be welcoming to existing residents. Development proposals should encourage active frontages to the new public open space. <del>The playing field should be re-provided or a contribution made to another facility.</del></p>
<b>Policy SP40: Grandpont Car Park</b>				
Local Plan	MM47    MM95	187	SP40	<p>Planning permission will be granted for residential dwellings at the Grandpont Car Park site. Residential development could <u>include</u> be in the form of employer-linked <u>affordable</u> housing if no other County site is used for this purpose. <u>The minimum number of homes to be delivered is 22. Other complementary uses will be considered on their</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM49			<del>merits. Planning permission will not be granted for any other uses.</del>
<b>Policy SP41:</b> Jesus College Sports Ground				
Local Plan	MM53	188	9.214	Views of and from Bartlemas are restricted due to vegetation and buildings; however development of the site would inevitably have some impact on the sense of rural isolation that the current undeveloped playing fields reinforce. Therefore, any development would need to be designed with buildings of form, massing (roof profiles) height and façade materials that allow the built forms to recede in the backdrop to views from and across Bartlemas. In addition, landscape design would need to be a fundamental consideration at the earliest design stage, to enhance the contribution that existing trees and hedgerows make to the rural setting of the Bartlemas settlement, listed buildings and the conservation area. <u>All elements of the design would be assessed for compliance with the requirements of Policies DH2, DH3 and DH4.</u> Development should result in enhancement of the hedgerow along the southern side of the lane.
Local Plan	MM96 MM49	188	SP41	Planning permission will be granted for residential development and new public open space at Jesus College Sports Ground. <u>The minimum number of homes to be delivered is 28. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM64			<p><del>The public open space should cover at least 25% of the gross site area and should be located on the Barracks Lane frontage. <u>The sports provision must be retained unless the loss of the sports provision can be otherwise compensated for in line with the requirements of Policy G5. If an alternative site is found the City Council must be satisfied that it will be delivered.</u> Public sports facilities should be provided on the open space or a contribution made to improve other local sports facilities.</del></p>
	MM53			<p><del>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.</del></p>
	MM96			<p><del><u>Green space will need to be retained along the Barracks Lane frontage.</u> Development proposals 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.</del></p>
<b>Policy SP42: John Radcliffe Hospital Site</b>				
Local Plan	MM53	189	9.217	<p>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 for hospital uses and will become available for alternative uses. Proposals must consider their</p>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM53			Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.
	MM51			Development proposals must not prejudice bus access through the site. Improvements to public transport, <u>and walking and cycling</u> access <del>and the reduction in car parking provision on site will be required</del> <u>and where required by Policy M2 this should be set out within a transport assessment or travel plan and reflected in the agreed masterplan.</u>
	MM97			<del>in accordance with Oxfordshire County Council's Local Transport Plan.</del>
<b>Policy SP43: Land at Meadow Lane</b>				
Local Plan	MM53	191	9.221	The site comprises of land used for horse grazing, with some trees and shrubs. The site sits within the Iffley village envelope and has potential for some sensitive housing infill. <u>Any development proposals would be expected to conserve and enhance the unique characteristics of the Iffley conservation area in order to comply with the requirements of Policies DH2 and DH3.</u> <del>This should conserve and enhance the unique characteristics and appearance of the Iffley conservation area.</del> The building line should be followed on the frontage and the semi-rural frontage on Church Way should be retained, as well as the stone wall boundary and trees, particularly at Church Way. Development should be relatively low

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				density and two-storey with front and rear gardens and stone-walled boundaries. The impact of development on views through the riverside edge landscape of the Cherwell meadows to the west, and views back to Iffley from the west should be considered.
Local Plan	MM98 MM49  MM98	191	SP43	<p>Planning permission will be granted for residential dwellings at Land at Meadow Lane. <u>The minimum number of homes to be delivered is 29. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.</p> <p><u>Development should be designed to ensure that there is no adverse impact on the Iffley Meadows SSSI. To minimise impact upon the Iffley Meadows SSSI, development proposals will be expected to incorporate Sustainable Urban Drainage Systems and may be required to be accompanied by a groundwater study.</u></p> <p>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.”</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP44:</b> Lincoln College Sports Ground				
Local Plan	MM53	192	9.227	Any development should be designed with buildings of form, massing (roof profiles) height and façade materials that allow the built forms to recede in the backdrop to views from and across Bartlemas. In addition, landscape design would need to be a fundamental consideration at the earliest design stage, to enhance the contribution that existing trees and hedgerows make to the rural setting of the Bartlemas settlement, listed buildings and the conservation area, <u>and as a result development should demonstrate compliance with Policy DH3.</u> Development should result in enhancement of the hedgerow along the southern side of the lane.
Local Plan	MM44	192	9.230	<del>Delete entire paragraph: 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</del>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM56	193	SP44	Remove groundwater recharge symbol.
Local Plan	MM99 MM49 MM64  MM53	193	SP44	<p>Planning permission will be granted for residential development and public open space at Lincoln College Sports Ground. <u>The minimum number of homes to be delivered is 90. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>The sports <u>provision</u> pitch must be retained on the open space unless <u>the loss of the sports provision can be otherwise compensated for in line with the requirements of Policy G5</u> <del>an alternative suitable site is found</del>. If an alternative site is found 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>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.</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM99			Development proposals should encourage active frontages onto Barracks Lane <del>and the new public open space.</del> <u>The new public open space should be located along the frontage adjacent to the Conservation Area.</u> Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI.
<b>Policy SP45:</b> Littlemore Park				
Local Plan	MM53	193	9.233	The site is adjacent to listed hospital buildings so the impact on these buildings and their setting must be considered. <u>As a result, development should also demonstrate compliance with Policy DH3.</u> The existing ecological provision on the site must be understood and enhanced. Landscaping should consider the brook to the south of the site. The former playing field should be relocated or facilities improved elsewhere. Because of the listed buildings and importance of landscape to their setting, development of medium density and height is likely to be suitable.
Local Plan	MM44	194	9.238	<del>Delete entire paragraph: 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</del>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM100 MM49 MM64	194	SP45	<p>Planning permission will be granted for employment (B1) and complementary appropriate uses at Littlemore Park.</p> <p>Residential development is a suitable alternative use but to ensure that there is no loss of employment sites within Oxford, planning permission will only be granted for residential development on Littlemore Park provided that an equivalent amount of new B1 employment (employees) is created elsewhere within Oxford. <u>The minimum number of homes to be delivered is 270. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p><del>The playing field should be re-provided or a contribution made to another facility.</del> <u>must be retained unless its loss can be otherwise compensated for in line with the requirements of Policy G5. If an alternative site is found the City Council must be satisfied that it will be delivered.</u></p>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP46: Manor Place</b>				
Local Plan	MM53	195	9.239	This site consists of a mix of disused hard and grass tennis courts, abandoned private allotments and an orchard. It is a sensitive site as it is close to a number of listed buildings, the Holywell Cemetery and within the Central Conservation Area with a number of large trees on site. Any development would need to ensure that there was no adverse impact upon the setting of the listed buildings and the Central conservation area. There is high potential for archaeological interest on the site with Civil War defences having been excavated previously. <u>Due to the heritage and archaeological significance of the site, development will need to demonstrate compliance with Policy DH3 and Policy DH4.</u>
Local Plan	MM101 MM49 MM53	196	SP46	<p>Planning permission will be granted for student accommodation or car free residential development or a mix of both uses at <u>Manor Place</u> <del>St Cross College Annex.</del> <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p><del>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP47:</b> Manzil Way Resource Centre				
Local Plan	MM47  MM102  MM49	197	SP47	Planning permission will be granted for improved health-care facilities, associated administration and/or residential dwellings, including employer-linked <u>affordable</u> housing, at the Manzil Way Resource Centre site. <del>If market housing and employer-linked housing are to be provided there must be enough market housing to ensure that affordable housing is provided on site, in accordance with Policy H2. <u>Other complementary uses will be considered on their merits.</u> Planning permission will not be granted for any other uses.</del>
<b>Policy SP48:</b> Thornhill Park, London Road				
Local Plan	MM44	197	9.247	Delete entire paragraph: 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

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM103	198	SP48	<p><b>Policy SP48:</b> Nielsen, London Road</p> <p><del>Planning permission will be granted for a residential-led development at the Nielsen site which must retain employment-generating development.</del></p> <p><u>Planning permission will be granted for a residential led mixed use redevelopment of the Thornhill Park site. This should include some employment use, given the strategic location of the site. Other complementary uses will be considered on their merits. The minimum number of homes to be delivered is 534 which includes the conversion of the existing building to residential.</u></p> <p><del>As a Category 2 employment site, the existing level of employment should be retained on site. Replacement employment could be in the form of:</del></p> <ul style="list-style-type: none"> <li><del>• an employment generating use; and/or</del></li> <li><del>• healthcare development provided that the employee level was sufficient; and/or</del></li> <li><del>• small scale employment units.</del></li> </ul> <p><del>Planning permission will not be granted for any other uses.</del></p> <p>Opportunities should be taken to improve connectivity to and within the site for pedestrians and cyclists.</p> <p><del>The playing field should be re-provided or a contribution made to another facility.</del> <u>must be retained unless its loss can be otherwise compensated for in line with the requirements of</u></p>
	MM49			
	MM103			
	MM103			
	MM64			

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM44			<p><u>Policy G5. If an alternative site is found the City Council must be satisfied that it will be delivered.</u></p> <p><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>
<b>Policy SP49: Old Power Station</b>				
Local Plan	MM53	199	9.249	<p>The site is directly adjacent to the boundary of the Osney Island Conservation area, which derives its unique character from the well preserved Victorian buildings that have had limited 20th Century intervention. Any proposals should have regard to this setting and to the visual impact development this site would have on the character of the area.</p> <p><u>Due to the heritage interest of the site, development should demonstrate compliance with Policies DH3 and DH5.</u></p>
Local Plan	MM104  MM47  MM49	199	SP49	<p>Planning permission will be granted for <u>academic institutional use</u>, student accommodation and/or residential dwellings, including employer-linked <u>affordable</u> housing on the Old Power Station site. Development of the site may include replacement of existing use of the site. <u>Other complementary uses</u></p>

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	MM53			<p><del>will be considered on their merits. Planning permission will not be granted for any other uses.</del></p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and reflect the heritage significance of the building and its setting.</p>
<b>Policy SP50: Oriel College Land at King Edward Street and High Street</b>				
Local Plan	MM53	200	9.253	<p>This site consists of a number of properties including a listed building. As a city centre location, the site is suitable for a number of uses although with the ground floor designated as a mix of primary, secondary and street specific frontages, Class A uses should be maintained here subject to Local Plan policies. Any development would need to ensure that there was no adverse impact upon the setting of the listed building and conservation area, <u>and therefore should demonstrate compliance with Policy DH3.</u></p>
Local Plan		200	SP50	<p>Planning permission will be granted for student accommodation and or residential dwellings and town centre uses at Oriel College Land at King Edward Street and High Street. Active frontages</p>

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	MM105  MM49   MM53			<p>should be maintained on the ground floor. <u>The minimum number of homes to be delivered is 7. Other complementary uses will be considered on their merits.</u> Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and enhance the listed building and its setting.</p>
<b>Policy SP51:</b> Oxford Brookes University Marston Road Campus				
Local Plan	MM53	201	9.256	<p>The former school building, built in the late 30s, early 40s is an imposing building, built in a neo Georgian style with a triangular stone portico containing a carved Oxford crest. Four tall elegant Cotswold limestone Ionic columns surround the front door. All the red brickwork of the original 1939 building has the attractive chevron or diamond pattern, adding to the striking symmetry of the frontage. The site lies within the setting of the Headington Hill Conservation Area and it has an important relationship to the conservation area. <u>Therefore, development should demonstrate compliance with Policy DH3.</u></p>
Local Plan	MM106	201	SP51	<p>Planning permission will be granted at the Oxford Brookes Marston Road Campus for further academic use, <u>with linked student accommodation</u> or</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM47			employer-linked <u>affordable</u> housing or, should Oxford Brookes University vacate the site, for residential dwellings. <u>The minimum number of homes to be provided is 59. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>
	MM106			
	MM49			
<b>Policy SP52: Oxford Stadium</b>				
Local Plan	MM107	202	9.263	The opportunity exists to provide enabling residential development within the existing Stadium car park. This residential development should preserve and where possible enhance the significance of the conservation area of which it is a part and should provide for retention and enhancement of the community uses of the Stadium. <u>The established use as a stadium should not be affected by permitting of new residential developments in proximity.</u> The City Council has undertaken viability testing that demonstrates that resumption of the use of the Stadium as a greyhound racing and speedway venue can be achieved, supported by enabling housing development to fund its modernisation <u>and facilitate recommencement of greyhound racing or speedway</u> if necessary. Any planning permission for enabling residential development will be required to include a commitment (through a planning obligation) to carry out, as part of the development, an agreed scheme for refurbishment and modernisation of the Stadium to facility recommencement of its former leisure uses. <u>If it can be demonstrated that greyhound racing or speedway cannot viably be brought back</u>

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				<u>then residential-led development (supported by appropriate uses) can go ahead. It must be demonstrated that active market testing has taken place, that a development partner has been actively sought, and that there has been engagement with the national governing bodies.</u>
Local Plan	MM108	203	SP52	<p>Planning permission will be granted for revival of the stadium for greyhound racing and/or speedway, with <del>other</del> <u>supporting</u> community or leisure uses. <del>Planning permission will be granted for and other uses</del> <u>and</u> enabling residential dwellings on the car park or other areas that will not affect the operation or heritage interest of the Oxford Stadium site. <del>if it is to secure enhancement of leisure uses on the site consistent with preservation and enhancement of heritage significance.</del></p> <p><del>Planning permission will not be granted for any other use or development, unless further feasibility work shows speedway and greyhound racing not to be viable, in which case planning permission will be granted for an alternative community and leisure use that maintain the heritage interest of the Stadium and its context, with supporting or enabling residential development on the car park if necessary.</del></p> <p><u>If it is demonstrated that bringing speedway and greyhound racing back into use is not viable, high quality residential led redevelopment supported by appropriate uses that will benefit the wider community for example complementary leisure or</u></p>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM51			<p><u>community uses that include reference to the heritage interest, of the site will be supported.</u></p> <p><del>Planning permission will not be granted for any development that would result in an increase in car parking. It should be demonstrated that there will be adequate accessibility of the site to support the leisure uses.</del> <u>Opportunities should be sought to enhance and promote sustainable travel to and from the site, in line with Policies M1 to M5.</u></p>
	MM108			<p><del>As part of any planning application a legally enforceable commitment will be required to modernise and to refurbish the existing Oxford Stadium to facilitate recommencement of its former uses or for alternative community and leisure uses, in accordance with this policy.</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP53:</b> Oxford University Press Sports Ground				
Local Plan	MM44	204	9.269	Delete entire paragraph: <del>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</del>
Local Plan	MM109 MM49  MM64	204	SP53	<p>Planning permission will be granted for residential development and public open space at Oxford University Press Sports Grounds. Some complementary B1 employment would also be suitable. <u>The minimum number of homes to be delivered is 130. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p><del>The playing pitch facilities and the pavilion must be retained unless an alternative suitable provision is made.</del> <u>sports provision must be retained unless the loss of the sports provision can be otherwise compensated for in line with the requirements of Policy G5.</u> If <u>an</u> alternative <del>provision</del> <u>site</u> is <u>found</u> <del>made</del> the City Council must be satisfied that it will be delivered. The Oxford University Press Sports Ground site will still be expected to provide 10% new public open space as part of the residential development.</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				Development should encourage active frontages onto the new public open space.
<b>Policy SP54:</b> No.1 Pullens Lane				
Local Plan	MM53	205	9.271	The site is within the Headington Hill Conservation Area, <u>and as a result development should demonstrate compliance with Policy DH3.</u> Any proposals should have regard to the quiet and rural character and appearance of the Conservation Area. Inappropriate levels of traffic generation must be avoided. Important soft landscaping features should be retained.
Local Plan	MM110	205	SP54	Planning permission will be granted for residential dwellings at the No.1 Pullens Lane site. <u>The minimum number of homes to be delivered is 11. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP55: Radcliffe Observatory Quarter</b>				
Local Plan	MM53	206	9.274	This site is within an area of predominantly attractive University and residential buildings. The site excludes the listed building of the former St Paul's church but any development would need to ensure that there was no adverse impact upon the setting of any listed buildings or conservation area, <u>and should demonstrate compliance with Policy DH3.</u> Whilst there has already been considerable academic development on the site, further applications are expected. Being an existing university campus site, the site is suitable for further academic uses including student accommodation and employer-linked housing. Development will be considered against the endorsed masterplan for the site.
Local Plan	MM44	206	9.276	<del>Delete entire paragraph: 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</del>
Local Plan	MM74	206	SP55	Add contamination symbol to policy (orange icon, potentially contaminated land)

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM111	206	SP55	<p>Planning permission will be granted for academic institutional, student accommodation and <del>employer-linked housing</del> <u>residential development</u> at the Radcliffe Observatory Quarter site. <u>Residential development could include employer linked affordable housing in accordance with Policy H3. The minimum number of homes to be delivered is 48. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>The site would only be suitable for redeveloped or additional academic institutional uses provided <u>the requirements of Policy H9 are met.</u> <del>that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</del></p> <p><del>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</del></p> <p><del>A reduction in car parking provision on site will be required.</del> Pedestrian and cycle links through and to the site, including to the University Science Area, should be maintained and enhanced.</p> <p><del>Applicants will be required to demonstrate that there is adequate waste water capacity both on and</del></p>
	MM49			
	MM50			
	MM53			
	MM51			
	MM44			

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<del>off the site to serve the development and that it would not lead to problems for existing or new users.</del>
<b>Policy SP56: Ruskin College Campus</b>				
Local Plan	MM53	207	9.277	Ruskin College is an adult residential college providing educational opportunities for adults with little or no qualifications. There are nine buildings on site including the listed Rookery and wall, set within landscaped grounds with some large trees. The buildings are used for academic purposes, student accommodation, student facilities, administration and tennis courts as well as three buildings which are currently vacant. The site has a masterplan which was endorsed by the North East Area Committee in 2008 but with some issues that required further attention. Evidence for Iron Age activity and Roman pottery production has been recorded from this site so it has significant archaeological potential. <u>Due to this potential, development should demonstrate compliance with Policy DH4.</u>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM53	207	9.278	The site is suitable for further academic uses, student accommodation, public open space and sports facilities. In accordance with Policy E3 only academic facilities of Ruskin College or the universities would be considered suitable. Any development would need to ensure that there was no adverse impact upon the setting of the listed buildings, <u>wall</u> and Old Headington conservation area, <u>and therefore should demonstrate compliance with Policy DH3.</u>
Local Plan	MM67  MM49  MM53  MM51	208	SP56	<p>Planning permission will be granted for academic institutional uses, student accommodation and <u>residential development</u> at Ruskin College Campus. <u>Residential development could include employer-linked affordable housing in accordance with Policy H3.</u> Development could include open space, sports facilities and allotments. <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p><del>Development must retain and enhance the setting of the listed building and wall. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</del></p> <p><del>A reduction in car parking provision on site will be required and p</del> Pedestrian and cycle links through and to the site should be enhanced.</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>Policy SP57: Ruskin Field</b>				
Local Plan	MM53	208	9.280	Development of the allocated part of the site would need to be carefully and sensitively designed to preserve and enhance the setting of the listed building and the character and appearance of the conservation area. <u>Therefore, development should demonstrate compliance with Policy DH3.</u>
Local Plan	MM112  MM47 MM49   MM53	209	SP57	<p>Planning permission will be granted for expansion of the adjoining academic institution <u>and/or</u> residential use only, which may include employer-linked <u>affordable</u> housing. <u>Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>New development should be informed by the landscape character and potential impact on views from the north in terms of choice of siting, height, form and appearance. <del>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</del></p>
<b>Policy SP58: Slade House</b>				
Local Plan	MM74	210	SP58	Add contamination symbol to policy (orange icon, potentially contaminated land)
Local Plan	MM47	210	SP58	Planning permission will be granted for improved health-care facilities, associated administration and/or residential dwellings, including employer-linked <u>affordable</u> housing, at the Slade House site. #



Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM113 MM49			<del>market housing and employer-linked housing are to be provided there must be enough market housing to ensure that affordable housing is provided on site, in accordance with Policy H2. <u>Other complementary uses will be considered on their merits.</u> Planning permission will not be granted for any other uses.</del>
<b>Policy SP59: Summertown House, Apsley Road</b>				
Local Plan	MM53	210	9.285	This site is currently graduate accommodation and an associated nursery. There is some potential to make more efficient use of the site by developing further graduate accommodation on open areas. There is a listed building in the centre of the site and any development would be expected to preserve and enhance the house and its setting, <u>and would need to demonstrate compliance with Policy DH3.</u> Given that the site is a university campus site it would be suitable for employer-linked housing.
Local Plan	MM56	211	SP59	Remove groundwater recharge symbol.
Local Plan	MM114 MM47 MM114 MM49	211	SP59	Planning permission will be granted for <u>residential development</u> , student accommodation and employer-linked <u>affordable</u> housing at Summertown House. <u>The minimum number of homes to be delivered is 20. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
	MM53			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.
<b>Policy SP60:</b> Union Street Car Park				
Local Plan	MM115 MM49	212	SP60	Planning permission will be granted for residential or student accommodation, and car parking at Union Street Car Park. <u>The minimum number of homes to be delivered is 20. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>
<b>Policy SP61:</b> University of Oxford Science Area and Keble Road Triangle				
Local Plan	MM53	212	9.289	This site is in the scientific core of the University of Oxford and includes four plots each containing a number of buildings in academic use. Some of the buildings are listed and development would be expected to have regard to these and the Conservation Area. There is high potential for archaeological interest on the site as it is in an area with Bronze Age barrows, Iron Age and Roman activity and Civil War defences. <u>Due to both the archaeological and heritage interest of the site, development should demonstrate compliance with Policies DH3 and DH4.</u> The site is adjacent to designated Green Belt land and is within 600m from the New Marston Meadows SSSI.

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM56	212	SP61	Add groundwater recharge symbol
Local Plan	MM74	212	SP61	Add contamination symbol to policy (orange icon, potentially contaminated land)
Local Plan	MM116  MM49  MM50  MM53  MM51	212	SP61	<p>Planning permission will be granted for <u>residential development</u>, academic institutional uses and associated research at University Science Area and Keble Road Triangle in line with the approved masterplan. <u>The minimum number of homes to be delivered is 20. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p>The site would only be suitable for academic institutional uses provided that <u>the requirements of Policy H9 are met.</u> <del>it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</del></p> <p><del>Development must retain and enhance the listed buildings. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</del></p> <p><del>The development will be expected to minimise car parking spaces on site and to take opportunities to rationalise car parking arrangements to enhance the public realm. Applicants will be expected to</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. Pedestrian and cycle links through and to the site, including to the Radcliffe Observatory Quarter, should be enhanced.
<b>Policy SP62: Valentia Road Site</b>				
Local Plan	MM117  MM49     MM117	214	SP62	<p>Planning permission will only be granted for housing on this site. <u>The minimum number of homes to be delivered is 12. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del> Improvements to the remaining area of recreation ground will be required as part of any development on the site.</p> <p><u>Planning permission will only be granted if it can be demonstrated that there would be no adverse impact upon surface and groundwater flow to the Lye Valley SSSI. Development proposals should reduce surface water runoff 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.</u></p>
<b>Policy SP63: West Wellington Square</b>				
Local Plan	MM53	214	9.293	This site is within the conservation area, to which many of the buildings make a positive contribution. There is a high potential for archaeological interest as it is the site of the Wellington Workhouse and a

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				line of Civil War defences. <u>As a result of the heritage and archaeological interest of the site, development should demonstrate compliance with Policies DH3 and DH4.</u> Access is limited to a single width carriageway between two buildings off Walton Street and is not suitable for any material increase in traffic movements.
Local Plan	MM67  MM118 MM49  MM53  MM51	215	SP63	<p>Planning permission will be granted for academic institutional, student accommodation, and <del>employer-linked housing</del> <u>residential development</u> at West Wellington Square. <u>Residential development could include employer-linked affordable housing in accordance with Policy H3. Within the Local Centre, uses appropriate to Policy V4 at West Wellington Square will also be permitted. The minimum number of homes to be delivered is 18. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del></p> <p><del>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</del></p> <p><del>Car parking on site should be reduced.</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Policy SP64: Wolvercote Paper Mill				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM119	215-217	SP64 and supporting text (9.296-9.302)	<p>Deletion of full policy and supporting text (SP64 and 9.296-9.302)</p> <p><del><b>Wolvercote Paper Mill, Mill Road</b></del></p> <p><del><b>Site area:</b> 4.95 hectares/12.23 acres (Plot A) 1.77 hectares/4.37 acres (Plot B)</del></p> <p><del><b>Ward:</b> Wolvercote</del></p> <p><del><b>Landowner:</b> University of Oxford</del></p> <p><del><b>Current use:</b> Vacant former paper mill</del></p> <p><del><b>Flood Zone:</b> FZ2 but FZ1 for sequential test (for whole site)</del></p> <p><del>9.296 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 noisy as it is adjacent to the A34.</del></p> <p><del>9.297 Plot A is suitable for residential development. Complementary small scale employment units, employing a maximum of 50 people in total to reflect the previous level of employment on site, and community facilities would also be suitable. 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</del></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p><del>Green Belt so built development will not be permitted in these areas.</del></p> <p>9.298 The site is within 200m of the Oxford Meadows Special Area of Conservation (SAC). Plans which could affect a SAC must be assessed under the European Habitats Directive<sup>35</sup>. The allocation of the site has been assessed by a Habitats Regulation Assessment (HRA)<sup>36</sup> which concluded that development of the Wolvercote Paper Mill site is unlikely to significantly affect surface water runoff to the SAC or significantly increase recreational pressure on the SAC.</p> <p>9.299 It also concluded that with safeguards included within the policy wording, there will be no adverse effects on the air quality and water quality of the SAC. Such effects can only be properly assessed and mitigated through the design process at the planning application stage. Historically the site operated as a paper mill and any development that leads to a reduction in lorry traffic compared to the previous use is likely to result in no worsening of air quality but this must be supported by an air quality assessment. Groundwater flow from the North Oxford gravel terrace may have an important role in maintaining water levels in the Wolvercote Common and Port Meadow areas of the SAC. It is important that development proposals are accompanied by a hydrological survey and include provision for sustainable drainage. Hydrocarbon contaminants must not spread to the SAC.</p>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>9.300 Plot B is within the Green Belt and will not be granted permission for any inappropriate development as defined in national planning guidance. Proposals will be expected to create extensive new public open space for the site and the local community on Plot B. This will reduce recreational pressure on the SAC. The site includes part of Duke's Meadow which is a SLINC so opportunities should be taken to improve the biodiversity of the site. The public open space must include dog waste bins so as to provide a suitable alternative to walking dogs on the SAC.</p> <p>9.301 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.</p> <p>9.302 Residential use on Plot A in Flood Zone 3a has been justified through the sequential test although policies in the Core Strategy relating to development in the floodplain will also need to be complied with. More vulnerable development will be expected to be directed away from Flood Zone 3b.</p> <p>Policy SP64: Wolvercote Paper Mill</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>Planning permission will be granted for residential development and public open space at Wolvercote Paper Mill. Complementary small scale employment units and community facilities would also be suitable. Planning permission will not be granted for any other uses.</p> <p>Residential development and any employment and community uses must be located on Plot A. Public open space must be provided on Plot B. No inappropriate built development will be permitted in the Green Belt which includes small areas of Plot A and the entire Plot B.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>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.</p> <p>The City Council's Appropriate Assessment has shown that development on this site must incorporate sustainable drainage to avoid an impact on groundwater flows to the SAC. A hydrological survey must accompany a planning application to show that the development has been designed to avoid adverse impacts on groundwater flows.</p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p>Development should be designed to ensure that there is no adverse impact on the Port Meadow SSSI. A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.</p> <p>Development proposals should be accompanied by an assessment of potential recreational pressure on the SSSI that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.</p> <p>All proposals should minimise impact on air quality during the construction phase and after implementation, particularly if they comprise of employment uses. A planning application must be accompanied by a site specific assessment of the impact of development proposals on air quality, which must also show that the development proposals will not create an adverse impact on the SAC.</p>
<b>Policy SP65:</b> Bayards Hill Primary School Part Playing Fields				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM119	218	SP65	<p>Planning permission will be granted for <del>employer-linked housing only</del> <u>residential development</u>. <u>Residential development could include employer linked affordable housing in accordance with Policy H3. The minimum number of homes to be delivered is 30. Other complementary uses will be considered on their merits.</u> <del>and planning permission will not be granted for any other uses.</del></p> <p><u>The site to be developed at Bayards Hill Primary School is to be the playing field only and must not encroach upon the playing pitches.</u></p> <p><u>The loss of part of the playing field will require qualitative improvements to be undertaken to the remaining playing field.</u></p>
	MM120			
	MM49			
	MM120			
<b>Policy SP66: William Morris Sports Ground</b>				

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM74	219	SP66	Remove contaminated land symbol (red icon, potentially significant contamination issues)

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM119	219	SP66	Planning permission will be granted for residential development and public open space at William Morris Close Sports Ground. <u>The minimum number of homes to be delivered is 82. Other complementary uses will be considered on their merits.</u> <del>Planning permission will not be granted for any other uses.</del>
	MM121			
	MM49			The <del>playing pitch</del> <u>sports provision</u> must be retained unless <del>an alternative suitable provision is made</del> <u>the loss of the sports provision can be otherwise compensated for in line with the requirements of Policy G5.</u> If <del>an</del> <u>an</u> alternative <del>provision</del> <u>site</u> is <del>found</del> <u>made</u> the City Council must be satisfied that it will be delivered...
	MM64			

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>GLOSSARY</b>				
<b>New additions to Glossary</b>				
Local Plan	MM122	220	Affordable Housing	<p><b>Affordable Housing:</b></p> <p>a) Affordable housing for rent: meets all of the following conditions:  i) the rent is set in accordance with the Government's rent policy <u>for social rent (see separate definition) or affordable rent</u>, or is at least 20% below local market rents (including service charges where applicable); ii) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider. <u>This may also include employer-linked housing</u>); and iii) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p>
Local Plan	MM11	220	Academic Accommodation	<p><del>See University Facilities.</del> <u>See Campus</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM11	220	Administrative Accommodation	<del>See University Facilities.</del> <a href="#">See Campus</a>
Local Plan	MM11	221	Campus	<a href="#">Campus: Accommodation occupied by an educational institution and comprising academic institutional uses including academic (teaching, seminar and lecturing spaces), research (laboratories and special facilities) and/or administrative uses (offices and administrative functions).</a>
Local Plan	MM31	222	Delivery and Service Plan Management (DSMP)	<a href="#">Delivery and Servicing Management Plan (DSMP): A DSMP sets out a strategy for how deliveries and the servicing of a development would be managed, how impacts such as congestion and noise will be minimised, and how zero or ultra-low emission and last mile opportunities will be considered.</a>
Local Plan	MM10	224	House in Multiple Occupation (HMO)	<b>House in Multiple Occupation (HMO):</b> <del>An HMO is generally a house or flat that is shared by three or more people who are not related as family members. A small HMO (technically called a Class C4 HMO) includes, in broad terms, small shared houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities (such as a kitchen and/or bathroom). A large HMO (technically called a Sui Generis HMO) is the same as a small HMO except that it is shared by more than 6 people, and sometimes subject to slightly different planning rules. Student and/or key worker accommodation are excluded from this definition. Full guidance is set out in CLG Circular 08/2010.</del>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<u>A house, flat or building will be a house in multiple occupation (HMO) if it meets the definition under the Housing Act 2004 s254 or s257. A HMO is usually a house or flat that is shared by 3 or more people, who are unrelated, form more than 1 household and is their only main residence. There are 2 types of HMO: C4 HMO, and sui generis HMO. A C4 HMO is a small house or flat that is occupied by 3-5 unrelated people who share basic amenities such as the bathroom and/or kitchen. A sui Generis HMO is the same as a normal C4 HMO except that it is a large house or flat occupied by 6 or more unrelated people and can be subject to slightly different planning rules.</u>
Local Plan	MM22	224	Indoor sport and recreation facilities	<b><u>Indoor sport and recreation facilities</u></b> <u>This may include, for example, swimming baths, skating rinks, gyms, dance halls, indoor courts and leisure centres as well as facilities linked to outdoor sports such as pavilions and changing rooms.</u>
Local Plan	MM123	224	Last mile opportunities	<b><u>Last mile opportunities</u></b> <u>The 'last mile' refers to the transfer of trunk freight deliveries to local distribution across towns and cities. This is often in the form of small diesel vans and has a major effect on air quality and traffic congestion. Last mile opportunities refers to opportunities for the transfer of trunk freight deliveries to local logistic hubs facilitating onward distribution on foot, by bicycle and by small electric vehicles.</u>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM20	225	Local Wildlife Site	<b><u>Local Wildlife Site (LWS)</u></b> <u>Areas in Oxfordshire and Berkshire which include important and rare habitats and species.</u>
Local Plan	MM124	225	Open space	<b><u>Open space</u></b> <u>All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.</u>
Local Plan	MM11	225	Oxford Brookes University existing campus sites	<b><u>Oxford Brookes University existing campus sites:</u></b> <ul style="list-style-type: none"> <li>• <u>Contiguous Headington interests, including Gipsy Lane, Headington Hill Hall and Clive Booth Student Village</u></li> <li>• <u>Oxford Brookes University Marston Road Campus</u></li> </ul>
Local Plan	MM125	225	Oxford City Wildlife Site	<b><u>Oxford City Wildlife Site (OCWS)</u></b> <u>Sites of local importance for wildlife and nature, because of either connectivity, rare or exceptional features, habitat provision, diversity and/or local value for naturalness, learning and appreciation of nature.</u>
Local Plan	MM126	226	Planning Practice Guidance (PPG)	<b><u>Planning Practice Guidance (PPG)</u></b> <u>A web-based resource that brings together national planning practice guidance for England.</u>
Local Plan	MM127	227	Secured by Design	<b><u>Secured by Design</u></b> <u>The national police crime prevention initiative aiming to 'design out' crime to help people live in a safer society.</u>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
Local Plan	MM128	228	Sustainable Development	<b>Sustainable Development</b> <u>Meeting the needs of the present without compromising the ability of future generations to meet their own needs. Resolution 42/187 of the UN General Assembly.</u>
Local Plan	MM11	228	University Facilities	<del>Accommodation belonging to the University of Oxford comprising of academic, research and administrative uses.</del> <ul style="list-style-type: none"> <li>• Academic uses: teaching, seminar and lecturing spaces</li> <li>• Research: laboratories and special facilities</li> <li>• Administrative: offices and administrative functions.</li> </ul> <u>See Campus</u>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
<b>APPENDICES</b>				
<b>Appendix 2:</b> Chapter 2 - Building on Oxford's economic strengths and ensuring prosperity and opportunities for all				
Local Plan	MM129	236	2.2 – Category 2 Employment Sites	<b>London Road</b> <del>Nielson, London Road</del> 75 London Road Kennet House, 108-11- London Road 116-120 London Road
Local Plan	MM3	236	2.3 – Marketing evidence	<del>A site should be marketed for its existing use for a minimum period of at least 6 months.</del> <ul style="list-style-type: none"> <li><del>• The applicant should then submit a supporting statement to accompany a planning application for a change of use.</del></li> <li><del>• It should contain evidence to confirm the length of time the site has been marketed for; details of the agent used; information to show where this marketing has taken place for example in the local press, through signs on site, on the internet and/or in journals or publications used by the trade.</del></li> <li><del>• The statement needs to confirm the price the site was advertised for to show that it has been pitched at a 'reasonable' rate to generate interest from potential operators.</del></li> </ul>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<ul style="list-style-type: none"> <li>Finally there needs to be a summary of the interest received and the reasons why offers have not been accepted.</li> </ul>
<b>Appendix 3</b>				
Local Plan	MM130	237	Appendix 3.2	<p>Policy H2 requires that a site that provides new purpose-built student accommodation makes a financial contribution towards affordable housing delivery in Oxford.</p> <p>The City Council would, ideally, seek 50% of the value of the land being developed as a financial contribution from student accommodation developments. This would represent the cost of providing what would have been the land for affordable housing development, should the site have come forward for residential development. On the evidence of the viability study, this level of contribution would make most developments unviable. Therefore, the City Council will seek a standard financial contribution, based on the 'development surplus' of sites assessed as viable in the viability study. <del>This figure works out at £143 per m2, which has been rounded down to £140 per m2.</del></p> <p><u>The City Council will seek a standard development contribution based on the amount of net additional</u></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p><u>residential floorspace measured internally. The figures to use in the calculation will be included in the Annual Monitoring Report.</u> The following formula will be used to calculate the financial contribution:</p> <p><del>Residential floorspace, measured internally x 140 m2 (at the time of adoption of the plan) = the sum payable</del></p> <p>This figure will be reviewed annually to reflect the All-in Tender Price Index published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors. In addition to this, a 5% administration charge will be levied on the calculated sum payable</p>
Local Plan	MM8	238	Appendix 3.4 – Employer linked housing sites	<ul style="list-style-type: none"> <li>• Campus sites of the colleges of the University of Oxford and of Oxford Brookes. These are sites with academic accommodation existing at the time of the submission of the Local Plan, and where academic institutional use would remain on the site, even with the development of some employer-linked housing.</li> <li>• Edge of Playing Fields Oxford Academy</li> <li>• Edge of Playling Fields Bayards Hill Primary School</li> <li>• Grandpont car park (or) Iffley Mead</li> </ul>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<ul style="list-style-type: none"> <li>• Old Power Station</li> <li>• Radcliffe Observatory Quarter</li> <li>• Slade House (or) <del>Manzil Way Resource Centre</del></li> <li>• <a href="#">Manzil Way Resource Centre</a></li> <li>• Warneford Hospital</li> <li>• Summertown House, Apsley Road</li> <li>• West Wellington Square</li> <li>• Osney Mead (how to limit)</li> <li>• Court Place Gardens</li> <li>• John Radcliffe Hospital</li> <li>• Churchill Hospital</li> <li>• Nuffield Orthopaedic Hospital</li> </ul>
Local Plan	MM12	237	Appendix 3.5 – Student threshold calculation - (to replace existing 3.5, with 3.5 to be replaced as 3.6 and 3.7)	<p><a href="#">Appendix 3.5 Student threshold calculation</a></p> <p><a href="#">Policy H9 applies to full-time taught course students. To inform each Annual Monitoring Report the universities will be asked to provide information relating to their student numbers and the number of student accommodation rooms they provide. A snapshot of information will be requested from a point in time in the Autumn of the monitoring year in question. The monitoring year is the one-year period from 1<sup>st</sup> April- 31<sup>st</sup> March. The 'snapshot' figures provided for the Annual Monitoring Report will be representative of the monitoring period and applicable to policy H9. If a university is shown in the snapshot to be in breach of threshold but are able to demonstrate a reduction in numbers during the year that brings them under their threshold this will be accepted as an update by the City Council alongside an application for development of academic, research or administrative facilities.</a></p>

Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<p><u>The universities will be asked to state how many students they have and specify how many of them are in each of the following categories. The following categories of students are not relevant for the purposes of Policy H9 and they will be excluded from the total number used in the calculation under Policy H9. There may be students who fall into more than one of these categories and they should not be excluded more than once:</u></p> <ul style="list-style-type: none"> <li>• <u>Part-time and short-course students</u></li> <li>• <u>Students studying a research based post-graduate degree</u></li> <li>• <u>Students studying a Further education course or a foundation degree</u></li> <li>• <u>Vocational course students who will at times during their course be training on work-placements including student teachers and health care professionals who have a split study arrangement between the university and the NHS including student nurses, midwifery students, paramedics, physiotherapists, occupational therapists and student doctors</u></li> <li>• <u>Students with a term-time address outside of the city (OX1,2,3,4)</u></li> <li>• <u>Students living within the city (OX1, 2, 3, 4) prior to entry onto a course</u></li> <li>• <u>Students not attending the institution or studying at a franchise institution</u></li> </ul>



Document	Reference	Page Number	Policy/Paragraph	Main Modification
				<ul style="list-style-type: none"> <li>• <u>Students studying outside Oxford (e.g. at Oxford Brookes' Swindon campus)</u></li> <li>• <u>Specific course exclusions(BTh Theology and MTh Applied Theology)</u></li> <li>• <u>Students who also have an employment contract with the university</u></li> <li>• <u>Students on a year abroad and other placement students away from the university</u></li> </ul> <p><u>The universities will also be asked to provide information about the number of student rooms they are providing. This will also be a snapshot figure covering same time as the student numbers information provided. The following student accommodation types will be counted as university-provided accommodation:</u></p> <ul style="list-style-type: none"> <li>• <u>Purpose built student halls managed by the university</u></li> <li>• <u>Rooms in other student halls for which the university has nomination rights secured.</u></li> <li>• <u>Other university leased or owned housing stock</u></li> </ul> <p><u>The number of students who meet the definition of the policy (i.e. the total number of students minus the exclusions detailed above) will be subtracted from the total number of student rooms provided by the university and the resulting figure will be taken to represent the number of students living outside of university provided accommodation in Oxford.</u></p>

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<b>Appendix 6</b>				
Local Plan	MM24	247	6.1 – Design checklist	<ul style="list-style-type: none"> <li>• Design of external areas</li> <li>• Are all spaces clearly defined and have a purpose? This should include well defined private and public spaces, including a choice of open space.</li> <li>• Are all external public spaces such as streets and parks overlooked by windows serving habitable rooms in buildings and adjacent activity.</li> <li>• Has left over space and awkward corners been avoided?</li> <li>• Does the landscaping provide opportunities for sensory richness?</li> <li>• What type of street furniture, <u>floorscape materials</u>, lighting and public art is proposed (where appropriate)? <del>(public art which contributes to local distinctiveness should be provided on all schemes of 20 dwellings or more (gross) or over 2000m<sup>2</sup>. Details of the public art should be submitted with a planning application).</del></li> <li>• How is car parking integrated into the development so that it doesn't have a negative impact on the experience of using outside spaces? How has landscaping been used to help integrate parking into the street scene?</li> <li>• How will lighting impact on the surrounding area?</li> <li>• Have Secure by Design principles been incorporated?</li> </ul>

Document	Reference	Page Number	Policy/Paragraph	Main Modification	
Appendix 7.3: Vehicular Parking Standards					
Local Plan	MM32	256	Appendix 7.3 – Vehicular Parking Standards	<u>Dwellings of any size*</u>	<u>1 space per dwellings (to be provided within the development site, where feasible) and car club parking up to 0.2 per dwellings</u>
				<u>Houses in Multiple Occupation (HMOs)</u>	<u>Parking standards to be decided case by case on their merit.</u>
				<del>Houses (of any sizes) including HMOs</del>	<del>1 space per house (may be allocated or unallocated)</del>
				<del>Flats (of any size)</del>	<del>Car free, plus operational, disabled, and car parking club parking up to 0.2 spaces per dwelling</del>
				<del>Wheelchair accessible or adaptable houses and flats</del>	<del>1 space per dwelling, to be provided on plot within the curtilage of the dwelling (must be designed in accordance with Part M of Building Regulations for wheelchair users).</del>
				<del>Retirement homes</del>	<del>1 space per 2 homes plus 1 space per 2 staff</del>
				<del>Sheltered/extra care homes</del>	<del>1 space per 2 homes plus 1 space per 2 staff</del>

Document	Reference	Page Number	Policy/Paragraph	Main Modification				
				<table><tr><td>Nursing homes</td><td>1 space per 3 residents' rooms plus 1 space per 2 staff</td></tr><tr><td><u>Student Accommodation</u></td><td><u>0 spaces per resident room. Operational parking and disabled parking to be considered on a case by case basis in accordance with Policy H8.</u></td></tr></table>	Nursing homes	1 space per 3 residents' rooms plus 1 space per 2 staff	<u>Student Accommodation</u>	<u>0 spaces per resident room. Operational parking and disabled parking to be considered on a case by case basis in accordance with Policy H8.</u>
Nursing homes	1 space per 3 residents' rooms plus 1 space per 2 staff							
<u>Student Accommodation</u>	<u>0 spaces per resident room. Operational parking and disabled parking to be considered on a case by case basis in accordance with Policy H8.</u>							
				<u>*Any parking provided on plot to be excluded from a permit for any future CPZ and only 1 permit to be provided per dwelling on street where not provided on plot.</u>				
Local Plan	MM32	257	Appendix 7.3 – Disabled Parking	<p><b>Disabled Parking:</b> On developments of 4 or more homes, wheelchair accessible or adaptable homes should provide allocated disabled parking, irrespective of location. On sites of 20 or more homes disabled parking should be provided for at least 5% of dwellings. <u>Provision for disabled parking will be considered on a case by case basis and be determined through pre-application meetings/planning applications in the light of their Transport Assessment and Travel Plan. Where disabled parking is provided it should have level access to, and be within 50 metres of, the building entrance which it is intended to serve.</u></p>				

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Local Plan	MM131	257	Appendix 7.3 – Non-residential development	Existing employment uses	No additional increase in parking spaces
				All other uses	All other uses to be determined through pre-application.
Appendix 7.4: Cycle Parking Standards					
Local Plan	MM33	257	Appendix 7.4 – Cycle Parking Standards	7.4 <u>Minimum Bic</u> Cycle Parking Standards	
				Amended rows:	
				Houses and flats up to 2 bedrooms	At least 4 <u>2</u> spaces per dwelling
				Student Accommodation	At least 4 spaces for every 4 study bedrooms <u>unless site specific evidence indicates otherwise in accordance with Policy M5.</u>
				Primary/junior schools	1 space per <del>10</del> <u>5</u> pupils. Plus 1 space per 3 staff (or other people).

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