

# DETAILS OF YOUR COMMENT

## Part B

Please read the accompanying notes before completing Part B. The notes explain what we mean by soundness and legal compliance. These are questions that we are expected to ask consultees.

Please use a new Part B for each point you are commenting on. Attach all completed forms to Part A.

**Q1.** Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number)

Paragraph

Policies Map

Policy Number

Sustainability Appraisal

**Q2.** Do you consider that the document:

(a) is legally compliant?  Yes  No

(b) is sound?  Yes  No

(c) complies with the duty to co-operate?  Yes  No

**Q3.** Do you consider that the document is **unsound** because it is not: (tick as appropriate)

(a) positively prepared?

(c) effective?

(b) justified?

(d) consistent with national policy?

**Q4.** Please tell us below why you consider the document to be unsound, not legally compliant or fails to comply with the duty to co-operate. If you do believe the document is sound, legally compliant, or complies with the duty to co-operate you may use the box to explain why.

*Please use an extra sheet if completing a paper copy.*

**Q5.** What change(s) do you consider necessary to make the document sound or legally compliant? Please explain why this change will achieve soundness or legal compliance. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination.) It would be helpful if you could suggest revised wording for the policy or text in question.



*Please use an extra sheet if completing a paper copy.*

**This is the end of the comment form**

## Policy R7

Q4: Logicor control the Unipart site at Cowley (Site SPS7), a Category 1 employment site as allocated in the emerging Local Plan. As a strategically significant employment location it is imperative that its future redevelopment is not inappropriately restricted so that its full potential can be robustly, and fully realised taking into account market demands. It is recognised that the wording of Policy SPS7 (Unipart) includes provisions to maintain amenity and environmental standards for the adjacent allocation at Northfield in South Oxfordshire. However, Logicor are concerned that the application of Policy R7 as currently drafted, in the context of the Northfield site, may result in overly prohibitive consequences to the delivery of a new Unipart development. Indeed, Policy STRAT12 (Land at Northfield) of the South Oxfordshire Local Plan requires the Northfield development to deliver structural landscaping to offset the development area from the Unipart site, however this is solely in relation to landscape mitigation and not to maintain the amenity of the proposal. As such, it is important that the Oxford Local Plan recognises the unique opportunity of Unipart to deliver strategically important employment, whilst not adversely affected by the delivery of the new residential land use at Northfield.

Q5: Although Logicor recognise that the delivery of the Northfield site is outside of Oxford City Council's jurisdiction, Logicor wish to propose an amendment to this policy. Primarily, this is to strengthen provisions relating to the protection of existing uses, particularly those which could be considered as "anti-social," which may be adjacent to a proposed new sensitive uses, which could otherwise may be adversely affected by the existing use. This would avoid unfairly prejudicing the functionality of such site uses, such as the Unipart site, in accordance with the "agent of change," concept.