

## Written update for Agenda Item 4 – Planning application 26/00796/FUL at Oxenford House, 13 - 15 Magdalen Street, Oxford, Oxfordshire

Following the publication of the committee agenda on 17<sup>th</sup> August 2026, the Government updated the National Planning Policy Framework which is effective immediate from the date of publication. As a result of this, there are a number of references to the NPPF within the committee report which need to be updated.

In section 8 RELEVANT PLANNING POLICY on pages 27 and 28, the policy table should be updated as follows:

| Topic                          | National Planning Policy Framework | Local Plan                                                                                                                                                                  | Other planning documents and Neighbourhood Plans: | Emerging Local Plan 2045                                                                                                                                                                                                                                       |
|--------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Design</b>                  | DP3<br>DP4                         | <b>RE2</b> -Efficient use of land<br><br><b>DH1</b> - High quality design and placemaking<br><b>DH2</b> - Views and building heights<br><br><b>DH7</b> - External servicing |                                                   | <b>HD1</b> - Principles of High-Quality Design<br><br><b>HD2</b> - Making Efficient Use of Land<br><br><b>HD6</b> - Views and Building Heights<br><br><b>HD12</b> - Bin and Bike Stores and External Servicing Features<br><br><b>S2</b> - High Quality Design |
| <b>Conservation / Heritage</b> | HE4<br>HE5<br>HE6<br>HE7<br>HE9    | <b>DH3</b> - Designated heritage assets<br><br><b>DH4</b> – Archaeological remains<br><br><b>DH5</b> – Local Heritage Assets                                                |                                                   | <b>HD3</b> - Designated Heritage Assets                                                                                                                                                                                                                        |
| <b>Commercial</b>              |                                    | <b>V1</b> - Ensuring the vitality of centres<br><br><b>V2</b> - Shopping Frontages in the city centre                                                                       |                                                   | <b>C1</b> - City, District and Local Centres<br><br><b>C2</b> - Maintaining Vibrant Centres                                                                                                                                                                    |

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|                            |                   | <b>V5</b> - Sustainable tourism                                                                                                                                                                                                                                                                                                                                            |                       | <b>E5</b> - Hotel and short stay accommodation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Natural environment</b> | N2                | <b>RE3</b> - Flood risk management<br><br><b>RE4</b> - Sustainable and foul drainage, surface and groundwater flow<br><br><b>RE9</b> - Land quality<br><br><b>G2</b> - Protection of biodiversity geo-diversity<br><br><b>G7</b> - Protection of existing Green Infrastructure features<br><br><b>G8</b> - New and enhanced Green and Blue Infrastructure Network Features |                       | <b>G3</b> - Provision of New Green and Blue Features – Urban Greening Factor<br><br><b>G4</b> - Delivering Mandatory Net Gains in Biodiversity<br><br><b>G5</b> - Delivering Onsite Ecological Enhancements<br><br><b>G6</b> - Protecting Oxford's Biodiversity Including the Ecological Network<br><br><b>G7</b> - Flood Risk and Flood Risk Assessments (FRAS)<br><br><b>G8</b> - Sustainable Drainage Systems<br><br><b>R5</b> - Water Resources and Quality<br><br><b>R6</b> - Soil Quality<br><br><b>R7</b> - Land Contamination |
| <b>Transport</b>           | TR3<br>TR4<br>TR6 | <b>M1</b> - Prioritising walking, cycling, and public transport<br><br><b>M2</b> - Assessing and managing development<br><b>M3</b> - Motor vehicle parking<br><br><b>M4</b> - Provision of electric                                                                                                                                                                        | Parking Standards SPD | <b>C6</b> - Transport Assessments, Travel Plan and Service and Delivery Plans<br><br><b>C7</b> - Cycle and Powered Two Wheelers Parking Design Standards<br><br><b>C8</b> - Motor Vehicle Parking Design Standards                                                                                                                                                                                                                                                                                                                    |

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|----------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |                              | charging points<br><b>M5</b> - Bicycle Parking                                                                                                                                                                                                       |                         |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Environmental</b> | P2<br>P3<br>P4<br>P5         | <b>RE1</b> - Sustainable design and construction<br><br><b>RE5</b> - Health, wellbeing, and Health Impact Assessments<br><br><b>RE6</b> - Air quality<br><br><b>RE7</b> - Managing the impact of development<br><br><b>RE8</b> - Noise and vibration | Energy Statement<br>TAN | <b>G9</b> - Resilient Design and Construction<br><br><b>R1</b> - Net Zero Buildings in Operation<br><br><b>R2</b> - Embodied Carbon in Construction<br><br><b>R3</b> - Retro-Fitting Existing Buildings<br><br><b>R4</b> - Air Quality Assessment and Standards<br><br><b>R8</b> - Amenity Impacts of Development<br><br><b>HD7</b> - Health Impact Assessment<br><br><b>HD8</b> - Privacy, Daylight and Sunlight |
| <b>Miscellaneous</b> | S3<br>S4<br>TC2<br>TC4<br>L2 | <b>V8</b> - Utilities<br><br><b>S1</b> - Sustainable development<br><br><b>DH7</b> - External servicing features and stores                                                                                                                          |                         | <b>I1</b> - Digital Infrastructure to Support New Development<br><br><b>HD12</b> - Bin and Bike Stores and External Servicing Features                                                                                                                                                                                                                                                                            |

### Principle of development

Paragraph 10.10 on Page 34 officers reference the definition of ‘Main Town Centre’ uses as defined within the NPPF (2024). The definition of ‘Main Town Centre’ uses within the updated NPPF (2026) also identifies hotels as an appropriate Town Centre use and therefore the assessment of this remains as is within the committee report. It is also worth noting that Policy TC2 (Development in Town Centres) of the NPPF (2026) states that substantial weight should be given to the benefits of supporting the overall vitality and viability of the centre including where this can be achieved through the diversification of uses, intensification and provision of residential accommodation and improving or retaining access to local shops and other facilities

which provide day-today services for the local community. This is consistent with the assessment made within the committee report.

Paragraph 10.19 on page 35 refers to the Agent of Change Principle which was formerly referred to in paragraph 200 of the NPPF (2024). Policy P4 of the new NPPF (2026) refers to the Agent of Change Principle and similarly to the previous NPPF version, requires development proposals to be capable of being integrated effectively with existing business, community and public service activities and infrastructure in their vicinity. In this case, the assessment within the committee report remains as is in that the proposal would comply with the Agent of Change Principles.

### **Design and impact on heritage**

Paragraph 10.36 refers to NPPF (2024) paragraphs 212 and 215 which consider the impact of development on designated heritage assets and the weight afforded to the conservation of these assets. Paragraphs 212 and 215 of the NPPF (2024) have been replaced by Policy HE4 (Securing the conservation of heritage assets) of the NPPF (2026) which requires development proposal which would affect the significance of heritage assets, including any contribution made by their setting to maintain or secure a use consistent with their conservation and avoid harm to the significance of the heritage asset and instead conserve its significance. The policy further goes on to state that any harm to or loss of the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter. Policy HE5 (Assessing effects on heritage assets) of the NPPF (2026) requires development proposals to provide an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. Policy HE9 (Conservation areas) of the NPPF (2026) requires developments within or affecting the significance of Conservation Areas to retain and conserve building and other features which make a positive contribution to the character or appearance of the conservation area and consider the area's special architectural or historic interest in the design of the development.

In accordance with Policies HE4, HE5 and HE9 of the NPPF (2026) the proposal is considered to have no effect on the significance of a heritage asset and would accord with the requirements of the NPPF (2026).

### ***Secure by design***

Paragraph 10.39 refers to Paragraph 135(f) of the NPPF (2024) which seeks to ensure that development proposals provide safe, inclusive and accessible places. This paragraph has been replaced by policy TR4 (Street design, access and parking) of the NPPF (2026) which echoes the former paragraph 135 in seeking safe, inclusive and attractive places for all users. In this case, the assessment within the committee report remains as is in that the proposal would comply with the updated NPPF (2026) policies.

## *Archaeology*

Paragraph 10.43 refers to NPPF (2024) paragraphs 216 and 218. These paragraphs have been replaced by policy HE7 (Decisions on non-designated heritage assets) of the NPPF (2026). The assessment of the impact of the proposed development remains the same as set out within the committee report. Officers consider that the proposed development, subject to condition would comply with the updated policy HE7 of the NPPF (2026).

## **Biodiversity**

Paragraph 10.93 refers to paragraph 187 of the NPPF (2024) which states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. This has been replaced by policy N2 within the updated NPPF (2026). Policy N2.1(f) requires development proposal to minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective. The assessment of the impact of the proposed development remains the same as set out within the officers committee report. The proposed development, subject to condition would comply with the updated policy N2 of the NPPF (2026).

## **Health and wellbeing**

Paragraph 10.118 on page 53 refers to former Paragraph 96 of the NPPF (2024) which requires development to achieve healthy, inclusive and safe places. Paragraph 10.1198 on page 53 refers to former Paragraph 135 of the NPPF (2024). This is broadly echoed in Policy R4 (Street design, access and parking) of the NPPF (2026) which echoes the former paragraph 135 in seeking safe, inclusive and attractive places for all users. In this case, the assessment within the committee report remains as is in that the proposal would comply with the updated NPPF (2026) policy.

## **Conclusion**

Paragraph 11.2 on page 54 refers to former Paragraph 11 of the NPPF (2024) which seeks presumptions in favour of sustainable development. This paragraph has been replaced by Policy S4 of the NPPF (2026) which states that proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. In this case, subject to the conditions outlined on page 55 onwards, the proposed development for a new hotel is not considered to be substantially outweighed by any adverse effects and is therefore recommended to be approved as outlined within the committee report.

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