

**To:** Cabinet  
**Date:** 16 November 2022  
**Report of:** Acting Head of Planning Services (Planning Policy)  
**Title of Report:** Draft West End and Osney Mead Supplementary Planning Document (SPD)

<b>Summary and recommendations</b>	
<b>Purpose of report:</b>	To ask Cabinet to consider the public comments made to the Draft West End SPD and the proposed changes in response, and then to adopt the revised SPD and supporting documents.
<b>Key decision:</b>	Yes
<b>Cabinet Member:</b>	Councillor Alex Hollingsworth, Cabinet Member for Planning and Housing Delivery
<b>Corporate Priority:</b>	Pursue a zero carbon Oxford Support thriving communities Deliver more affordable housing Enable an inclusive economy
<b>Policy Framework:</b>	This SPD seeks to provide further detail and advice on the implementation and delivery of key West End policies within the adopted Oxford Local Plan 2036.
<b>Recommendations:</b> That Cabinet resolves to:	
<ol style="list-style-type: none"> <li>1. <b>Adopt</b> the revised West End and Osney Mead Supplementary Planning Document (SPD), having considered the public comments received on the Draft West End SPD, Spatial Framework and Design Guide, and the proposed changes in response;</li> <li>2. <b>Approve</b> the West End and Osney Mead SPD as a 'material consideration' in determining planning applications on sites in the West End;</li> <li>3. <b>Authorise</b> the Acting Head of Planning Services (Planning Policy), in consultation with the Cabinet Member for Planning and Housing Delivery, to make any necessary editorial corrections to the West End and Osney Mead SPD prior to publication; and</li> <li>4. <b>Approve</b> the revocation of the Oxpens Masterplan SPD and the Oxford Station SPD.</li> </ol>	

<b>Appendices</b>	
Appendix 1	Draft West End and Osney Mead Supplementary Planning Document (SPD)
Appendix 2	Statement of Public Consultation
Appendix 3	Spatial Framework
Appendix 4	Design Guide
Appendix 5	Risk Assessment
Appendix 6	Equalities Impact Assessment

### **Summary and background**

1. The spatial framework and design guide for the West End and Osney Mead area were prepared by consultants, Levitt Bernstein, and provide the evidence base for this supplementary planning document (SPD). The purpose and status of an SPD is to provide further detail and advice on the implementation of existing adopted policies. The Oxford Local Plan 2036 includes a number of key policies in the West End area of the city, which includes the designation of the area as an 'Area of Change' (Policy AOC1), that sets out the principles for the development of the area, together with Policy SP1 which supports mixed-use developments and the delivery of housing on key sites. Policy SP2 allocates Osney Mead for a mixed-use development including employment and academic uses, as well as some housing and student accommodation.

### **The purpose and status of the SPD**

2. The Town and Country Planning (Local Planning) (England) Regulations 2012 (paragraph 8(3)) states that: '*Any policies contained in a supplementary planning document must not conflict with the adopted development plan.*' The SPD gives greater detail to policies of the Oxford Local Plan 2036 explaining how to meet the policy requirements in the West End, setting out in more detail what is expected. The SPD will be a material consideration in the determination of any planning application made on sites in the West End.
3. The purpose and status of a Supplementary Planning Document (SPD) is to provide further detail and advice on the implementation of existing adopted policies. There are many adopted policies in the Oxford Local Plan 2036 that are likely to be relevant to new development. The SPD is intended to give detail to show how and where these should be applied to development within the West End and Osney Mead area. Of particular importance to the West End are the following policies:
  - **Policy AOC1:** which designates the West End and Osney Mead area as an 'Area of Change' and sets out principles for development in the area including that it creates high-density urban living that makes efficient use of land, maintains a vibrant mix of uses and maximises the area's contribution to Oxford's knowledge economy, following the intention of the Local Industrial Strategy (LIS) to create an innovation district.

- **Policy SP1:** that supports mixed-use developments across the West End with the aim to deliver at least 734 homes across key sites which include Oxford Station / Becket Street; Student Castle, Osney lane; Worcester Street car park; Land between Park End and Hythe Bridge Street (Island site) and Oxpens; and
  - **Policy SP2:** which allocates Osney Mead Industrial Estate for a mixed use development including employment and academic uses, as well as affordable housing, employer-linked affordable housing, open market housing, and student accommodation.
4. The continued success of Oxford's economy is critical to the creation of more diverse, cleaner, greener and better paid jobs for its residents, and those of the wider region. The city centre is a very suitable location for this activity, integrated into the heart of the city, and the region, with activity at all times of day and with sustainable transport links. As such, the creation of an innovation district in the West End will support the resilience of Oxford and Oxfordshire's economy for the benefit of local communities. The need for Oxford to build on its economic strengths and make its contribution to the local and national economy aligns with the key objectives for both the Oxfordshire Local Industrial Strategy (2019), the Draft Oxford Economic Strategy and City centre Strategy.
  5. The West End and Osney Mead SPD provides an overarching spatial framework, which will help to co-ordinate public realm improvements, infrastructure, design and movement across the area, as key sites are brought forward by developers over time. It seeks to ensure that the wider vision for the area as a whole is fully considered and planned for by setting out strategies for different aspects of development such as public realm, green infrastructure, movement, built form, etc. Each of these strategies is underpinned by the golden threads of sustainability (including reducing and adapting to climate change), social value and building an inclusive economy on the route to zero carbon.
  6. The SPD provides greater certainty for the public and developers and will help to inform applicants on the design principles of place-making. The SPD then highlights some of the key issues from the spatial framework and Design Guide that are particularly relevant for the development of key sites within the West End to help guide and inform the schemes that come forward.

### **The content of the SPD**

7. The West End and Osney Mead SPD provides an overarching spatial framework, which will help to co-ordinate public realm improvements, infrastructure, design and movement across the area, as key sites are brought forward by developers over time. It allows for the wider holistic vision for the West End as a whole as an innovation district with a mix of uses and homes as part of a strong and sustainable community to be fully considered and planned for.
8. The SPD summarises and explains how to use and apply the place-making and design principles of the Spatial Framework and Design Guide (which will be included as appendices to the SPD, and which are appended to this report as Appendix 3 and Appendix 4) to develop and assess new development proposals. The SPD explains what is needed in different areas, or types of areas, in the West End and Osney Mead in order to meet the individual strategies, and aspects from

the Design Guide. For all sites this can be used to identify the parts of the strategy and design guide advice that is most relevant to each part of the area.

9. The SPD and Spatial Framework sets out the place-making principles for new development, which seek to achieve a vibrant community, a creative place, a global enterprise and an accessible and connected place. There are three golden-threads that run through the SPD and Spatial Framework that are important to every aspect of the built and natural environment. These are the sustainability strategy, which includes climate change, a social value strategy and an economic strategy.
10. The SPD and Spatial Framework includes strategies for individual aspects of development in the area, such as enhancing the green and blue network, public realm and movement. The Design Guide adds more detail on what aspects to consider in design terms within these strategies in order to ensure high quality and cohesive design across the area. These pieces of work help to consider the area cohesively and ensure the various developments coming forward are set within a holistic overarching framework.
11. A Sustainability Appraisal has been carried out to assess the alternative options against the Sustainability objectives that were assessed previously as potentially being impacted by the SPD. This has built on the Sustainability Appraisal Screening and Scoping Report that was published last year. This work has informed the drafting of the SPD.
12. The Oxpens SPD (Nov 2013) and Station SPD (Nov 2017) currently form part of the adopted Local Plan 2036. The West End and Osney Mead SPD covers both the Oxpens and Station sites, and therefore includes the areas previously covered by the respective SPDs. This SPD provides more up-to-date analysis and consideration, based on recent engagement exercises. Therefore, it is recommended that the Oxpens SPD and Station SPD are revoked.
13. The Statement of Public Consultation (Appendix 2) and the Appendices to this document set out the proposed changes that will be made to the SPD.

### **How to use the SPD**

14. The SPD summarises and explains how to use and apply the principles of the Spatial Framework (Appendix 3) and Design Guide (Appendix 4) in helping to develop, design and assess new proposals. The SPD explains what is needed in different areas or types of locations in the West End and Osney Mead in order to meet the individual strategies, and pulls in the relevant details from the Design Guide. For all sites this can be used to identify the parts of the strategy and design guide advice that is most relevant to each part of the area.
15. The SPD then picks out some key development sites, including Osney Mead, the 'Island site' between Hythe Bridge Street and Park End Street, Oxpens and the Station and goes into more detail about the design principles and the interventions that need to take place. This does not replace the general sections sites contained in the Spatial Framework and Design Guide but should be read alongside them.
16. Some further advice and guidance is provided on the key infrastructure priorities and delivery requirements needed to implement the individual place-making strategies and for the major development sites.

## Objectives of the SPD

17. The key objectives and intended benefits of the SPD are to:

- Set out the scope and parameters for development proposals;
- Set out a clear Vision and show how it can be realised;
- To help decision makers assess planning applications in terms of their contribution to achieving the vision for the area of change in Policy AOC1;
- Help to unlock sites by identifying infrastructure needs generated by the cumulative developments of the area and setting out how they can best be delivered;
- Setting out guidance and a framework to enable a comprehensive masterplan for Osney Mead in accordance with Policy SP2; and
- Provide continuity.

## Public consultation undertaken

18. The Council ran an initial public consultation on the issues that needed to be considered in developing an SPD for the West End early in 2021<sup>1</sup>. As part of the preparation of the Spatial Framework by the consultants, a stakeholder workshop consultation on the vision and scope of this work took place later in 2021. The vision for the area which informed this work was to transform the West End into a vibrant mixed use area including new homes, as well as a globally recognised Innovation District, and went on to set out some initial thoughts in terms of themes on what should be included in the SPD to best guide development in the area.
19. There are statutory requirements for the preparation of a supplementary planning document (SPD) which the Council must follow. These are set out in The Town and Country Planning (Local Planning) (England) Regulations 2012 (Part 5) and provide the statutory framework for this project. In addition the Statement of Community Involvement 2021 provides some advice on how the public, key stakeholders and landowners will be involved in the preparation of planning policy documents.
20. A programme for consultation was carried out with the public, key stakeholders and landowners, which is guided by the statutory planning regulations for preparing a Supplementary Planning Document and the requirements of the Statement of Community Involvement (SCI). The Statement of Public Consultation sets out in detail how and when the public and key stakeholders were engaged in the consultation for the Spatial Framework, Design Guide and SPD together with a summary of the comments received and an officer response including suggested changes to the documents.
21. The Draft West End and Osney Mead SPD went out for public consultation on the 29<sup>th</sup> June 2022 and was planned to run for a 6 week period closing on 10<sup>th</sup> August.

---

<sup>1</sup> Consultation report:

[https://www.oxford.gov.uk/downloads/file/7691/west\\_end\\_spd\\_and\\_osney\\_mead\\_spd\\_consultation\\_report](https://www.oxford.gov.uk/downloads/file/7691/west_end_spd_and_osney_mead_spd_consultation_report)

However in response to representations seeking an extension of time, a further week was added. The consultation therefore formally closed on 17<sup>th</sup> August 2022, having run for a total period of 7 weeks.

### **Summary of public comments received and issues key raised**

22. The Statement of Public Consultation (Appendix 2) provides a detailed summary of the comments received from both the questionnaire and individual letters / emails received on the SPD, Spatial Framework and Design Guide. The statement also provides an officer response to the comments, concerns and issues that have been raised together with the changes that are proposed to be made to these documents in response.

#### **Questionnaire**

23. The City Council's Consultation Portal was used to consult the public, landowners and stakeholders. A questionnaire was used to assess the level of support or concern for the approach taken in the Draft SPD, Spatial Framework and Design Guide. The consultation questionnaire was completed by 92 respondents through the consultation portal. The Statement of Public Consultation, in the Appendices, provides a detailed summary of the comments raised, however the following summary seeks to highlight some of the main concerns expressed on the vision and the Core Strategies for the SPD and Spatial Framework which include green and blue infrastructure, movement and public realm.

#### **Vision**

24. **Comments in relation to this topic:** There was a consensus that development and regeneration in the West End and Osney Mead area is important to the prosperity of the city as a whole. However, there were areas of contention to the proposed approach of the SPD. Common themes expressed by several respondents about climate change/sustainability and the balance between housing and employment as applied to the West End and by extension the city as a whole.
25. There was a view that Climate change is not sufficiently addressed in the vision and a need for a dedicated climate emergency strategy. Sustainability needs to be a front and centre guiding principle, ensuring all developments are net zero, and the perception was that the SPD does not have adequate commitment to delivering net zero objectives. The comments suggest there is much discussion on sustainability but little evidence that the SPD focusses on issues such as climate resilience and proper Net Zero approach. No commitment to quantifying carbon footprint of e.g. construction works, tree losses, emissions of work spaces etc.
26. Several respondents considered that the SPD does not propose enough housing and does not reflect the level of Oxford's housing crisis. Some said significantly more housing is required in this location to start to address the level of need and the allocation of 400 homes as set in the SPD/local plan is not sufficient. They said the balance between residential and commercial/employment land usage in the document is inappropriate, with too much emphasis given to developing additional employment space, particularly high tech and specialised jobs.

27. **Officer response:** Support for the vision for the regeneration of the West End and Osney Mead area is welcomed. Sustainability and climate change is one of the 'golden-threads' that runs through the SPD and Spatial Framework, each of the individual strategies is assessed according to how they are applied to the 'golden-threads'. However additional supporting text has been added to make this point clearer in the SPD.
28. The SPD is a high-level document that provides strategic advice and guidance for the development of key sites within the West End and Osney Mead Area. It sets a framework for new development to be considered in a cohesive manner that takes into account the importance of co-ordinating transport and movement, together with future infrastructure and public realm requirements. Within this broad context the approach taken in both the SPD and Spatial Framework does in principle support 'innovative responses' to living and making use of space in the context of the 'golden threads' and the individual strategies.
29. The purpose of the SPD is to provide specific detailed advice at the local level on how the adopted policies comprising the West End Area of Change (AOC1) and West End Sites can then be applied to the development of key sites in the West End and Osney and in different areas of the West End. The Oxford Local Plan 2036 was tested at Examination and found by the Inspector to provide the right balance for future housing and employment development within the Plan period.

#### **Green/Blue Infrastructure Strategy**

30. **Comments in relation to this topic:** There was support for the inclusion of a green and blue infrastructure strategy – specific ideas such as the greening of major routes such as Oxpens Road. However there were concerns raised that the strategy will create opportunities for overdevelopment resulting in the loss of biodiversity and existing habitats. Most concerns related to the impact on the waterways and the loss of natural surfaces as a result of their being 'opened up' with enhanced routes including leisure use. More detail was considered necessary to show how existing natural features / biodiversity will be retained and maintained with future development having due regard to their preservation.
31. Several respondents expressed concern that there has not been sufficient acknowledgement of flooding risks, and the danger it poses for any development or newly created routes in areas affected. Further perceived omissions were cited, including the existence of existing informal routes and connections that have not been noted by the SPD, the impact of mitigation measures such as the Oxford Flood Alleviation Scheme (OFAS), and cumulative impact on existing drainage infrastructure.
32. **Officer response:** support for the green and blue infrastructure strategy is welcomed. As detailed schemes come forward on key individual sites and locations any future development will have to have regard not only to the principles and strategies set out in the SPD as a 'material consideration', but also to the adopted Local Plan 2036 policies that seek to protect and improve biodiversity, retain natural features and make sure that flood risk is properly managed.

## **Movement**

33. **Comments in relation to this topic:** Some respondents considered that whilst the idea of reducing car usage is good, it cannot be done without an alternative traffic route from the north or south towards the west, otherwise the traffic situation will always remain gridlocked, especially along Oxpens road. Concern was expressed about the increased vehicular traffic as a result of new development. Consideration should be given to at least a bus only route. More bus services and connections were considered necessary if housing and employment uses are to be increased. Other transport solutions were proposed which include a Park and Walk facility and an 'Air Cable' project.
34. **Officer response:** New development on the key sites will seek car-free development and promote walking, cycling and public transport as sustainable travel options. In relation to the creation of bus only routes and additional bus services this will be discussed further with the County Council as highway authority together with the bus operators and considered in the context of the new County transport strategy (Central Oxfordshire Travel Plan).

## **Public Realm**

35. **Comments in relation to this topic:** There was a perceived lack of inclusive principles in the public realm strategy – to take into account the needs of disabled, less mobile, neuro-divergent etc non-vehicular users. Some respondents questioned the need for public spaces of a notable size, on the grounds that there are other spaces elsewhere in the city. There were concerns expressed that public space interventions such as the Frideswide Square and Westgate development have had mixed results, resulting in wariness on the outcomes. There were objections to considering some green spaces and waterways as potential key public spaces, due to the risk of loss of biodiversity and ecological function and the potential impact of flood risk.
36. **Officer response:** The SPD and Spatial Framework principles are fundamentally grounded in 'place-making' of which the provision of new and improved public realm facilities is essential to the movement through and enjoyment of the West End and Osney Mead area. These documents are high-level and strategic in nature although some additional text will be added to the SPD to ensure that the detailed designs that emerge from these individual proposals do properly respond to the needs of people with disabilities and those less mobile.
37. The creation of new key public spaces will need to take into account the impact on biodiversity / ecology and flood risk, which would be necessary through the application of relevant adopted Local Plan policies that would be triggered by any new development proposals.

## **Individual responses**

38. There were a total of 31 representations which were separately made by email, largely comprised of organisational responses and statutory consultees. These representations have been summarised and set out in the Appendices to the



Public Consultation Statement. A brief summary of the main points made in relation to the key development sites within the West End and Osney Mead area is provided below together with the officer response and changes proposed as follows.

### **Osney Mead**

39. **Oxford University Development partner (OUD) comments:** provided support and endorsement for the SPD and its objectives. Concerns were raised about the lack of technical and viability assessment. A list of infrastructure requirements was needed together with the delivery mechanism, such as CIL. OUD wish to work jointly with City Council and other landowners to prepare a masterplan and seek clarification on its planning status / weight. The Spatial framework was considered too long. Consider the specification of storey heights should be removed.
40. **Officer response:** Support for the SPD and objectives welcomed. Further viability work will need to be undertaken at the master planning stage, when key elements of the scheme are developed. The infrastructure cost estimates are considered helpful to provide some idea of magnitude. The SPD and Spatial Framework provide the principles for the development of a joint masterplan. Whilst the Spatial Framework is long it is considered accessible through an Executive Summary, and the SPD, which shows how the key principles should be applied to new development.
41. Changes to the text to the SPD will be made which will include confirmation in paragraph 5 to say that the SPD is a 'material consideration'; and a change to para 119, which will state that whilst the development of a masterplan will rely on a majority landowner carrying out more detailed work, ideally this will be in collaboration with the City Council.

### **Oxpens**

42. **OxWED comments:** OxWED, the joint development partnership between Nuffield College and the City Council, supported the coordination and co-operation between landowners and promoters which is promoted as a key principle of the SPD. Given the multiple landownerships identified across a number of the allocated sites, OxWED believe that reference should be made to compulsory purchase powers (CPO) across the West End to help supplement where willing landowners are unable to bring forward adjacent land outside of their control. OxWED felt there should be a greater focus on the shared proportionate delivery of identified infrastructure through the allocation of CIL to support West End infrastructure. Greater clarity on infrastructure delivery mechanisms in particular Oxpens/Osney Mead Bridge which is referred to within the Oxpens site but this will not come forward as part of the Oxpens planning application, but will be separate. The SPD should be clear on superseded or updated documents addressed by the SPD, including the replacement of the 2013 Oxpens Masterplan SPD D14.
43. **Officer response:** An additional reference to the potential use of CPO powers, for additional sites outside OxWed will be included and whilst a comprehensive scheme to deliver the vision for the site is sought it may come forward in phases. The SPD & SF recognise the need for a shared delivery of infrastructure, CIL will be referred to as a potential mechanism. A reference will be made to other

infrastructure delivery mechanisms and potentially subject to separate detailed planning application proposals. An updated map to show the latest emerging proposal for the Oxpens site together with the proposed position for the Oxpens Bridge will be included in the SPD and SF.

44. On adoption of the West End and Osney Mead SPD the current Oxpens and Station SPD's will be superseded and therefore Cabinet's approval is sought for their revocation, which would be confirmed by a note on the City Council's website.

### **Station Gateway**

45. **Network Rail comments:** Network Rail (NR), as the principle landowner, considered it is not clear what is meant by 'an integral approach to the provision of bus stands, cycle storage and taxi pull ups'. Assumptions have been made in the evidence base regarding NR's operational land ownerships which have not yet been tested/agreed. Also suggestion that the NR depot could be used for bus parking - this is operational land which will be required to support planned rail infrastructure improvements. The initial character map on design framework shows the lower half of Becket St car park falling within the Oxpens character area, not Station Gateway area (later shown in this area). Station gateway movement principles state plans should aim to limit parking provision - it is unclear if this relates to parking to support new development on Becket Street or rail parking. We would suggest that there is more emphasis on investment and improvement in the station area being implemented on a phased basis, as business cases are approved
46. **Officer response:** The reference to using the NR depot for bus parking will be removed. The SPD cannot set a requirement to retain trees, it merely mentions that they are an important consideration. The SPD does not say that parking should be flush towards the railway line but merely says that it provides an opportunity, which it does. This leaves room for further testing, which may show it not to be the optimal solution, which would not become an issue as a result of the wording in the SPD. The SPD is already very clear that the Rail Regulator has control over the number of parking spaces, stating in paragraph 129: 'The Rail Regulator has ultimate control over the number of car parking spaces, but there is a general ambition to reduce parking in the city centre.' The movement principal aim to limit parking, reflects this aspiration, but is not a requirement. The word 'limit' will be changed to 'minimise' to be clear the SPD cannot set a limit on parking at the station, but can set the aspiration that it is minimised and to seek the largest possible reduction on the site in keeping with both the City and County Council's strategic priorities. The character design framework map will be amended to show Becket Street within the Station Gateway area. The addition of the word 'phased' in front of 'investment' is proposed in paragraph 20 of the SPD to make it clearer that that station may well come forward through phases of investment.

### **Frideswide Square, Island site and Worcester St Car Park**

47. **Nuffield College comments:** supports the Framework, their assets in the area include the Island site, Worcester Street car park site, South Frideswide Square

parade and Becket Street. The SPD needs to be fit for purpose. Heritage, there will be instances where new development will in fact create new views of key heritage assets. Public Realm, additional point should be added that public realm quality can be impeded and impacted by street clutter such as bikes/scooters for hire. Land Use Strategy, include a further paragraph to capture the importance of creating the Innovation District and the need for city centre business space as part of the mixed use area. Recommend that the South Frideswide Square parade and Becket Street be incorporated in the Character Area 3 as it has a stronger relationship to the Station Gateway Character Area.

48. **Officer response:** Support for the Framework is welcomed. The SPD does not include new policies and provides a context for the implementation of adopted local plan policies. The SPD refers back to Policy DH2 and this remains the Policy for assessment of height, as the suite of design and heritage policies in the Local Plan remain relevant for assessing heritage impacts. Reference to, for example, limited bulk, refers back to this policy and should not be deleted. An amendment will be made to the text regarding short views, for clarity. It is considered that the reference to the design of proposals is clear. A reference in para 57 to the responsibility of the County Council in the delivery of public highway is not considered necessary as this is clear enough. The Vision section goes into detail about the Innovation District concept and the potential of a mixed use cluster at the centre of the city. It is considered that the land use strategy strikes the right balance and that there is no need to add further wording about the benefits of creating an innovation district. There is no need to add commercially-led to mixed-use development as a mixed-use development may be commercially-led, assuming policy requirements of the local plan are met. Character Areas were defined as part of a Townscape Assessment which forms part of the evidence for the adopted local plan.

### **Climate change / environmental impact**

49. The SPD together with the Spatial Framework, which provides the evidence base includes amongst its 'golden threads' running through the whole document, a 'sustainability' strategy. So in considering each individual themed place-making strategy it will be necessary to show how it responds to sustainability / climate change and its impacts on the environment which is an important consideration that will be fully taken into account.
50. Some particular themes such as green and blue infrastructure include an in depth analysis, both in the Spatial Framework and summarised in the SPD, on the environmental impacts of key issues such as flooding and how new developments need to positively respond to green and blue infrastructure needs together with their impacts, links and mitigation measures to the network. This approach to sustainability is reflected in the SPD as well, which includes a brief summary to show how each individual strategy and key development sites will be required to positively respond to these important issues.
51. The council is fully committed to addressing the effects of, and reducing our contribution towards, climate change. In 2019, the council declared a climate emergency and has committed to a series of actions. The most relevant to the West End and Osney Mead SPD project are: raising energy efficiency of new homes and community buildings; cutting transport emissions; boosting renewable energy installation; and expanding biodiversity. This has been considered in

developing every strategy, as well as the Design Guide, because all aspects of development in the West End and Osney Mead must be viewed in the context of the need to reduce carbon emissions and tackle the climate emergency alongside achieving the other policy objectives for the area.

### **Financial implications**

52. The SPD has been prepared internally by Planning Policy officers and represents a succinct document that sets out the key design principles that will be used to shape the future development of the West End and Osney Mead area and in particular some of the major sites.
53. The proposed changes to the SPD will therefore not require any additional funding other than internal staff time used in making any changes to the SPD in response to the public, stakeholder and landowner comments. The changes proposed to the Spatial Framework and Design Guide will require both internal staff time together with additional work to be undertaken by the consultants, Levitt Bernstein. This public consultation is a task that forms part of the programmed work for the Planning Policy team, the staff resources and other costs such as printing and mailing have already been incorporated in the existing budget.

### **Legal issues**

54. Section 19 of the Planning and Compulsory Purchase Act 2004 requires the SPD to be prepared in compliance with the Statement of Community Involvement. Section 19 further sets out what the Local Planning Authority must have regard to in preparing an SPD, including: national policies, advice and guidance, other adopted Local Development Documents, the resources likely to be available to implement the proposals, and other matters prescribed by the Secretary of State in the Town and Country Planning (Local Planning) (England) Regulations 2012 (the Regulations). Regulation 10 sets out additional matters to which the SPD must have regard, including the long term need to maintain appropriate safety distances between establishments and residential areas. Part 5 of the Regulations sets out the procedures around public participation and the adoption of an SPD.

### **Level of risk**

55. The SPD does not propose new planning policies or identify new development sites, but through the consultation process has given the opportunity for the public and key stakeholders to provide comments on the content of this document and suggest proposed changes. Officers have set out in this report and associated appendices the proposed changes that need to be made to the SPD and accompanying documents to positively respond to the comments received during the consultation period. The Statement of Public Consultation (Appendix 2) and the Appendices to this document set out the proposed changes that will be made to SPD.
56. The City Council as the Local Planning Authority have a legal requirement to prepare an SPD in accordance with the regulations. Failure to follow this procedure could present legal risks for the adoption of this document, and subsequently in being able to afford due legal status to the SPD as a 'material consideration' in determining planning applications.

57. The risk register is attached as Appendix 5.

### **Equalities impact**

58. Consideration has been given to the public sector equality duty imposed by s149 of the Equality Act 2010. Having paid due regard to the need to meet the objectives of that duty in connection with the production of the draft SPD the view is taken that the duty is met. The SPD seeks to ensure opportunities for participation in the local planning processes, including for equalities groups. The Statement of Community Involvement provides detailed advice and guidance on how the City Council will actively engage in public consultations on planning policy documents, such as this SPD. The 'golden threads' of the SPD include an inclusive economy, meaning the aim of achieving inclusiveness underpins the proposals. It is acknowledged that the duty is an on-going one and due regard will be had to the duty throughout the SPD process.
59. An Equalities Impact Assessment is at Appendix 6. This concluded that the strategies, guidance and proposals that form the contents of these documents have been developed in order to be in accordance with the Local Plan and its objectives. The local plan through its development has been assessed with respect to potential impacts on equalities, and as adopted it has been designed to make efforts to improve the relevant equality strands where possible, and to otherwise have a neutral impact.
60. It is therefore expected that the Spatial Framework and SPD will also each have a similar impact on equalities. It is not anticipated that there will be a direct impact on equality issues related to gender reassignment, sex, sexual orientation, pregnancy and maternity, or religion and beliefs as a result of the strategies and guidance contained within them; whilst it is considered that these strategies and resulting development patterns are likely to have some positive effect on the age and disability equality strands.

### **Conclusion**

61. The Draft West End and Osney Mead SPD has been out for public consultation for 7 weeks, from the 29<sup>th</sup> June to 17<sup>th</sup> August 2022 according to the consultation statement to meet the requirements of both the statutory regulations and the Statement of Community Involvement for the preparation of planning policy documents.
62. This report includes a Statement of Public Consultation which sets out how and when the public and key stakeholders were consulted during the course of the preparation of the SPD, Spatial Framework and Design Guide and how the comments made have helped to inform its context. It also provides a summary of the comments received during the public consultation on the Draft SPD together with the changes that have been made to these documents in response and which are recommended in this report for approval.
63. Cabinet is asked to consider the proposed changes to the SPD, Spatial Framework and Design Guide to reflect the comments / responses received from the public, key stakeholders and landowners to the public consultation and adopt the SPD accordingly, subject to any necessary editorial corrections that are made after consultation with the Cabinet Holder. To approve the West End and Osney Mead SPD as a 'material consideration' in determining planning applications. On adoption of this SPD the Oxpens Masterplan SPD (2013) and Oxford Station

SPD (2017) would effectively be superseded and it is therefore recommended that they are formally revoked by Cabinet.

<b>Report author</b>	Tom Morris
Job title	Principal Planning Officer
Service area or department	Planning Policy
Telephone	01865 252143
e-mail	<a href="mailto:tmorris@oxford.gov.uk">tmorris@oxford.gov.uk</a>

**Background Papers:** None