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Oxford Core Strategy 2026

Adopted 14th March 2011



Building a world-class city for everyone

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FOREWORD

While many cities aspire to be world class, residents in Oxford know that our city is in many respects already world class. Oxford's unique heritage draws visitors from around the world. Its universities and hospitals have an internationally renowned research base, and many products or services made in Oxford are known worldwide. But this success brings challenges, and none greater than delivering much-needed affordable housing which is in such short supply in our city.

The Core Strategy is our overarching strategy for the way we will look at developing Oxford over the next 15 years. Oxford needs to develop, while preserving those aspects which make it such a wonderful place to live and work. The Core Strategy will help to manage change sympathetically and will help deliver this Council's vision for growth and regeneration in Oxford. It sets out policies and proposals relating to many of the Council's priorities. These include:

- New housing and regeneration at Barton;
- Economic growth and supporting employment at the Northern Gateway;
- The continuing renaissance of the West End of the City centre;
- A new district centre at the heart of Blackbird Leys and upgrading of the Cowley centre.

I believe the Core Strategy does this in a way which protects Oxford's key environmental assets. We are avoiding development on the floodplain and areas of high ecological interest; we are protecting Oxford's heritage and the views of the historic core; and we are promoting high-quality urban design in both the public and private realm.

The adoption of the Core Strategy marks the culmination of a process that has witnessed extensive consultation and dialogue with a wide range of individuals, organisations and interest groups. This has been a lengthy process and we have had some robust debates, reflecting how much people care about this great city.

We will now take forward and develop other more detailed plans within the Oxford Local Development Framework. We will continue to actively consult the public on these documents as we progress with planning the future shape of Oxford. We will also seek to implement the Core Strategy by working with a range of partner organisations. We are certain to achieve more through working with all our partners than we could ever hope to on our own.

I would like to thank all those who have contributed to the development of this Core Strategy. I believe that their efforts have helped ensure that it provides an excellent framework for achieving a sustainable and prosperous future for Oxford.

Councillor Ed Turner, Deputy Leader
and City Executive Board Member for Finance and Efficiency

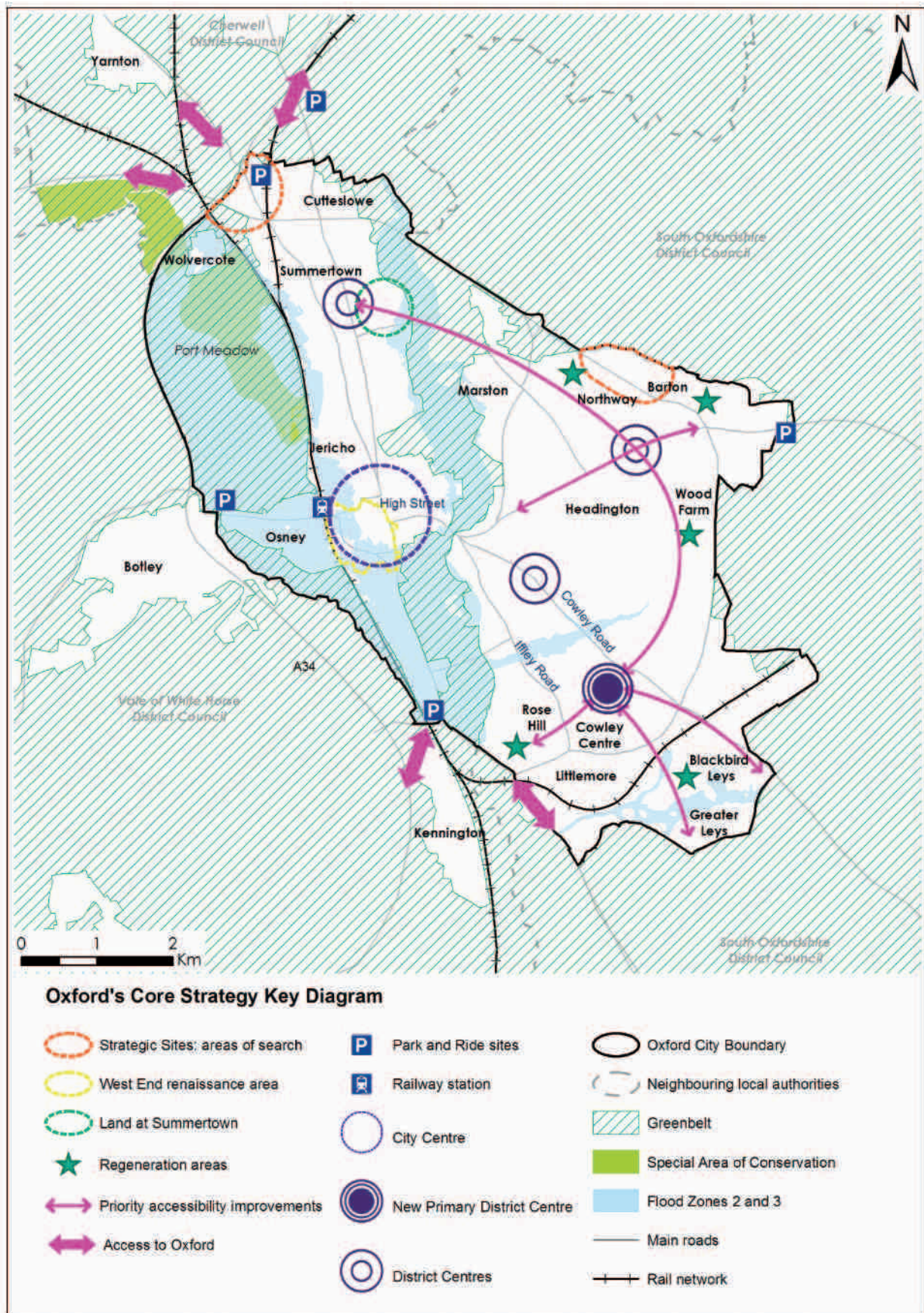


Figure 1: Key diagram

INTRODUCTION

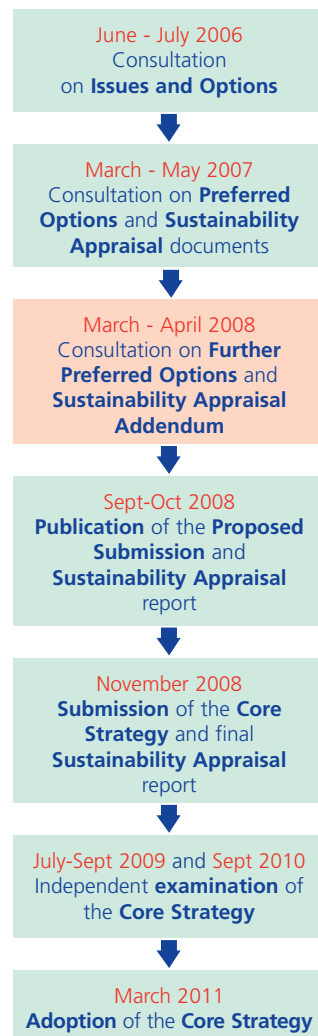
Stages of Core Strategy preparation

- i. Oxford City Council published *Oxford 2026: Core Strategy Preferred Options* in March 2007 and *Further Preferred Options* in March 2008 to seek your views on how Oxford should plan for, and manage growth and development up to 2026. We had a good response to these consultations.
- ii. Following these stages, new legislation was introduced that changed the way consultation works for development plan documents. Transitional arrangements for the new legislation have allowed previous consultations to remain valid under the new arrangements. The Core Strategy Proposed Submission document became the next and final stage in the consultation process. We published a final draft document in September 2008 to invite representations on the soundness of the spatial strategy and policies. However following a meeting with the Examination Inspector, we produced a set of proposed changes to the submitted document. These changes added more detail but they did not make any fundamental changes to the original strategy. All representations relating to the Proposed Submission Core Strategy (September 2008), the Proposed Changes to the Submission Core Strategy (April 2009) and the Further Proposed Changes to the Submission Core Strategy (April 2010) were taken into account at the Core Strategy examination.

The Core Strategy and the Local Development Framework

- iii. The Core Strategy sets out the spatial planning framework for the development of Oxford up to 2026 and is the principal document in Oxford's Local Development Framework (LDF). The Core Strategy sets out the scale and general location of future development, and policies to deliver the Core Strategy vision and objectives for the next 20 years. Some policies within the Oxford Local Plan 2001-2016 have been superseded by Core Strategy policies (see Appendix 2) but many will be 'saved' pending the adoption of future Development Plan Documents (DPDs). A list of saved policies will be published and updated.
- iv. The Core Strategy contains a clear vision, objectives and a spatial strategy for Oxford. It also includes the policies needed to implement the spatial strategy, and a system for monitoring whether the strategy is being delivered. The Core

Figure 2: Core Strategy timetable



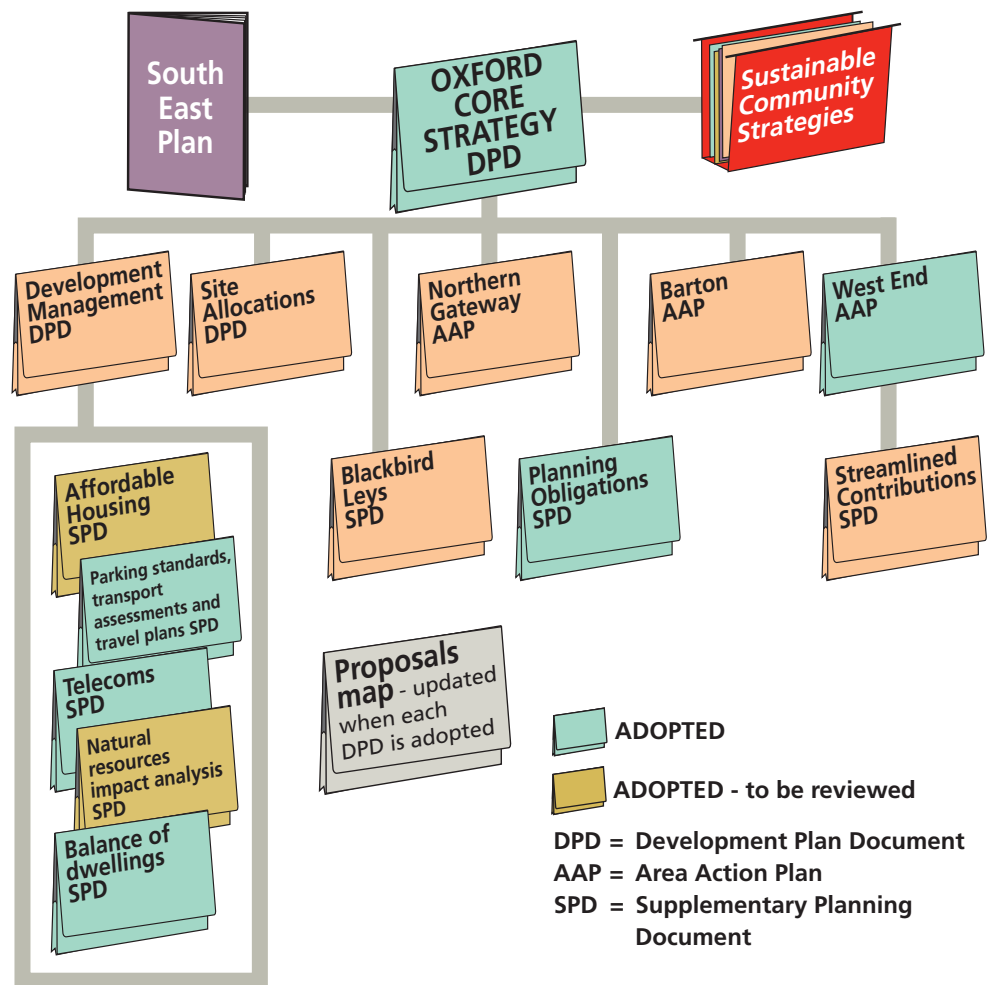
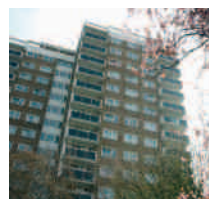
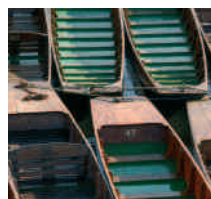


Figure 3: The Oxford Local Development Framework

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Strategy DPD will form the starting point for determining planning applications. All other DPDs must conform to the adopted Core Strategy. The Core Strategy should be read as a whole; proposals will be assessed against all relevant policies of the Local Development Framework.

- v. Figure 3 shows how the Oxford LDF fits together. Area Action Plans (AAPs) for the strategic sites will provide details on implementation and policy frameworks to support the Core Strategy. In addition, DPDs for development management and site allocations will represent more detailed plans applicable across Oxford, and will facilitate the implementation of the spatial strategy, which includes housing, employment and retail development on a range of sites. Supplementary Planning Documents (SPDs) provide guidance on detailed issues of implementation. All proposed DPDs and SPDs will be subject to review, if





judged necessary, through the Local Development Scheme process (and will require the agreement of the Government Office).

- vi. The Core Strategy in its entirety (text, policy boxes, and appendices) comprises the City Council's policy and vision for Oxford. The policies are shown in boxes, but all text should be considered as an integral part of the policy approach.
- vii. Background information (including background papers and the evidence base) to the Core Strategy and the Proposals Map can be found on the City Council's website at: www.oxford.gov.uk/corestrategy. Copies are also available to view at Oxford City Council offices at Ramsay House, 10 St Ebbe's Street, Oxford OX1 1PT. The document list will be continually updated.

How the Core Strategy has developed

- viii. The City Council aimed from the start to produce a succinct and focused Core Strategy, to form the principal spatial planning framework. The Core Strategy should steer other local development documents, which will set out more detailed policy frameworks. It should be flexible enough to allow for future uncertainty, whilst making the key place-making decisions for Oxford to 2026.
- ix. As indicated above, the document is the result of a three-year preparation process. An integral part of this process has been the **Sustainability Appraisal**, which has assessed alternative strategies, and has informed each stage of the strategy development (see below). The outcome of **consultation** on the Preferred Options and Further Preferred Options, as well as earlier consultation on Issues and Options, has also been important in developing the spatial strategy and core policies. Specialist studies and ongoing strategies have together built a comprehensive **evidence base**. The Core Strategy must be consistent with national policy and in general conformity with the South East Plan. These strands of work have informed the City Council's consideration of the most appropriate spatial strategy for Oxford when considered against all reasonable alternatives.

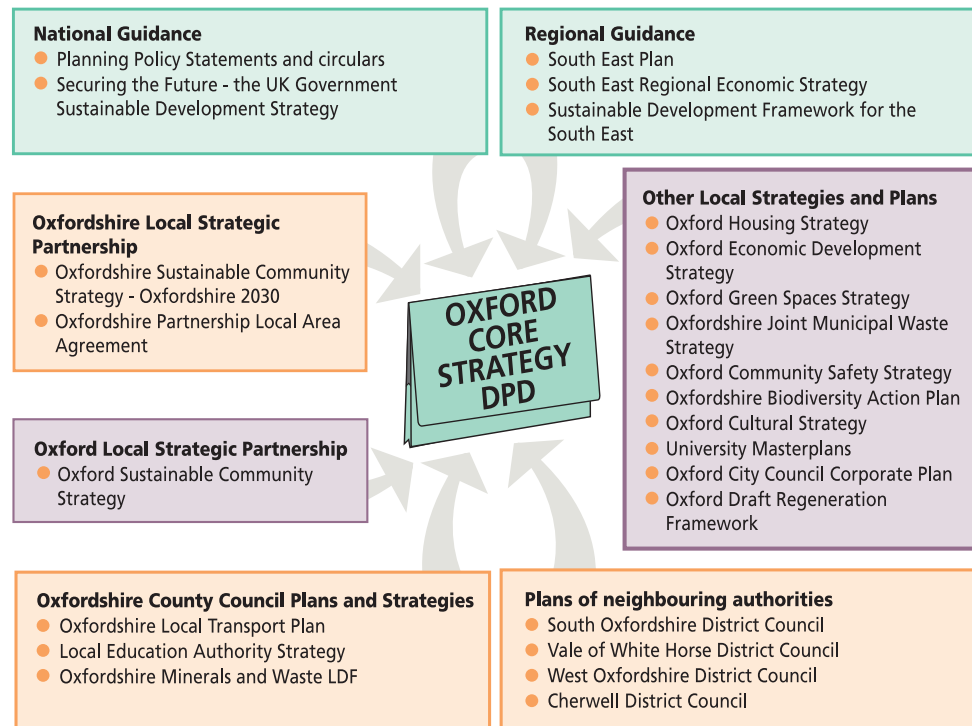


Figure 4: Key plans and strategies informing the Core Strategy

Sustainability Appraisal and Appropriate Assessment

- x. A Sustainability Appraisal (SA), which includes a Strategic Environmental Assessment (SEA), has been undertaken during the production of this document. This considers the social, economic and environmental effects (including impact on natural resources) of the document, and ensures that it accords with the principles of 'sustainable development'. Each of the draft policies was developed, refined and assessed against sustainability criteria throughout the preparation of the Core Strategy. The Sustainability Appraisal report (SA/SEA) was published alongside the Proposed Submission draft of the Core Strategy.
- xi. Under the Habitats Regulations, the City Council has undertaken a Habitats Regulations Assessment (HRA) to ensure that the policies in the Core Strategy do not harm sites designated as being of European importance for biodiversity. The HRA for the Oxford Core Strategy includes an Appropriate Assessment. The HRA concludes that the policies and proposals in the Oxford Core Strategy would not have an adverse impact on the Oxford Meadows Special Area of Conservation (SAC), or any other European nature conservation sites (within a 20km radius of Oxford) alone or in combination with other plans and programmes. The HRA was published alongside the Proposed Submission document. The policies in this document are designed to avoid any adverse effect on the integrity of the SAC.

Sustainable Community Strategy

- xii. The Local Development Framework, and especially the Core Strategy, has a key role in delivering community aspirations and therefore should accord with priorities identified in the Sustainable Community Strategy. The original Oxford Community Strategy was prepared by the Oxford Strategic Partnership (OSP) and published in 2004. The OSP includes key organisations whose actions and services affect Oxford's quality of life.
- xiii. The OSP has adopted a new Sustainable Community Strategy to replace the 2004 Community Strategy. The Sustainable Community Strategy (SCS) has an over-riding vision that Oxford will be a world-class city for everyone. There is a cross-cutting theme of the economy in the City, and five flagship issues where the OSP feels that it can add value:
 - Affordable Housing
 - Health and Social Inclusion
 - Climate Change
 - Quality of the Public Realm for Residents and Visitors
 - Safer, Stronger, more Cohesive City.
- xiv. These issues inform the priorities of the Oxfordshire Partnership's adopted SCS for Oxfordshire as a whole (entitled Oxfordshire 2030). They also inform the targets of the second Oxfordshire Local Area Agreement. The policies and proposals in the Core Strategy will help to deliver the spatial aspects of the SCS, and the Core Strategy spatial vision seeks to complement the vision in the SCS.

Section 1

SPATIAL PORTRAIT



The Spatial Portrait sets out the key characteristics of Oxford, and identifies the issues and challenges facing the city that the Core Strategy seeks to address.

Oxford is a world-renowned historic city with a rich and diverse built heritage. It is a compact city of around 151,000 citizens, with over 30,000 students. Parts of Oxford are densely populated, yet 52% of the city's area is made up of open space.

Oxford is a well-performing regional shopping centre and it has a successful economy based on higher education, health services, car manufacturing, high-tech and medical scientific research. The city's prosperity is enhanced by the 9.3 million tourists who visit every year. Oxford therefore has many advantages and many opportunities, which the Core Strategy seeks to build upon.

However, Oxford faces significant issues and challenges. There is significant inequality across the city and high levels of deprivation in some areas. The many opportunities the city provides generate a huge demand for open-market housing and a severe shortage of affordable housing. Key employment sectors have been successful but a strategy is needed to ensure that this success continues. The Core Strategy addresses the issues of growth and regeneration in a context of constrained land availability and the need to protect the historic environment and contribute to sustainable development.

1.1 Spatial portrait of Oxford

- 1.1.1 Oxford is a compact city with a unique and world-renowned built heritage. It is one of the most photographed, filmed and written-about cities in the world. These images are largely of historic Oxford and they are vital to the city's tourist industry because it is historic Oxford, based around the university colleges, which tourists visit in millions. Oxford has over 1,500 listed buildings and the 16 conservation areas cover 17.3% of the total area of the city. This is, however, only one part of the city's story.

Historic development of the city

- 1.1.2 Oxford's urban origins lie in the late Saxon period; its original street pattern and some of these earliest buildings and monuments still survive. The foundation and growth of the University transformed Oxford from a significant medieval town, based on monastic foundations, into an international seat of learning. This history is reflected in outstanding buildings of all ages from the 13th century to the present day. It is one of the best-preserved medieval universities in the world.
- 1.1.3 The main growth of Oxford beyond its historic core took place from the mid-19th century onwards, spurred by railway and improved river transport, the growth of the University and other educational establishments, and the printing and publishing industry. In the 20th century this growth continued and was further accelerated through car manufacturing and Oxford's role as a regional hub of health services.

Oxford today

- 1.1.4 The city retains distinctive physical characteristics reflecting the different strands of economic and social growth that have shaped its history. An important part of Oxford's historic character is its unique skyline and landscape setting. Apart from the built heritage, much of Oxford's history remains buried beneath later urban development.
- 1.1.5 While keeping its historic core and green spaces, contemporary Oxford is a far cry from its media stereotype. It is an economic hub with a world-class knowledge economy that underpins continued prosperity, not just in the Central Oxfordshire sub-region but also in the south east of England and beyond. In addition to being a major tourist destination, attracting around 9.3 million visitors in 2006¹, it is an important retail centre and the cultural centre of the region.
- 1.1.6 Oxford is centrally located in England, with easy access to international airports, the railway network, and the M40 motorway. It has a total area of about 46 sq km (17.7 sq miles), with parts of the urban area very densely

¹ The Economic Impact of Tourism in Oxford (2006)

developed. The built-up area extends to the administrative boundary around much of the eastern side of the city, but the river corridors of the Thames and Cherwell penetrate as extensive green wedges into the heart of the city. This gives Oxford a distinctive physical form, with much of the residential population concentrated to the east of the city centre. Some 27% of Oxford is in the Green Belt, with much of this land being flood plain. The historic city parks and nature conservation areas (including a Special Area of Conservation (SAC) and several Sites of Special Scientific Interest (SSSIs)) create pockets and corridors of green within the city boundary.

Population and demographics

- 1.1.7 The population of Oxford in 2007 was estimated to be 151,000² and the projected population in 2026 is 176,100³. The number of students is large and increasing (over 30,000 full-time at both universities)⁴. This means that Oxford has a high proportion of 16-29 year olds (32% – twice the national average), with proportionately fewer middle-aged people (30-64) than in the South East as a whole. In contrast to other parts of the county, Oxford is ethnically and culturally diverse, with the third-highest minority ethnic population in the South East region⁵.

Housing

- 1.1.8 There are approximately 55,500 properties in Oxford⁶. The city has in recent years experienced a booming housing market with rising house prices, comparable to London. This has led to open-market housing becoming more difficult to obtain and expensive, and has limited the supply of affordable housing. House prices in Oxford are, on average, 8.8 times greater than annual incomes. This ratio is far higher than the South East average⁷. It has caused problems for existing residents wanting to relocate within their local community, and for younger people wanting to buy in Oxford. There are severe pressures on the housing stock, with concentrations of homes in multiple occupation and many homeless and other vulnerable people. The lack of housing, especially affordable housing, can also make it difficult for employers to retain and recruit staff.

Retail and services

- 1.1.9 The city centre is a regional shopping destination, which performs very well and has a low vacancy rate⁸. Demand from retailers for city-centre premises is high. Oxford is ranked sixth as a retail centre of regional importance in the South East⁹, and is one of 12 centres classed as 'Centres for Significant Change' in the South East Plan¹⁰. These are centres whose range of town centre uses is expected to increase significantly during the life of the South East Plan. The role of the city centre is complemented by a network of smaller centres: four existing district centres (Cowley Centre, Cowley Road,

² Office for National Statistics mid year estimates (2007 revision)

³ Office for National Statistics 2004-based sub-national population projections

⁴ Annual Monitoring Report (2007/08)

⁵ Office for National Statistics: Neighbourhood Statistics - www.neighbourhood.statistics.gov.uk/dissemination/

⁶ Valuation Office Agency data (2006)

⁷ Homelessness Strategy 2008 – 2013 (2008)

⁸ Oxford Retail Needs Study Update (2008)

⁹ Town Centres Future Study (2004) DTZ on behalf of SEERA

¹⁰ South East Plan (2009) Government Office for the South East



Headington and Summertown) and several neighbourhood centres. These provide retail and service facilities for the local population. They are also the focus for many social, community and cultural activities.

Employment and travel to work

- 1.1.10 Oxford is a major centre for education, healthcare, bioscience, IT, publishing and the motor industry. It has relatively low unemployment: 2.0%¹¹, which is comparable to the South East (2.4%), and less than the UK (3.4%). However, there are pockets of high unemployment.
- 1.1.11 Oxford experienced the slowest percentage increase in employment out of all the Oxfordshire districts between 1991 and 2001¹². The city has a larger-than-average proportion of jobs in the service sector, with 40% of all employee jobs in public administration, education or health. The second-largest employment sector is financial and business services, accounting for 24% of jobs. Manufacturing accounts for 9% of jobs, many of which are at the BMW car plant¹³.
- 1.1.12 Oxford has a high level of in-commuting, with around half its workforce living outside its boundary. There is relatively little out-commuting, with only 25% of economically active Oxford residents working outside the city. Only 43% of Oxford's workforce travel to work by car, which is the lowest proportion in the entire South East region and amongst the lowest in England and Wales¹⁴.

Education

- 1.1.13 A noticeable feature is the disparity in levels of educational attainment within the city. Despite having the highest proportion of residents aged 16-74 holding a degree, Oxford also has a higher proportion of people without any qualifications than Oxfordshire, the South East, and England and Wales.

Social deprivation

- 1.1.14 As well as a city historically famous for its architecture and universities, there is another, less well-known Oxford, which has areas of deprivation and a huge need for affordable housing. Some areas of the city experience relatively high crime rates, health deprivation and poor educational achievement. For instance, 10 Super Output Areas in Oxford are amongst the 20% most deprived areas in England¹⁵. Life expectancy amongst men and women is five years less in the most deprived areas of the city than in the least deprived areas¹⁶.

¹¹ Office for National Statistics JSA Claimants (Jan 2009)

¹² Census 2001, ONS

¹³ Towards a 15 Year Regeneration Framework for Oxford City (2009)

¹⁴ Census 2001, Travel to Work figures, ONS

¹⁵ Deprivation in Oxford Briefing Note (2008) Oxfordshire Data Observatory

¹⁶ Health Profile 2008: Oxford, Department of Health (www.healthprofiles.info)

1.2 Oxford's role in the region

- 1.2.1 Oxford is part of the South East of England region and it should continue to grow and develop as the focus of the Central Oxfordshire sub-region, and as a Regional Hub within the South East. The South East Plan indicates that growth and regeneration should be the policy focus for the Central Oxfordshire sub-region. The Core Strategy must be in general conformity with that Plan, and therefore the City Council will deliver the development required by the South East Plan. This includes a minimum of 8,000 new homes within the city's administrative boundary in the period 2006 and 2026.

Growth potential of Oxford

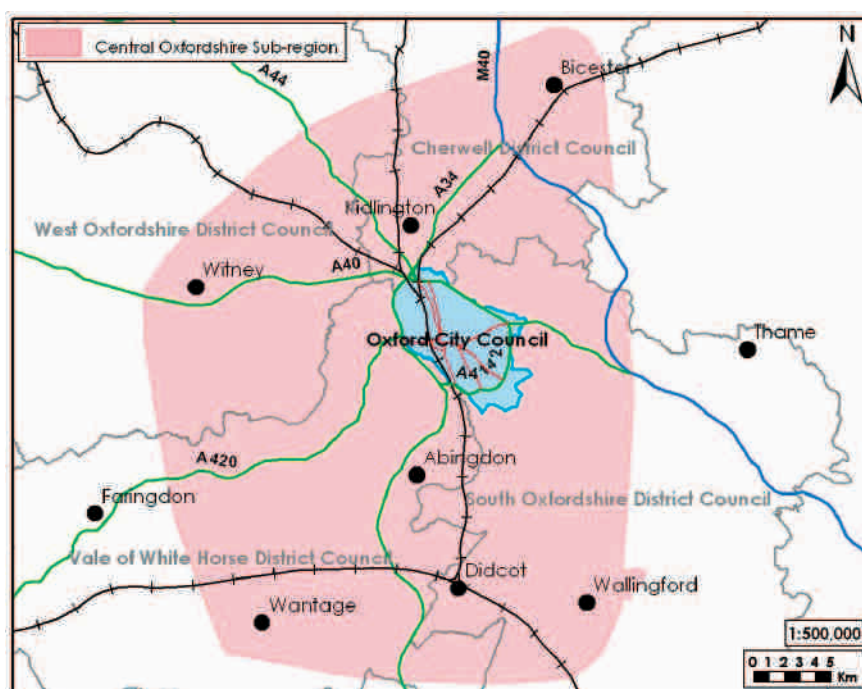


Figure 5: Central Oxfordshire Sub-Region

- 1.2.2 The potential of Oxford and its sub-region to act as a catalyst for growth and investment has been recognised in various ways. Oxford is part of a grouping of nine 'core' cities and towns in the South East Region and, with the Central Oxfordshire Sub-Region, is identified as one of the nine 'Diamonds for Investment and Growth' in the Regional Economic Strategy. The Government has named Oxford as a 'Growth Point' (one of seven in the South East) in recognition of the city's potential for growth, and its record of housing delivery¹⁷. The County Council has secured a provisional funding allocation of over £60m from the South East Regional Transport Board to improve strategic road and rail access to Oxford in 2013-2015¹⁸. All these factors demonstrate that Oxford is equipped to play its role in securing the region's economic future.

¹⁷ New Growth Points, Partnership for Growth with Government, DCLG

¹⁸ Access to Oxford, Oxfordshire County Council, http://www.oxfordshire.gov.uk/wps/portal/publicsite/councilservices?WCM_GLOBAL_CONTEXT=http://apps.oxfordshire.gov.uk/wps/wcm/connect/Internet%2FCouncil+services%2FRoads+and+transport%2FMajor+projects%2FRT++MP++Access+to+Oxford

Partnership working

- 1.2.3 Oxford is centrally situated within Oxfordshire and shares a common boundary with three of the other four Oxfordshire districts: Cherwell, South Oxfordshire and Vale of White Horse. The West Oxfordshire district boundary is approximately 2.5 km from the city boundary. The growth envisaged for Central Oxfordshire in the South East Plan will require close partnership working between all the district councils and the County Council to ensure that cross-boundary impacts such as increased traffic are effectively mitigated, and that opportunities for regeneration and the provision of new infrastructure are fully realised.

1.3 Issues and challenges

- 1.3.1 While many cities aspire to be world class, Oxford is in many respects already world class. Oxford's historic core, based around the university colleges, draws visitors from around the world. Its universities and hospitals have an internationally renowned research base, and many products or services made in Oxford are known worldwide (ranging from the Mini to the Oxford English Dictionary).
- 1.3.2 Oxford's success, however, generates its own problems and challenges. As an attractive city situated in an economically buoyant part of the country, Oxford faces many development pressures. These include:
- a huge demand for market housing
 - a pressing need for affordable housing
 - enabling key employment sectors such as education, healthcare and R&D to continue to flourish
 - enabling the development needed to maintain the city's role as an important regional centre for retail leisure and cultural activities
 - day-to-day needs of Oxford residents.

Scarcity of land

- 1.3.3 All this is set in the context of a scarcity of available land. Development is restricted by policy constraints, such as the Green Belt, which encircles and extends into the city; and administrative constraints arising from Oxford's tightly drawn boundaries. There are also intrinsic constraints, such as extensive areas of flood plain within the river valleys of the Thames and Cherwell; areas of nature conservation importance; and the city's outstanding architectural heritage. The latter constrains development in a three-dimensional sense, since the need to protect Oxford's unique skyline makes tall buildings inappropriate in some parts of the city.

Land use	Requirements identified by evidence base
Housing	2006-16: The Oxfordshire Housing Market Assessment ¹⁹ indicates that Oxford will need 64,189 new dwellings over the period 2006-16 to meet projected demand. This equates to an annual average demand of 6,418 dwellings, of which 3,469 would be market housing and 2,949 affordable housing. Considering that Oxford currently has around 55,000 dwellings, to meet demand over a 10-year period would mean at least doubling the size of the city.
Employment	The Employment Land Study ²⁰ concludes that under a 'business as usual' scenario (i.e. if past economic and employment trends continued) there would be a net additional requirement for employment land of at least 13.5ha, and to allow for some flexibility this could be up to 36.5ha. The net additional land requirement for a 'higher growth' scenario would be in the range 20.5ha – 47.5ha.
Retail	<p>The 2008 Update to the Retail Needs Study identifies the floorspace needs, although it advises extreme caution in considering the longer-term forecasts:</p> <p>Comparison (non-food): by 2016, an additional 10,325m² could be supported. By 2026, this increases to 47,500m² (using a sensitivity approach)</p> <p>Convenience (food): by 2016, between 3,210m² (low-density operator) and 1,650m² (high-density operator) could be supported. By 2026, this increases to between 6,311m² (low density) and 3,156m² (high density).</p>
Tourism	The Hotel and Short Stay Accommodation Futures Study suggests a need for up to 15 sites for hotel, hostel and serviced apartment development in Oxford up to 2026, to fully meet the identified market potential for new provision. The study indicates that 10 or 11 sites would need to be in the City centre and 4 or 5 on the outskirts ²¹ .
Education and Health	<p>A study of the Economic Role of the Higher Education, Health and Retail Sectors in the Oxford Economy found that for the higher education sector, the space requirements of core academic and research activities could largely be accommodated on established or committed university sites. For ancillary uses, such as student and staff accommodation, sites will be needed elsewhere in the city, although many of the designated sites in the Local Plan are already identified to meet some of these needs.</p> <p>The same study found in relation to the health sector that the hospital trusts are generally working to modernise and consolidate medical and research activities on their existing main sites, and that demand for additional land is likely to be relatively limited (although there will be a need for enlarged primary healthcare facilities at the more local level)²².</p>
Green Space	The Green Space Study recommended that the city standard of 5.75ha per 1,000 population of publicly accessible green space be maintained. This has land-use implications since additional public open space would be needed for an increasing population ²³ .

¹⁹ Oxfordshire Housing Market Assessment (December 2007): available online at <http://www.oxford.gov.uk/files/seealsodocs>

²⁰ Employment Land Study (March 2006): available online at <http://www.eipsoutheast.co.uk/downloads/documents/20070108085554.pdf>

²¹ Oxford Hotel and Short-stay Accommodation Study (2007)

²² Economic Role of the Higher Education, Health and Retail Sectors in the Oxford Economy (2008)

²³ Oxford Green Space Study (2007)

Identified development needs

- 1.3.4 The scarcity of land available to accommodate an increasing population and the development of the economy is the key overarching spatial issue for Oxford. This is highlighted by various elements of the evidence base underpinning the Core Strategy.
- 1.3.5 In addition, many other land-use needs have to be accommodated to create sustainable communities. These include additional school capacity, community and cultural facilities, built leisure facilities, transport infrastructure, and utilities infrastructure.

Key challenge: meeting development needs in the context of a shortage of land

- 1.3.6 Given that all these competing pressures on land cannot be accommodated within a city of the size and character of Oxford, the overriding challenge for spatial planning is to meet essential needs (e.g. the requirements of the South East Plan) and to determine which other needs can be met given Oxford's restricted land supply. Some needs that cannot be met within the city may be met elsewhere within the Central Oxfordshire sub-region.
- 1.3.7 Within the range of development pressures facing the city, particularly important issues for the planning system are firstly to tackle homelessness and the affordability gap by increasing the supply and choice of housing, especially affordable housing; and secondly to build on the 'Oxford brand' by enabling key sectors of the economy, including the universities and hospitals, to continue to thrive. In this context, it is relevant that regeneration, providing more affordable housing, and supporting the economy of the city are key priorities of Oxford's Sustainable Community Strategy.

Key challenge: protecting the built and natural environment

- 1.3.8 Linked to this is the challenge of ensuring that development does not prejudice the outstanding quality of Oxford's built and natural environment. Growth needs to respect the capacity of the city to absorb change and avoid harming its architectural and historic character. New development and the public realm should be of a quality that upholds the city's international reputation.

Key challenge: promoting social inclusion through regeneration

- 1.3.9 Another key challenge is to ensure that development brings benefits to all of Oxford's communities. As indicated in the spatial portrait, there are wide social, economic and environmental disparities between different parts of

the city. Some areas of Oxford are among the most deprived in England; others are among the least deprived. Deprivation is largely concentrated in housing estates on the south eastern and north eastern periphery of the city, although there are other pockets within the City centre and parts of east Oxford. Improving health and social inclusion is a key priority of Oxford's Sustainable Community Strategy, while reducing inequalities and breaking the cycle of deprivation is a strategic objective in the Oxfordshire Sustainable Community Strategy.

Key challenge: addressing climate change

- 1.3.10 A further key challenge is to promote mitigation of and adaptation to climate change. Adaptation to climate change is directly relevant to Oxford, given that significant areas of the city are vulnerable to flooding. The planning system has a particularly important role in tackling climate change, both in minimising the impact of human activities that create carbon emissions and in preparing for the potential adverse effects of climate change, such as frequent flooding. A key priority of the Oxford Sustainable Community Strategy is to work towards Oxford becoming a carbon-neutral city, and a centre of excellence for climate change adaptation and mitigation initiatives.

Section 2

VISION AND OBJECTIVES



Oxford has great strengths and opportunities, but also faces substantial challenges. Not least of these is meeting Oxford's development needs in the context of a shortage of land.

The following vision sets out what kind of place Oxford should become in 2026. The vision takes into account existing plans and strategies, including the Sustainable Community Strategy (SCS) and Regional Spatial Strategy (RSS).

The vision creates a set of strategic objectives. These are set out in relation to the key themes to which they relate.

2.1 Vision to 2026

Section 3

THE SPATIAL STRATEGY AND STRATEGIC LOCATIONS FOR DEVELOPMENT

Oxford is a world-class city that is proud of its past, but also modern and forward-looking; a city that celebrates its unique character and heritage, while embracing the changes that are necessary to ensure its continued prosperity in the 21st century. We will plan for growth and regeneration by identifying strategic locations for development to address housing, employment and other development needs.

Section 4

RESPONDING TO CLIMATE CHANGE

Alongside development to meet today's needs comes a responsibility to future generations. Oxford will be at the forefront of innovation to tackle climate change, and will lead the way in minimising the use of natural resources. Oxford's Local Development Framework will match growth and change with the highest standards of environmental protection and management.

Section 5

PROVIDING INFRASTRUCTURE TO SUPPORT NEW DEVELOPMENT

The Local Development Framework will aim to promote Oxford's distinctive identity and its many assets and will provide the essential services to support our existing and future population. Oxford will continue to find innovative ways to reduce the impacts of traffic, and ensure that development is supported by appropriate infrastructure.

Section 6

PROMOTING SOCIAL INCLUSION AND IMPROVING QUALITY OF LIFE

A key part of our vision for Oxford is a city where everyone has opportunities to achieve a high quality of life, and where all our diverse communities feel safe and valued. Currently there are parts of the city where the quality of life is not as high as it could be or should be. We will focus regeneration on the most deprived parts of the city so as to make the most difference to the lives of present and future residents. The character, culture and role of district and neighbourhood centres across Oxford will be enhanced, with a focus on the primary district centre at Cowley and a new district centre at Blackbird Leys. We aim to enhance and conserve the city's outstanding heritage and its most prized green spaces. We will seek to improve the public realm, reduce the fear of crime and achieve a standard of architecture and urban design that upholds Oxford's worldwide reputation.

Section 7

MAINTAINING A BALANCED HOUSING SUPPLY

Oxford has a major housing shortage, and a key priority will be to provide more affordable and family homes. We want to establish mixed communities to help create a sense of place and build local identities. Much of the new housing will be on infill sites throughout the city, but strategic sites at Barton and in the West End will contribute significantly. Good housing will improve our social, environmental and economic well-being, and through good design it will reduce our carbon footprint.

Section 8

STRENGTHENING PROSPERITY

The Local Development Framework will strengthen and diversify Oxford's economy and provide a range of job opportunities across the city. It will support carefully managed growth and innovation in areas where Oxford already excels, such as education, healthcare, scientific research and manufacturing. The Northern Gateway will provide modern employment and supporting amenities. The renaissance of the West End, and the expansion of retailing, leisure and cultural activities in the City centre, will ensure that Oxford is a vibrant urban centre able to play a leading role within the South East region. Tourism will be managed to maximise its benefits to the city.

2.2 The strategic objectives

Section 3

THE SPATIAL STRATEGY AND STRATEGIC LOCATIONS FOR DEVELOPMENT

- Ensure that new developments are in accessible locations, to minimise overall travel demand.
- Maximise regeneration and the reuse of previously developed land and make full and efficient use of all land, having regard to the distinct character of each neighbourhood.
- Provide the development required to meet Oxford's needs, ensuring an appropriate balance of housing and employment growth in the context of other competing land uses.

Section 4

RESPONDING TO CLIMATE CHANGE

- Maximise Oxford's contribution to tackling the causes of climate change, and minimise the use of non-renewable resources.
- Maintain, enhance and promote access to Oxford's rich and diverse natural environment.
- Help protect people and their property from flooding.

Section 5

PROVIDING INFRASTRUCTURE TO SUPPORT NEW DEVELOPMENT

- Ensure that all new development is supported by the appropriate infrastructure and community facilities.
- Promote a reduction in car use, minimise the impact of traffic, and encourage walking, cycling and the use of public transport.

Section 6

PROMOTING SOCIAL INCLUSION AND IMPROVING QUALITY OF LIFE

- Promote social inclusion and reduce inequalities in employment, healthcare and education.
- Provide a range of leisure, sport, recreation and cultural facilities appropriate to Oxford's diverse communities.
- Preserve and enhance Oxford's exceptional historic legacy of archaeology and monuments, buildings, designated landscapes, important views and setting, and the distinctive townscape characteristics.
- Ensure that all new development delivers a high quality of urban design, architecture and public realm.

Section 7

MAINTAINING A BALANCED HOUSING SUPPLY

- Plan for an appropriate mix of housing tenures, types and sizes to meet existing needs and future population growth.

Section 8

STRENGTHENING PROSPERITY

- Strengthen and diversify the economy and provide a range of employment opportunities.
- Promote Oxford as a centre of excellence for higher education, health services and medical and scientific research.
- Maintain and strengthen the regional role of Oxford City centre as a primary focus for shopping, employment, leisure and cultural activities, with district centres playing a complementary role.
- Maintain and strengthen the local benefits from Oxford's role as a national and international tourist destination.



Section 3

SPATIAL STRATEGY



The Spatial Strategy for Oxford sets out the long-term planning framework for the city, and focuses on particular areas that are of strategic importance to the future growth and development of Oxford.

It deals with the key objectives of balancing Oxford's housing and employment needs; reducing carbon emissions by locating development to reduce the need to travel; and maximising the use of previously developed land. It also seeks to integrate new strategic areas of growth with existing communities and facilitate the regeneration of deprived areas.

3.1 The spatial strategy

- 3.1.1 The spatial strategy is vital to delivering the overall vision that Oxford will be a world-class city for everyone. The three key planks of the Spatial Strategy are as follows:

Reducing the need to travel

- 3.1.2 A strategic objective of the spatial strategy is to ensure that new developments are in accessible locations so as to minimise overall travel demand. This objective forms the first key plank of the spatial strategy. It is important to recognise that Oxford as a whole is a relatively accessible location, as evidenced by some of the statistics from the 2001 census summarised in the spatial portrait. However, the city and district centres have the greatest number of shops and services, and the best non-car accessibility. The key to reducing the need to travel within Oxford is therefore to apply a sequential approach to developments that attract a large number of people, whilst taking account of the opportunities and constraints faced by each centre. The spatial strategy sets out the proposed hierarchy of centres in Oxford, starting with Oxford City centre; then the Cowley centre primary district centre; then the district centres of Blackbird Leys, Cowley Road, Headington and Summertown, then neighbourhood centres. A brief contextual analysis is given for each of the city and district centres.

Regeneration and the reuse of previously developed land

- 3.1.3 A strategic objective of the spatial strategy is to maximise the reuse of previously developed land and make full and efficient use of all land, having regard to the distinct character of each neighbourhood. This objective forms the second key plank of the spatial strategy. Providing new housing on previously developed land within the existing built-up area enables people to live close to shops and services, and also potentially closer to their place of work. It can therefore help to reduce the need to travel, as well as helping to sustain existing businesses and facilities in the locality. Using previously developed land for all types of development, and making most efficient use of this land, helps to protect Oxford's intrinsic environmental assets, including the valuable open space within and around the city. The spatial strategy sets out the approach to the use of previously developed and greenfield land, regeneration areas and the Green Belt.

Meeting Oxford's housing and employment needs

- 3.1.4 The spatial strategy aims to provide the development required to meet Oxford's needs, ensuring an appropriate balance of housing and employment growth in the context of other competing land uses. This objective, which forms the third key plank of the spatial strategy, reflects the scarcity of land

in Oxford to accommodate the many development pressures faced by the city. The spatial strategy takes a positive approach to growth by identifying strategic locations for development to address the city's housing, employment and other development needs. Even with the allocation of these strategic locations, the city will need to accommodate more growth elsewhere over the period to 2026. This section concludes by outlining the distribution of housing and employment growth in the five district areas of the city.

3.2 Reducing the need to travel

- 3.2.1 Climate change is an urgent and pressing issue at a global, national, regional and local level.
- 3.2.2 One of the most important ways of reducing carbon emissions is to reduce the need to travel, particularly by private car, and to encourage more sustainable modes of transport such as cycling, walking, buses and trains. Development should be located in areas close to existing facilities and shops, and to transport hubs and bus routes.
- 3.2.3 The sequential approach to locating development establishes a hierarchy of centres: sites should only be selected further down the hierarchy if no sequentially preferable sites are available, suitable and viable. In Oxford, the hierarchy of centres comprises the city centre, the primary district centre, district centres, and then neighbourhood centres. Sites on the edge of the city and district centres are likely to be more suitable than neighbourhood centres for developments serving a wide catchment, especially retail developments.
- 3.2.4 Maintaining or increasing the mix of uses in an area reduces the need to travel, as well as adding vitality and diversity and encouraging regeneration. The City Council will seek to promote and retain a mix of uses, particularly in areas that are realistically accessible by walking, cycling or public transport and are close to local facilities.

Hierarchy of centres

City centre

- 3.2.5 The city centre will continue to be the main focus for developments that attract a large number of people, as it serves a wide catchment area. The city centre fulfils many functions. Its unique historic core attracts tourists from around the world. It is a major retail centre, ranked sixth in the South East, and the focus for a wide range of leisure and cultural uses. It contains much of the academic core of the University of Oxford, and offers various types of employment. It is also home to residents, who enjoy the opportunities it offers and use it as a local service centre.

- 3.2.6 The city centre is identified as one of the 12 Centres for Significant Change in the South East Plan; this means it is expected to evolve significantly in terms of the range of town centre uses such as major retail, leisure, cultural and office development. This role will be enhanced by the renaissance of the West End (CS5), which will be brought about through the West End Partnership and Area Action Plan¹. The sub-regional role and diversity of the City centre could be enhanced to deliver a high-quality public realm, provided it is consistent with the protection of Oxford's architectural and historic heritage.
- 3.2.7 Oxford city centre is widely acknowledged to have excellent accessibility, and is therefore at the top of the hierarchy for locating major development. However, transport improvements are required, including increased capacity at the railway station and changes to the bus network to accommodate the future pedestrianisation of Queen Street. Many of these issues are addressed in the West End Area Action Plan, which supports the spatial strategy. Some parts of the city centre, particularly in the West End, have a poor-quality public realm and are still not particularly welcoming to pedestrians and cyclists.
- 3.2.8 The focus for growth in the city centre is the West End, which offers the main opportunities to increase retail provision at the Westgate Shopping Centre and on land to the west of St Aldate's and south of Queen Street. The scope for city centre development outside the West End is much more limited. Most land on the northern and eastern side of the city centre is within the city centre Conservation Area and is occupied or controlled by the University of Oxford's colleges.

District centres

- 3.2.9 The district centres will continue to complement the city centre by providing retail and service facilities for the local population. They are also the focus for many social, community and cultural activities. The role of district centres will be supported, and they will be expected to accommodate a greater share of future retail development during the Core Strategy period, given that scope in the city centre will be limited following implementation of the Westgate and St Aldates/Queen Street schemes. District centres will also be suitable for other uses such as employment and leisure, and residential use may be appropriate on upper floors. District centres, and their immediate surroundings, are appropriate locations for medium to high-density development.
- 3.2.10 Whilst the district centres have generally good accessibility by non-car modes, they need further improvements to support their vitality. In particular, while the district centres are well connected to radial bus routes into the city centre, there is a need to improve the network of cross-city

¹ West End Area Action Plan (adopted 2008), www.oxford.gov.uk/planning/west-end-aap.cfm

public transport links and cycle and pedestrian access to these centres. Busy roads bisect most of the district centres, and public-realm enhancements would improve the quality of the environment and help make the centres easier and safer for pedestrians to use.

Cowley centre

3.2.11 Cowley centre (Templars Square shopping centre and John Allen retail park) is very successful economically; it enjoys the highest rental income of the district centres, and generally low vacancy rates. However, the general environment around the district centre is somewhat sterile and bland without much social activity or vibrancy. The centre is well served by public transport and accessible to the local population by foot and bicycle, but also has a good deal of low-cost car parking. Facilities for local transport interchange, including an orbital bus network, could be improved.

3.2.12 Given its character, its capacity to accommodate further growth (retail and other uses), and its larger catchment area than the other district centres, Cowley centre is redesignated as a primary district centre, and is therefore placed higher in the sequential hierarchy than other district centres. Growth will be focused on appropriate sites such as the multi-storey car parks, Templars Square and the John Allen Retail Park.

Blackbird Leys

3.2.13 The centre contains a parade of shops and a range of social and community facilities, including a church, community centre, leisure centre, college of further education and public house. It has a high-frequency bus service to the city centre via Cowley centre, and is easily accessible by foot or bicycle from the surrounding residential area. A mixed-use district centre is proposed at Blackbird Leys, to act as a catalyst and a focal point for regeneration. It is expected to be different in character to the established district centres, as the development of community, educational and employment uses in addition to retail should strengthen its role as a focus for the community. The City Council will bring forward a Supplementary Planning Document (SPD) to guide the development of the Blackbird Leys district centre.

Cowley Road

3.2.14 Cowley Road is composed of many small units, with rental values lower than those of Summertown and the Cowley centre. There is less comparison-goods floor space than in other district centres, and a higher proportion of service activity, mainly food and drink uses catering for the high student population in this area. Demand for retail units is mainly from local independents with few chain stores, which may be due to the centre's proximity to the city centre. Opportunities for significant growth are limited

and as such are likely to focus on small redevelopment schemes. Cowley Road is one of the main routes into the city centre, and suffers from through traffic and congestion. Traffic-calming measures were implemented in 2005 to improve safety and the street environment through the centre. The district centre is well served by public transport and many of its users travel by foot or bicycle from the surrounding residential area. While not the most economically successful centre, Cowley Road's vibrant and diverse nature, exemplified by its annual carnival, attracts a lot of people.

Headington

3.2.15 To the north east of the city centre, Headington district centre serves the resident population in much of that quadrant of the city, including many of the students at Oxford Brookes University and workers at the Headington hospitals. It is easily accessible by all modes, but the busy London Road does make it less pleasant for pedestrians. The centre has a large proportion of independent retailers selling a wide range of goods. However, Headington commands the lowest retail rents of all the district centres and demand for retail floor space is more limited than in other centres. Growth is likely to be focused on small redevelopment schemes.

Summertown

3.2.16 Summertown is one of the more economically successful district centres, as evidenced by retail rents and demand for floorspace. While the range of convenience shopping provision is good, there is less comparison shopping. The district centre includes social and community facilities and is well served by different types of transport. The centre is divided by the Banbury Road, but its wide pavements provide a good pedestrian environment, which has recently been improved further through repaving, landscaping and improvement of bus stops and pedestrian crossings. The Diamond Place, Ferry Pool car park site offers potential for additional retail, employment and/or commercial leisure uses. If residential development were to take place on the land at Summertown (CS8), that would also support expansion of the services at Summertown district centre.

3.2.17 The Proposals Map includes a proposed boundary for the Blackbird Leys district centre, and a proposed extension to the existing boundary for Cowley centre to reflect its enhanced status as a primary district centre. The boundaries for the other district centres, and their immediate surroundings, will be reviewed in a Development Management DPD.

Neighbourhood centres

3.2.18 A network of 23 neighbourhood centres exists in Oxford. These centres, which comprise small groups of shops and other Class 'A' uses, with some

other community services, are important in meeting the day-to-day retail needs of the local residential areas. Appendix 5 lists these neighbourhood centres.

Policy CS1

Hierarchy of centres

Oxford's hierarchy of centres is defined as follows:

- 1. City centre**
- 2. Primary district centre (Cowley centre)**
- 3. District centres (Blackbird Leys, Cowley Road, Headington and Summertown)**
- 4. Neighbourhood centres**

The city centre will be the main location for developments attracting a large number of people. In particular, planning permission will be granted for development that supports its role as a Centre for Significant Change, such as major retail, leisure, cultural and office development. Most major development will be focused in the West End of the city centre.

Planning permission will be granted in the city centre and its immediate surroundings for higher-density development, subject to the need to protect and enhance the character and setting of Oxford's historic core, and to deliver a high-quality public realm.

District centres are suitable for retail, leisure, employment and other uses serving district-level needs. The primary district centre is suitable for uses serving a larger catchment area than other district centres. Planning permission will be granted for such development provided it is of an appropriate scale and design and maintains or improves the mix of uses available. District centres, and their immediate surroundings, are appropriate locations for medium to high-density development.

Neighbourhood centres are suitable for retail and other 'A' Class uses, services and community facilities that meet the day-to-day needs of their immediate neighbourhoods. Planning permission will be granted for such development provided it is of an appropriate scale and design, and maintains or improves the mix of uses available. Neighbourhood centres are appropriate locations for medium-density development.

All development must be at a scale appropriate to the size and role of each centre. For retail developments serving a city-wide or sub-regional catchment, sites on the edge of the city centre and district centres should be considered before neighbourhood centres (see Policy CS31).

The city centre and district centres are defined on the Proposals Map.

3.3 Regeneration and the reuse of previously developed land

- 3.3.1 The exceptional quality of Oxford's built and natural environment will continue to be protected and enhanced. This includes its intrinsic environmental assets, such as the irreplaceable historic core where the history of the city is preserved both below ground and above, and the extensive green wedges of meadows, fields and waterways that penetrate into the heart of the city from the surrounding countryside. Protection of the flood plain along the river corridors will retain the distinctive historic setting and spatial form of the city, as well as helping to reduce the risk of flooding and providing a valuable recreational, ecological and architectural resource. The Core Strategy avoids any development that would affect these essential elements of Oxford's special character, and focuses new development on previously developed land.
- 3.3.2 Oxford has a very good record for re-using previously developed land efficiently². Providing new housing on previously developed land within the existing built-up area enables people to live closer to shops, services, and places of work. It can help to reduce the need to travel, as well as helping to sustain existing local businesses and facilities.
- 3.3.3 Oxford has pockets of significant deprivation. Development in these areas will focus on previously developed land and bring about positive change in a number of ways. It can improve the mix of housing, provide new community facilities and employment opportunities, enhance the environment and improve accessibility. A key element of the spatial strategy is to harness growth and development to help regenerate deprived areas. The strategy is to meet development needs as far as possible by focusing development on previously developed land.
- 3.3.4 However, given that average residential densities in Oxford are already amongst the highest in the South East, and that there are serious concerns about the number of family homes being converted into flats³, scope is limited for further increases in densities outside the city centre and district centres. Also, less previously developed land is likely to come forward for development in the future as many of the large sites that were allocated in the Local Plan 2001-2016 have already been developed, or are progressing through the planning process.
- 3.3.5 Oxford's Strategic Housing Land Availability Assessment (SHLAA) contains a full assessment of the suitability of land within Oxford. It concludes that to meet our housing targets and to maintain a rolling five-year supply of deliverable housing sites in the future, it will be necessary to identify some greenfield sites, including at Barton. However, it is also likely that further, as yet unidentified, previously developed land sites may become available over

² Housing completions on previously developed land have ranged from 93% to 100% between 2001/02 and 2006/07, compared to the draft SEP target of 60%. (Oxford Annual Monitoring Report, 2007)

³ Balance of Dwellings Study (2007)

the course of the Core Strategy, enabling development to focus on these sites rather than needing to identify additional greenfield sites beyond those already identified in the SHLAA.

- 3.3.6 In relation to employment land, a limited supply of previously developed land is available. The Employment Land Study found that the amount of land currently available for development is broadly equivalent to seven or eight year's supply at recent take-up rates⁴. The study concluded that just to meet Oxford's minimum employment land requirement up to 2021 would require the release of greenfield land in the form of the Northern Gateway.
- 3.3.7 In light of these circumstances, Policy CS2 provides for some development on greenfield land during the lifetime of the Core Strategy. However, to maintain a focus on the re-use of previously developed land, development will only be permitted on greenfield land when certain criteria are met.

Policy CS2

Previously developed and greenfield land

Development will be focused on previously developed land.

Development will only be permitted on greenfield land if:

- ***it is specifically allocated for that use in the Local Development Framework, or***
- ***for residential development, it is required to maintain a five-year rolling housing-land supply, the approach for which is set out in Policy CS22.***

Land at Northern Gateway and Barton is no longer safeguarded and is re-designated in accordance with Policies CS6 and CS7. Consequently, Local Plan Policy NE.3 will need to be retained.

Greenfield land will not be allocated for development if any part of the development would be on Flood Zone 3b, or if it would cause harm to a site designated for its ecological value.

Other areas of open space will only be allocated for development if a need for the development of that land can be demonstrated, and if the open space is not required for the well-being of the community it serves.

Regeneration areas

Vision

- 3.3.8 The City Council's priorities for regeneration focus on areas with high levels of deprivation, and where there may be a need to redevelop some housing stock that is coming to the end of its useful life. The City Council is

⁴ Oxford Employment Land Study (2006)

committed to the implementation of the Decent Homes programme. In the longer term, options are being considered for certain types of Council-owned property. These options could include redevelopment of the tower blocks at Blackbird Leys, Northway and Wood Farm, and replacement of Orlits and other prefabricated properties such as those in Barton. It is important to improve the quality of the public realm and the space between buildings as part of these programmes.

Area Appraisal

- 3.3.9 Oxford is a dynamic, ethnically and culturally diverse city – with all the opportunities and challenges that cities bring, including areas of significant deprivation. The index of multiple deprivation 2007 ranks Oxford 155th out of 354 local authorities in England, which puts the city in the most deprived half. Figure 6 below shows deprivation by ward.

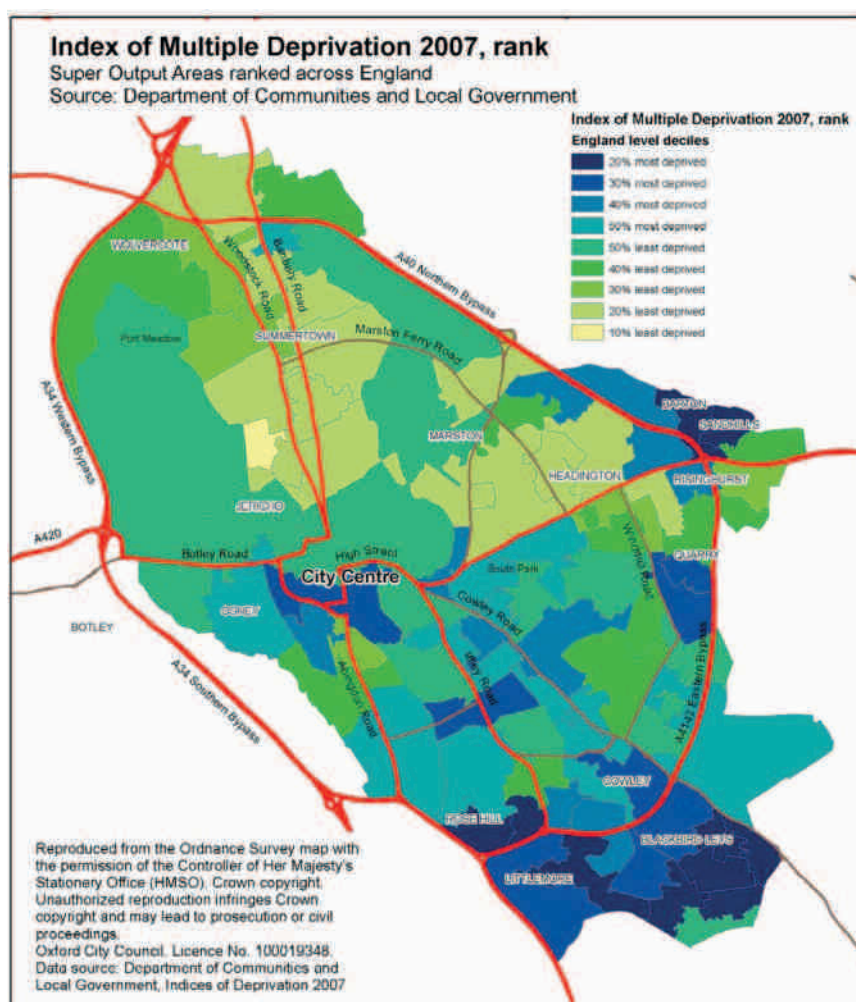


Figure 6: Index of Multiple Deprivation by ward

3.3.10 There are five priority areas for regeneration:

- Barton
- Blackbird Leys
- Northway
- Rose Hill
- Wood Farm

3.3.11 All of these areas are predominately 20th century housing estates. Physical regeneration in these areas will be housing led and will focus on improving the quality and choice of housing. This may involve broadening the existing housing mix in terms of size, type and tenure to ensure balanced and sustainable communities. The City Council will seek to make the best and most efficient use of its landholdings within these estates to promote high-quality redevelopment.

3.3.12 Housing-led regeneration will be supported by improvements to community facilities, and the City Council will work with partners to pursue opportunities for new multi-use community facilities through redevelopment of key sites. We will seek to improve the vitality and viability of the neighbourhood centres within each of these estates, for instance through environmental and public-realm improvements, and a new mixed-use district centre will act as a focal point for regeneration in Blackbird Leys (see Policy CS1).

3.3.13 Accessibility improvements will be a key aspect of physical regeneration since many of these estates tend to face inward. All the regeneration areas have good public transport accessibility to the city centre, but some have poor accessibility to employment areas, healthcare and other key local services.

3.3.14 We recognise that there are other aspects to regeneration. The main issues in Oxford's deprived areas are poor education and skills, child poverty and high levels of crime. In these most deprived areas, education and skills are amongst the worst 5% in England. Throughout the city, there is a high score for 'barriers to housing and services' – due to the high ratio of house prices to average earnings⁵.

Relationship to the Spatial Strategy

3.3.15 A key part of our vision for Oxford is a city where everyone has opportunities to achieve a high quality of life, and where all our diverse communities feel safe and valued.

3.3.16 Several aspects of this policy relate directly to other parts of the spatial strategy. For example, the regeneration of Blackbird Leys links directly to the retail strategy for the city and the regeneration of the Barton and Northway

⁵ Briefing Note: Deprivation in Oxford, (Oxfordshire Data Observatory, July 2008), www.oxfordshireobservatory.info

estates links to the development of the strategic site at Barton. Others link more directly to other strategies of the City Council as a whole (e.g. the Regeneration Framework and options appraisal for the tower blocks) or of partners (e.g. local education authority, primary care trust).

Key outputs

3.3.17 The form of regeneration and the means to achieve this renewal will differ in each of the priority areas, as they depend on specific circumstances and opportunities. However, certain aspects of regeneration will be common to all of the areas:

- Improve the quality of homes beyond the Decent Homes Standard;
- Enhance or add to local community facilities; and
- Improve accessibility by walking, cycling and public transport.

3.3.18 More area-specific outputs include the following:

Barton

- Reduce the sense of isolation of the estate from the rest of the city by providing a new footbridge across the A40 and/or improvements to the existing underpass.
- Create links between the existing estate and the strategic site at Barton and on into Northway via a new bus, cycle and pedestrian-only bridge.

Blackbird Leys

- Undertake an options appraisal for the future use of the Windrush and Evenlode tower blocks and the surrounding areas.
- Promote a mixed-use district centre at Blackbird Leys to accommodate a broader range of facilities and services, including enhanced retail provision.
- Improve integration between Blackbird Leys and Greater Leys.
- Improve and modernise facilities at Oxford and Cherwell Valley College.
- Improve sports and leisure provision, which may include a swimming pool or all-weather pitch or both.

Northway

- Create links into the strategic site at Barton via a new bus, cycle and pedestrian-only bridge.
- Undertake an options appraisal for the future use of the Plowman tower block and surrounding area, and redevelop the Northway offices.

Rose Hill

- Redevelop 97 orlit (pre-cast reinforced concrete) houses and two sheltered housing blocks with 254 new residential units – 113 private and 141 affordable.
- Provide multi-functional community facilities, potentially linked to the redevelopment of Rose Hill Primary School.

Wood Farm

- Undertake an options appraisal for the future use of the Foresters tower block and surrounding area.

- Redevelop the Wood Farm Primary School site, potentially incorporating a range of community and health services for children, young people, families and residents.

3.3.19 However, regeneration is about more than new housing and other physical improvements. Other key aspects of regeneration that will be targeted include:

- improving health and social inclusion
- reducing inequalities and breaking the cycle of deprivation
- improving education and skills levels
- providing employment opportunities and training.

Policy CS3 **Regeneration areas**

The areas below have been identified as suitable for regeneration with the purpose of revitalising these housing estates and building balanced and sustainable communities. Planning permission will be granted in these areas for development that improves the quality of the existing housing stock and enhances the mix of housing within the locality; enhances or provides local community facilities and services, employment opportunities and training; supports the vitality and viability of existing neighbourhood centres and the district centre at Blackbird Leys; increases integration of the estates with surrounding areas; and improves accessibility to employment and key services by walking, cycling and public transport.

The five priorities for regeneration are:

- *Barton;*
- *Blackbird Leys;*
- *Northway;*
- *Rose Hill; and*
- *Wood Farm.*

Delivery and partnership

3.3.20 Spatial planning can help to promote regeneration and social inclusion by bringing different agencies together to address the social, economic and environmental needs of deprived areas. Working closely with the residents of the regeneration areas will be particularly important. We are currently producing a Regeneration Framework that will guide our work in these areas. We will work with the various agencies and in particular with the housing associations, the Homes and Communities Agency, the Learning and Skills Council, the local education authority, the Primary Care Trust and SEEDA.

3.3.21 The City Council is committed to the implementation of the Decent Homes Standard to ensure that all social housing landlords bring their properties up to basic standard of habitation by 2010. We are also working to improve the quality of homes beyond the Decent Homes Standard. In some cases, this involves the wholesale redevelopment of areas or types of dwelling.

Green Belt

3.3.22 There are 1,215ha of Green Belt land within Oxford, covering about 27% of the city's land area. The purposes of a Green Belt are:

- to check the unrestricted growth of Oxford by preventing ribbon development and urban sprawl;
- to prevent settlements from merging;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of Oxford and its landscape setting; and
- to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

3.3.23 Most of the Green Belt land within Oxford's boundary also has some protection because it is part of the river corridors of the Thames and Cherwell, or is designated for its nature-conservation value. Protection of the Green Belt therefore helps to retain the distinctive physical form of the city, where the river corridors running either side of Oxford's historic core are an essential part of its special character and landscape setting. Such land is generally unsuitable for development.

3.3.24 A review of broad areas has been carried out for the Core Strategy and the SHLAA⁶. The review does not suggest any areas of the Green Belt that would be suitable for large-scale strategic development. There may be an opportunity for a small-scale boundary review around the Northern Gateway area, which will be considered as part of an Area Action Plan for that area.



⁶ Oxford Strategic Housing Land Availability Assessment (Oxford City Council) Aug 2008

Policy CS4

Green Belt

The general extent of the Green Belt inside Oxford's boundaries will be maintained. Within the Green Belt, planning permission will not be granted for inappropriate development, in accordance with national policy.

The Northern Gateway AAP will consider small scale, minor changes to the Green Belt boundary in the immediate vicinity of the currently safeguarded land, where this may be necessary to achieve a suitable and appropriate site for development. Land here will only be released from the Green Belt if exceptional circumstances are shown to exist and all the following criteria are met.

- *the need to do so has been justified;*
- *the site is not in the undeveloped floodplain;*
- *development would not result in the loss of a designated ecological feature;*
- *development would not result in the loss of land in active recreational use;*
- *development would relate well to the existing development pattern;*
- *development would not lead physically distinct built-up areas to merge; and*
- *development would not detract from the landscape setting or special character of Oxford.*

3.4 Meeting Oxford's housing and employment needs

3.4.1 Oxford is constrained by its tightly drawn Green Belt boundaries and environmental constraints, including flood plain and nature conservation areas, so it will never be possible to meet all the city's housing and employment needs. Housing need and demand far exceeds the amount of available and suitable land within Oxford, and employment uses struggle to compete against housing developers.

3.4.2 Oxford is a sustainable location for housing because of its well-established bus and cycle networks, and its social infrastructure made up of extensive retail, health, leisure, cultural and community provision. Due to the high need for housing, all opportunities should be explored for delivering housing on suitable sites to meet our targets. However, there is a danger of complacency about the city's economic health. The Central Oxfordshire sub-region, of which Oxford is the hub, forecasts an increase of 18,000 jobs within the period from 2006 to 2016. Oxford, as a focus for the Central

Oxfordshire 'Diamond for Investment and Growth', has to make a significant contribution towards meeting these aims and securing the prosperity of the South East. To ensure continuing economic success, key sectors of the economy need to be nurtured and developed through a policy of managed growth (see section 8). This means that a balance must be struck between delivering housing and at the same time providing for Oxford's economy. This is all within the context of providing local health, educational, transport, retail, leisure, community and cultural facilities for existing and new residents.

- 3.4.3 Historically the number of jobs in Oxford has significantly exceeded the resident workforce. Problems that result from the housing / jobs imbalance are considerable levels of in-commuting into Oxford, worsening traffic congestion on the strategic road network, staff retention and recruitment difficulties for employers and adding to housing pressures in the city. To a degree, it is inevitable that there will be some imbalance given the economic importance of Oxford and that it contains seven of the largest ten employers in the county. However, the imbalance has narrowed over recent decades, with the ratio of jobs to resident workforce declining from 1.76 in 1971 to 1.44 in 2001⁷. This reflects the fact that Oxford has been losing employment land to other uses, mainly residential, over several decades and that the city has often exceeded its planned housing provision.
- 3.4.4 The South East Plan identifies Oxford as a "regional hub", a focus for investment in infrastructure, economic activity, regeneration, affordable and market housing and new major retail and employment development. The SEP seeks to ensure that the balance of jobs and houses at both the sub-regional and main settlement level does not worsen and preferably improves. It states that within Oxford the overall aim will be to achieve a broad balance between housing and jobs by protecting, as appropriate, existing sites and allocating new land suited to providing for a range of opportunities in accordance with policy RE3. It sets a target for Oxford of delivering 8,000 dwellings over the period 2006-2026; this equates to an average of 400 dwellings a year. In terms of employment, the sub-regional monitoring figure for Central Oxfordshire is a minimum of 18,000 net additional new jobs over the period 2006-2016. The supplementary guidance from the South East England Partnership Board apportions this between the districts with a monitoring figure of 7,111 for Oxford over that period⁸.
- 3.4.5 The Core Strategy seeks to achieve a modest improvement in the imbalance between housing and employment over the plan period. It seeks to do this by delivering significant levels of new housing whilst also providing for growth in particular sectors to support the economy. In terms of housing, the Core Strategy seeks to deliver at least the SEP target of 8,000 dwellings.

⁷ An Economic Profile of Oxfordshire (Oxfordshire Economic Observatory and Oxfordshire County Council, 2004)

⁸ South East Plan Supplementary Guidance: Employment and Economic Land Assessments, (South East England Partnership Board), February 2010

- 3.4.6 Office for National Statistics (ONS) data for 2006 shows Oxford's population was 149,100; the working age population was 107,300 and the number of economically active persons was 79,900⁹. This equates to 53.6% of the total population being economically active. Research undertaken for the City Council by Fordham Research forecast that the average household size in Oxford will drop from 2.63 in 2006 to 2.38 in 2026¹⁰. This is in line with predicted national trends. Using population, labour supply and household size data it is possible to estimate the potential increase in Oxford's workforce over the Core Strategy period taking into account the projected housing growth. The table below shows the figures for housing delivery and the associated additional workforce over the period of the plan.

	2006/7 to 2010/11	2011/12 to 2015/16	2016/17 to 2020/21	2021/22 to 2025/26	Total
Additional housing numbers	3,045	2,984	2,232	871	9,132
Numbers of additional economically active	3,884	3,807	2,847	1,111	11,649

- 3.4.7 In terms of employment growth, the Core Strategy provides for in the range of 11,000-14,000 jobs over the plan period; this would be consistent with the SEP guidance figure of 7,111 jobs for Oxford to 2016. The table below indicates how this target can be met through a combination of modernising and/or extending existing sites, implementing existing Local Plan allocations, and developing the strategic sites at the West End and Northern Gateway¹¹.

	2016		2026		Total	
	Lower	Upper	Lower	Upper	Lower	Upper
Total of all jobs	7,850	10,280	3,430	3,620	11,280	13,900

- 3.4.8 In combination, the policies for delivering housing growth and promoting managed economic growth will both strengthen Oxford's position in terms of its designation as an area of significant growth and importantly will result in a modest further improvement to the imbalance between houses and jobs over the plan period. This is illustrated in the table below:

	2006 (Base line)	2016 (low job growth)	2016 (high job growth)	2026 (low job growth)	2026 (high job growth)
Number of economically active	79,900	87,591	87,591	91,549	91,549
Number of jobs	100,000	107,850	110,280	111,280	113,900
Ratio of jobs to economically active	1.252	1.231	1.259	1.216	1.244

- 3.4.9 To deliver an adequate level of housing and employment, strategic locations for development have been identified. These are considered centrally important to the delivery of the strategy for the city over the period to 2026. Development of strategic sites close to areas in need of regeneration should seek to ensure that the new developments are well integrated physically and functionally with the existing urban fabric, and also attract investment that

⁹ Labour Market Profile: Oxford, Office for National Statistics (see www.nomisweb.co.uk)

¹⁰ Balance of Dwellings Study: Final Report, (Fordham Research, July 2007), paras 8.19-8.20

¹¹ A more detailed breakdown is provided at Section 8.1

stimulates regeneration to benefit deprived communities. The strategic locations for development in Oxford are: West End, Northern Gateway and land at Barton. The potential site of land at Summertown would support the spatial strategy but is not fundamental to the delivery of the strategy.

West End

Vision

3.4.10 The aim is to transform this key part of the city centre, raising it to the standard that befits Oxford's reputation. The West End area of the city centre has significant opportunities for a mixed-use modern, economically and socially sustainable range of developments. The West End offers potential to re-establish high-quality urban living, with much-needed housing in a very sustainable location. The West End will provide new leisure, retail and cultural attractions. Some employment development will take place through the modernisation and redevelopment of existing previously developed land. To meet the opportunities for improvement, it is necessary to create an attractive environment, with good public spaces and high-quality design.

3.4.11 With careful design the many historic features in the West End will become well integrated into new developments, and the rich heritage of the area will be brought to life. Detailed policies and proposals for the transformation of the West End are set out in the Area Action Plan (adopted June 2008). Detailed development control will be informed by a Conservation Management Plan as part of the proposed Development Management DPD, which will provide specific impact assessment and guidance on heritage constraints and opportunities above and below ground.

Area Appraisal

3.4.12 The West End is in a key location and represents the south-west quarter of the city centre. As well as being within the city centre, the West End is also the gateway to Oxford for those who arrive by train or reach the city centre from the west. The West End forms a significant area of land and includes key city landmarks and facilities such as the railway station, the Westgate Shopping Centre, the Castle site, George Street, Gloucester Green and Oxford Town Hall. However this area does not currently match Oxford's worldwide reputation or live up to its potential as a city centre area of the highest quality.

3.4.13 Several busy and important routes through the West End are not attractive spaces for pedestrians, as they have narrow footways and a poor public realm. Particularly in the most highly trafficked streets, too little attention has been given to pedestrians. Oxpens Road is the only through-road available to connect the main northern and western routes into the city to

the main southern route. The street was engineered for a higher volume of traffic than it carries, resulting in a wide street with no sense of human scale, where traffic is intimidating. The road bisects the heart of the West End, acting as a barrier to pedestrian movement. The ambience of Oxpens Road needs to be transformed as part of the West End renaissance.

- 3.4.14 The West End benefits from the highly sustainable nature of its location. It is ideally situated in terms of the PPS6 sequential test and in terms of transport, as it includes a mainline railway station and is serviced by local buses, park-and-ride buses and scheduled coaches. Also of benefit is the proximity of a wide range of city centre services and amenities.

Relationship to the Spatial Strategy

- 3.4.15 The West End's regeneration is expected to be fundamental to the overall long-term success of Oxford. Clearly the uses in this area and the functions they perform are of great value to the city as a whole and to the wider area. The renaissance of the West End will be important to those who live or work in the area and also to those who visit from the rest of the city, the county and beyond.

- 3.4.16 The West End renaissance should be able to achieve important elements of the spatial strategy for Oxford. As well as providing new homes towards the city's overall target, it offers the only significant opportunity for city-centre employment and retail provision. The improvements to Oxford Rail Station and the city-centre movement network are important for development in the city as a whole. The West End also provides the focus for cultural and tourism development and additional short-stay accommodation.



3.4.17 For these reasons, the City Council identified the renaissance of the western quarter of the city centre as an urgent priority and produced the Area Action Plan in advance of the Core Strategy.

Key outputs

- Provide around 700-800 new dwellings.
- Provide additional student accommodation.
- Provide up to 15,000m² of private-sector office accommodation and around 20,000m² of public-sector office accommodation.
- Provide at least 37,000m² additional retail floorspace within the Primary Shopping Area.
- Provide new hotel accommodation, a new conference centre and a range of cultural and leisure facilities.
- Improve the public realm and create new public spaces.
- Expand the capability of Oxford Rail Station: including a new bay platform, better facilities and improved interchange with other sustainable modes of transport.
- Enhance green spaces and the waterside environment, including the creation of a new linear park at Castle Mill Stream.
- Provide a community-wide energy scheme.
- Provide access for new residents to educational facilities (see Section 5.3) and primary healthcare facilities.
- A new 1-form entry Primary School to serve the area.

Policy CS5

West End

The West End is allocated as a strategic location which will deliver a mixed-use development. Planning permission will be granted for development that includes:

- *significant housing provision (approximately 700-800 dwellings);*
- *retail floorspace (at least 37,000m²);*
- *office space (15,000m² for the private sector and 20,000m² for the public sector);*
- *new leisure and cultural attractions;*
- *a high-quality network of streets and public spaces; and*
- *a new 1-form entry Primary School to serve the area.*

Delivery and partnership

3.4.18 The West End Area Action Plan, adopted in June 2008, sets a detailed planning framework for the future development of this area, including a schedule of over 20 identified development sites with a list of indicative uses.

- 3.4.19 The West End Partnership (comprising the City Council, County Council and SEEDA) is firmly established and has been pivotal in driving forward the West End's renaissance thus far. The West End Executive, with its steering-group members, will continue to work towards fulfilling the vision. The City and County Councils will play important roles in the West End's renaissance. Both authorities own much land in the area and are committed to using their land holdings for the wider benefit of the area. They also play other roles in fulfilling the vision, including that of the County Council as the highway authority and local education authority, and the City Council as local planning authority. Other functions of both the Councils will also be important in the implementation of projects paid for by pooled contributions.
- 3.4.20 The West End partnership has a vision for a primary school at the heart of the West End community. This will require a suitable site and full funding. The partnership will seek to achieve this, with funding in the first place through developer contributions and through other appropriate sources.
- 3.4.21 A Flood Risk Management Plan will be prepared to ensure that an appropriate level of safe access is provided in the area during times of flood.
- 3.4.22 Stakeholder involvement has been crucial in developing the AAP, and the Partnership will continue to build on this by further involving and consulting on future aspects of the West End project.

Northern Gateway

Vision

- 3.4.23 The vision for the Northern Gateway is to create an employment-led development (Class B1 use), which will build on the strengths of Oxford's economy in the key sectors of education, health, research and development, and knowledge-based businesses. Although these clusters are well established in Oxford, support is needed if they are to continue to make a significant contribution to the national, regional and local economy (as a Diamond for Investment and Growth). The development of the Northern Gateway offers the opportunity for existing and new firms to relocate and ensure that Oxford's economy continues to grow. There is scope for some complementary uses, which may include the relocation of the emergency services, residential, retail and hotel use; to enhance the sense of place and add vitality and sustainability.

Area Appraisal

- 3.4.24 The Northern Gateway is situated immediately east of the A34 and is bisected (north-south) by the A44 and (east-west) by the A40. The principal

¹² A Character Assessment of Oxford in its Landscape Setting (2002)

opportunities for development are two key parcels of land on either side of a dual-carriageway section of the A44, which are identified as Safeguarded Land in the adopted Local Plan. The larger section of some 11.5ha lies on the west side of the A44, with the smaller section of some 4.5ha to the east of the A44.

- 3.4.25 The main land uses in the area include agricultural grazing, the Pear Tree Park and Ride site and the service area. The wider area also includes a range of commercial enterprises, close to the Wolvercote roundabout, and the Oxford Hotel on the southern side of the A40. There is a small area of Green Belt land at Pear Tree Hill Farm and a larger area of Green Belt land adjacent to the Oxford Hotel.
- 3.4.26 It is particularly important to take an overall approach to the planning of the Northern Gateway area, given its strategically important position at the northern entrance to the city, where it offers the opportunity to create a high-quality gateway to Oxford, and the proposals for transport improvements in this locality as part of Oxfordshire County Council's 'Access to Oxford' proposals (see Policy CS13 and 14 for details).
- 3.4.27 The land is entirely in Flood Zone 1 and the area was assessed as having low landscape quality, biodiversity interest and historic integrity in A Character Assessment of Oxford in its Landscape Setting¹². Despite this, the area is in a visually sensitive location, at the gateway to Oxford from the north. It also forms a setting to Wolvercote Conservation Area, historic Goose Green and the Thames floodplain and for these reasons its sensitivity may be described as moderate. Goose Green is a registered common and is an important open space in the area, which needs to be protected from development.
- 3.4.28 A Phase 1 Habitat Survey was carried out on the Safeguarded Land west of the A44 and the Green Belt land south of the A40. This found the area to be dominated by improved fields with a network of generally species-poor hedgerows and scrub, of local value. Development south of the A40 could directly and indirectly affect the Meadow/Oxford Canal Marsh County Wildlife Site/Site of Local Importance for Nature Conservation. The survey recommended that development should avoid the part of the site that falls within this designation, and also avoid indirect impacts on the site¹³. The area is home to breeding bird species associated with farmland and woodland fringe¹⁴.
- 3.4.29 An ecological appraisal of the Safeguarded Land east of the A44 found no evidence to suggest that the site supports ecological interest sufficient to prevent the principle of development¹⁵.
- 3.4.30 The Northern Gateway area is around 500 metres from the Oxford Meadows SAC at the nearest point. The Habitats Regulations Assessment carried out for the Core Strategy identifies that groundwater flow from the North Oxford Gravel terrace may have an important role in maintaining water

¹³ Pear Tree, Oxford: Phase 1 Habitat Survey (2007) WSP

¹⁴ Pear Tree, Oxford: Bird Report (2007) Arlington Development Services Ltd

¹⁵ Pear Tree Lane, Oxford: Ecological Appraisal (2008) Waterman CPM

¹⁶ Habitat Regulations Assessment (2008)

¹⁷ Sustainability Appraisal Report (2008)

¹⁸ Oxford's Employment Land Study (2006)

levels in the Wolvercote Common/Port Meadow area of the Oxford Meadows SAC¹⁶. It is important, therefore, that new development at the Northern Gateway includes provision for sustainable drainage. This must be included in the master planning of the site.

- 3.4.31 The main options considered for the Northern Gateway were residential or employment-led developments. Residential development would generate less peak-hour traffic than employment and would contribute towards meeting Oxford's pressing housing needs. However, residential development is probably where integration with the surrounding area and facilities matters most, both in terms of strengthening communities and accessing facilities. Linking the Safeguarded Land with its surroundings presents major challenges, particularly in the way it is cut off by the Oxford-Bicester railway line and the road network. New housing could be restricted by the transport infrastructure, and segregated from the wider neighbourhood.
- 3.4.32 Also, the quality of the residential environment would be affected by problems such as noise and poor outlook, because of the nearby roads and railway. Some housing may be less severely affected by road traffic noise, but overall the site is not considered suitable for a residential-led development¹⁷.
- 3.4.33 The site is considered to be suitable for employment-led development. The *Employment Land Study 2006*¹⁸ identified the Safeguarded land at Pear Tree as the "principal opportunity to meet Oxford's future employment needs".
- 3.4.34 The main constraint to development relates to access and traffic generation. The Northern Gateway area experiences significant peak-hour congestion and the County Council has developed proposals for highway improvements as part of the 'Access to Oxford' package. The highways and transport mitigation measures will need to be resolved before any development takes place. Since 2006 the City Council has worked in partnership with the Northern Gateway Consortium of landowners, the Highways Agency, and Oxfordshire County Council on a detailed evaluation of transport impacts relating to the Northern Gateway site, based on an area-specific traffic impact model¹⁹.

Relationship to the Spatial Strategy

- 3.4.35 The Core Strategy promotes 'managed economic growth' in line with Oxford/Central Oxfordshire's role as a 'Diamond for Investment and Growth', in the Regional Economic Strategy²⁰. It also reflects Oxford's importance within the Central Oxfordshire sub-region in the South East Plan.
- 3.4.36 An important element of this policy approach is an adequate supply of employment land to site the new jobs that will build on Oxford's strengths. The Northern Gateway is the main new strategic land allocation, which is

¹⁹ Background Paper D(ii): Transport and Accessibility

²⁰ Regional Economic Strategy (2006) SEEDA

²¹ Oxford's Employment Land Study (2006)

critical to the delivery of Oxford's spatial strategy. An assessment of new employment sites by consultants in Oxford's Employment Land Study showed that there is no alternative suitable or available site to meet the identified employment need. The study indicated that allocating the Pear Tree site for employment use would just meet the minimum land requirement under the 'business as usual' scenario. The study assessed the suitability of each of the three Safeguarded sites using a range of criteria, and scored Pear Tree the highest compared to Barton and Summertown. The consultants stated: *"overall accessibility, prominence and limited constraints make this a highly suitable site for a range of employment uses"*²¹. No sites have been identified, other than the Safeguarded sites, that would be large enough to meet the needs identified in the Employment Land Study.

3.4.37 The Northern Gateway is the only site which is suitable and available, and is therefore the preferred location to accommodate future employment needs during the plan period.

3.4.38 Given the shortage of available land, it is important that economic development at the Northern Gateway builds on Oxford's inherent strengths. Policy CS6 sets out criteria to ensure that employment proposals are well related to Oxford's economy.

Key outputs

- Make a positive contribution to the urban design quality in the area and create a Northern Gateway to the city.
- Provide B1 office floor space related to Oxford's key strengths in science and technology, research and development, and/or non-teaching university development.
- The B1 floorspace would have an overall limit of 80,000m², which would be phased so that a maximum of 20,000m² by 2016, and a maximum of 55,000m² by the end of the Core Strategy period 2026. The remainder would only be deliverable beyond 2026.
- Provide around 10,000m² for the relocation of Oxford's emergency services, improving response times and freeing up city centre land for redevelopment.
- Provide complementary uses such as shops and cafes up to a maximum of 2,500m².
- Provide leisure / hotel use of around 7,450m².
- Provide complementary residential development (200 units).
- Promote sustainable travel choices and improve accessibility to the area.
- Mitigate the potential impact of development on the strategic and local road network, particularly the A34 and A40.
- Promote energy conservation and the use of renewable energy as an integral element of the development.
- Mitigate the potential impact of development upon the Oxford Meadows Special Area of Conservation.

Policy CS6

Northern Gateway

The Northern Gateway is allocated as a strategic location to provide a modern employment-led site with supporting infrastructure and complementary amenities. Planning permission will be granted for principally Class B-related activities (55,000m²), which must satisfy at least one of the following criteria:

- a. directly relate to Oxford's key sectors of employment of science and technology research, education, biotech and spin-off companies from the two universities and hospitals;*
- b. provide additional research and development facilities;*
- c. build on Oxford's established and emerging 'clusters';*
- d. comprise spin-off companies from the universities or hospitals; or*
- e. provide an essential service for Oxford, or the knowledge-based infrastructure.*

Development for Class-B uses will be brought forward in two phases:

- a maximum of 20,000m² to be occupied by 31st March 2016;*
- a maximum of 55,000m² to be occupied by 31st March 2026.*

The complementary uses could include any of the following:

- an emergency services centre (10,000m²);*
- residential dwellings (200 dwellings);*
- small retail units (of an appropriate local scale up to a total floorspace of 2,500m²);*
- a hotel (120-180 beds) and related leisure facilities.*

Development proposals will be expected to incorporate a balanced package of transport mitigation measures, including capacity improvements and highways and demand management measures to complement the Access to Oxford improvements to the northern approaches. Development is dependent upon the securing of measures designed to mitigate the impact on the local and strategic road networks, acceptable to both the Highways Agency and Highways Authority. The mitigation measures must be implemented in accordance with the agreed phasing, with full implementation prior to the occupation of the final development phase.

Development proposals will be expected to incorporate sustainable drainage systems or techniques.

Delivery and partnership

3.4.39 An Area Action Plan will bring this land forward. The Northern Gateway AAP will:

- provide the framework for the master planning of the area, which allows stakeholders and the local community the opportunity to influence the design of the 'Northern Gateway' to Oxford, and positively create a sense of place that will help to define this area of the city;
- define the precise boundaries of the development site, the precise mix of uses to be provided and the form/layout of development. It will also consider potential regeneration benefits to adjacent parcels of land, such as the service area and the Park and Ride site;
- include a highly focused inner Green Belt boundary review of adjoining land, which will consider whether exceptional circumstances exist to justify the release of Green Belt land;
- mitigate the potential impact of development on the strategic and local road network, particularly the A34 and A40, through highways and demand management mitigation measures that complement 'Access to Oxford' improvements to the northern approaches;
- develop measures to avoid and mitigate the potential impact of development upon the Oxford Meadows Special Area of Conservation.

3.4.40 The Council will require the Area Action Plan to be supported by a full hydrological risk appraisal to demonstrate that there will be no change in the hydrological regime of Oxford Meadows SAC, in terms of water quantity or quality. This will form part of an Appropriate Assessment which will be undertaken for the Area Action Plan to meet the requirements of the Habitats Regulations. The current groundwater recharge will be maintained, including the incorporation of sustainable urban drainage systems, such as porous surfacing, grassy swales and infiltration trenches.

3.4.41 The Area Action Plan must also be supported by more detailed air quality modelling and analysis to show that there will not be any localised adverse effects on the integrity of the SAC resultant from construction or increased road trips on roads within 200m of European sites.

3.4.42 The Area Action Plan must also be supported by an assessment to show that there will not be any effect on the integrity of the SAC from recreational pressure arising from the development.

3.4.43 If the results of these further assessments show that part of the Strategy cannot be delivered without adverse impacts on Oxford Meadows SAC, which cannot be fully mitigated, then the plan will only make provision for level and location of development for which it can be concluded that there will be no adverse effect on the integrity of the SAC, even if this level is below that in the strategic allocation.

3.4.44 The Northern Gateway Steering Group will bring together a range of key stakeholders, including the Northern Gateway Consortium (landowners/developers), the City Council, Highways Agency and Local Highway Authority. This group will work with the local community to deliver the development of this site. The Northern Gateway Transport Strategy will be developed and delivered in partnership with the Highways Agency and the County Council to reduce the need to travel, promote sustainable travel choices and accessibility, and link with the wider 'Access to Oxford' proposals to mitigate the potential impacts of the new development.

Land at Barton

Vision

3.4.45 The vision for Land at Barton is to deliver 800-1,200 new homes, significantly helping to address the need for new housing within the city. These new houses will be of mixed size, type and tenure to create a strong and balanced community. The new community will have easy access to the range of services and facilities required to create an attractive and sustainable residential environment. The new community will be well integrated with the rest of the city and in particular with the neighbouring residential areas of Barton and Northway. Development of Land at Barton will also help to stimulate regeneration of the neighbouring Barton and Northway estates.

Area Appraisal

3.4.46 The area referred to as Land at Barton lies immediately to the west of Barton estate. It consists mainly of agricultural grazing land, but also includes allotments, sports pitches and an electricity substation. The total site area is 36ha, of which some 23.5ha is likely to be developable once the allotments, public open space and an area of floodplain adjoining Bayswater Brook have been excluded. The land is owned by the City Council, apart from an area of approximately 3.7 hectares adjoining the substation, which is owned by Scottish and Southern Energy. Excluding the boundary with the Barton estate, the site is separated from the rest of Oxford by the A40 ring road. It will be a difficult challenge to integrate development on this site into the wider community because of the access issues and the 'severance' effect of the A40.

3.4.47 *The Character Assessment of Oxford in its Landscape Setting* noted that the area is important to the setting of Headington. However, it found that fragmentation of the area by the northern by-pass, the invisible course of the river and the lack of floodplain features means the integrity of the landscape has been lost and landscape quality is perceived as moderate²². While the comments about this area's rural character are noted, given the

²² A Character Assessment of Oxford in its Landscape Setting (2002)

²³ This report comprises an extended Phase 1 habitat survey of the site and detailed Phase 2 botanical surveys, bird surveys and various species surveys.

²⁴ Oxford Strategic Flood Risk Assessment (2008)

²⁵ Strategic Housing Land Availability Assessment Update Report (Oxford City Council) April 2009

severe shortage of available land for development in Oxford, this is not considered to be of such intrinsic importance as to prevent any future development. The Barton area is known to have potential for prehistoric and Roman archaeology, which will require assessment.

- 3.4.48 An ecological report²³ identified some features within the site which would merit retention, enhancement or restoration as part of any development. These include Bayswater Brook on the northern boundary, which is designated as a SLINC. This would need protecting with an appropriate buffer zone, probably in the form of a linear nature park. However, the survey work did not find any major constraints on development.
- 3.4.49 The Strategic Flood Risk Assessment shows that 90% of the site is in Flood Zone 1, with approximately 10% (adjoining Bayswater Brook) in Flood Zone 3b (functional floodplain)²⁴. The area in Flood Zone 3b could be set aside as a linear nature park, as suggested in the ecological report. A site-specific Flood Risk Assessment will be needed at a later stage.

Relationship to the Spatial Strategy

- 3.4.50 The delivery of 800-1,200 new homes on Land at Barton is a key element in the delivery of the spatial strategy. The update to the Strategic Housing Land Availability Assessment²⁵ considered that Land at Barton was a developable site for years 5-10 of the assessment (2013-2019) and could provide around 1,000 houses. In the SHLAA the 1,000 houses projected for Land at Barton comprises some 65% of those identified for the period 2014-19. Without Land at Barton it would clearly be very difficult to find enough sites to accommodate the level of housing growth required for Oxford.
- 3.4.51 The location of this site adjoining the Barton estate and opposite the Northway estate, two of the City Council's priority areas for regeneration, presents an opportunity for development to act as a catalyst for a wider estate renewal scheme in those areas. New development could help significantly in terms of the physical integration of the new development with the existing estate; the provision of new access routes and community facilities; and the potential for new residents to help sustain existing shops and services.
- 3.4.52 In particular the sense that the existing Barton estate is isolated from the rest of the city could be reduced by providing a further new footbridge across the A40, or improvements to the existing underpass between Barton Village Road and the Headington borders, or both.

Key outputs

- to deliver 800-1,200 new homes;
- to deliver a balanced mix of housing in terms of the size, type and tenure of dwellings;
- to deliver a new multi-purpose community building based around a new primary school on site, and access to secondary education;
- to provide access for new residents to the appropriate services and facilities, to include in particular:
 - access to secondary education;
 - social and community facilities;
 - new or extended bus services;
 - green space enhancement;
 - primary health-care facilities;
- to integrate development on this site into the wider community (this could include a new bridge over the A40, giving bus, cycle and pedestrian access into Northway and Headington);
- to mitigate noise from the A40 to provide good-quality living conditions;
- to protect Bayswater Brook (designated as a Site of Local Importance for Nature Conservation (SLINC)) and the adjoining area of floodplain;
- to link the new development with the established estate. An area of public open space equivalent to the current area will be retained, even if such a link is taken through the existing area;
- to retain the existing allotments;
- to provide additional publicly accessible open space to reflect the needs of the new residents.

Policy CS7 **Land at Barton**

Land at Barton is allocated as a strategic location for a predominantly residential development. Planning permission will be granted for 800-1,200 dwellings, and infrastructure and amenities to support the new community (including a new primary school). Development will be required to deliver access improvements that integrate it into the wider community and stimulate regeneration in Barton and Northway.

Development proposals will be expected to retain the existing allotments and an area of public open space equivalent in area to what currently exists, and to incorporate additional publicly accessible open space and an appropriate buffer zone to Bayswater Brook and the A40.

Delivery and partnership

3.4.53 An Area Action Plan will bring this land forward. The Barton AAP will:

- facilitate detailed work with a range of different stakeholders and local residents;
- define the precise boundaries of the development site;

- set out the precise mix of uses to be provided and the form/layout of development;
- include measures to integrate the development with the existing Barton estate and the rest of Oxford;
- include measures to mitigate the potential impact of development on the strategic and local road network, particularly the A40;
- provide a detailed infrastructure plan;
- provide detail on matters of flood mitigation, green infrastructure and biodiversity;
- consider how to use the development of the greenfield site to stimulate the regeneration of Barton and Northway estates and provide good links between them; and
- provide for the timely funding and delivery of the necessary community facilities required to meet the needs of the development.

3.4.54 The City Council is working with the Homes and Communities Agency (HCA), which has indicated that it is keen to assist in bringing forward this site for a residential-led development.

What is our contingency plan?

Housing contingency

3.4.55 It is important that we continue to meet our housing targets as set out in the South East Plan. Land at Barton would bring wider regeneration benefits to existing areas of Barton and Northway and is expected to contribute significantly to our housing targets. As the Core Strategy covers a period from 2006 to 2026, unforeseen factors could prevent this site, or any other sites identified in the Site Allocations DPD, from coming forward for development. We would then need to find other ways of maintaining a rolling five-year housing land supply in future years.

Land at Summertown

Vision

3.4.56 The vision for land at Summertown is for a longer-term residential development. The site is not available at present but could be released later in the Core Strategy period. The site offers potential for a good residential development in a sustainable location close to the district centre. The new residents would be well integrated into the city, with good access to the range of services that are required for a sustainable residential community.

Area Appraisal

3.4.57 This land adjoins Summer Fields School and totals about 17ha, of which around 8ha is currently occupied by protected open space (private school

²⁶ A Character Assessment of Oxford in its Landscape Setting (2002)

and university sports fields) and a small area of flood plain in the south-eastern corner. Some of the site is in agricultural use.

- 3.4.58 The land is next to a residential area and close to Summertown District centre. It would be a sustainable location for residential development, within easy walking distance of existing services and with good access to public transport and cycle networks. However, it is in an environmentally sensitive location adjoining the Cherwell Valley. The Character Assessment of Oxford in its Landscape Setting²⁶ considered the site to have a moderate landscape quality.
- 3.4.59 An ecological report has been undertaken, comprising a Phase 1 habitat survey, a Phase 2 botanical survey and a breeding bird survey. These surveys have identified some features within the site, particularly the hedges and bands of planted trees, which provide shelter and protection to many species. These features would merit retention and enhancement as part of any development. The surveys found that much of the site is of relatively low value from an ecological point of view, although they recommended that the strip of land adjacent to the River Cherwell (a wildlife corridor) should be excluded from any development. Further survey work would be needed to establish whether certain protected species are present, and the extent to which they might be affected by development.
- 3.4.60 The Strategic Flood Risk Assessment shows that the south-east corner of the site, equating to around 0.8 hectares, is located within Flood Zone 3b (functional floodplain), and similar-sized areas of the site are within Flood Zone 3a and Flood Zone 2. Approximately 90% of the site is in Flood Zone 1. The SFRA notes that through careful planning of the site it may be possible to avoid development within flood risk areas altogether²⁷. A site-specific Flood Risk Assessment would be needed at a later stage should the site be brought forward for development.

Relationship to the Spatial Strategy

- 3.4.61 The main landowners have indicated that they still require the land for operational purposes and expect to do so for the foreseeable future. However, they added that it was not possible for them to state with certainty that this would remain the position throughout the Core Strategy period. Meantime, due to the highly sustainable location of the site, its potential for predominantly residential development should be retained.

²⁷ Oxford Strategic Flood Risk Assessment (2008)

²⁸ Strategic Housing Land Availability Assessment and Update Report (Oxford City Council) Aug 2008 and April 2009

- 3.4.62 The Strategic Housing Land Availability Assessment²⁸ considers that Land at Summertown is a developable site but that no date can yet be specified to develop it. The SHLAA considers that the site could provide around 200 houses if part of the site were retained for the use of the current occupier. If the landowners no longer required either the whole or a large part of the site, then it could provide 500 dwellings.

3.4.63 The site at Summertown is not required to meet the five or ten-year supply of housing sites at the current time, so whilst development of this site would support the spatial strategy, it is not essential to the delivery of the strategy. The site therefore acts as a contingency if other sites and windfalls do not come forward to meet the overall housing target.

3.4.64 If it turns out that the site is needed but is still unavailable, then the City Council will need to take alternative action early enough to deliver the necessary housing by 2026. The situation will be reviewed by no later than March 2019, and if necessary a review of the Site Allocations DPD will then be immediately undertaken to identify other housing sites.

Key outputs

- potentially provide 200-500 dwellings (depending on whether part of the site is required for the landowners use).
- potentially improve footpath links and bridges to give access to the Cherwell Valley.
- provide formal open space within any development, which could include children's play provision.
- provide access for new residents to educational facilities.
- potentially provide an opportunity to improve access and space for Cherwell School.
- provide vehicular access from Marston Ferry Road.
- provide a new pedestrian/cycle link to the heart of the Summertown District centre, through the Diamond Place car park development site.

Policy CS8 Land at Summertown

Land at Summertown is allocated as a strategic location for predominantly residential development. It has the potential to meet longer-term residential development needs. Planning permission will not be permitted for any other development that prejudices this potential.

Delivery and partnership

3.4.65 If this land becomes available, it will be brought forward through an SPD. This will provide a mechanism for detailed masterplanning in consultation with local residents and a range of stakeholders. The SPD would:

- set out the precise mix of uses to be provided and the form/layout of development;
- determine access arrangements and include measures to mitigate the impact on the local road network;
- provide a detailed infrastructure plan; and
- provide detail on matters of flood mitigation, green infrastructure and biodiversity.

- 3.4.66 To meet the requirements of the Habitat Regulations any masterplan for the area will need to be informed by an Appropriate Assessment of the potential hydrological and air quality impact on the Oxford Meadows SAC.

Employment contingency

- 3.4.67 It is important that we continue to deliver new employment sites to maintain competitiveness and diversity within the Oxford economy. The district centres may be able to provide some new employment sites. The Site Allocations DPD will also consider opportunities for further employment sites.

3.5 Place-shaping local areas of Oxford

- 3.5.1 Even in a fairly compact city like Oxford, many residents will seek to meet their everyday needs in their own communities. Fifteen neighbourhood areas have been identified in Oxford, which are illustrated on the map below. While some of these neighbourhood areas may be quite small in geographical and population terms, they represent distinctive communities based on factors such as neighbourhood shopping centres, townscape character and physical features such as main roads.
- 3.5.2 Despite the importance of using the immediate neighbourhood area for basic needs and provisions, people still need to access a wider range of shops, services and leisure activities. For these reasons, communities in nearby neighbourhood areas mix as they gravitate towards their nearest district centre and the city centre. The following Oxford map shows the district centres and city centre and how the 15 neighbourhood areas generally tend to group around them as five larger district areas. The Summertown, Headington and city centre district areas match the relevant City Council area committee boundaries. The Cowley Road and Cowley/Blackbird Leys district areas, whilst following ward boundaries are slightly different to the area committee boundaries but better reflect which district centre people use. These divisions are applied to show how the district areas are affected by the Core Strategy.
- 3.5.3 The forecast growth in employment and retail jobs is based on information within background papers²⁹. The potential level of housing reflects the Strategic Housing Land Availability Assessment³⁰. The potential identified housing sites are a technical assessment of capacity and deliverability rather than actual housing allocations. The table also shows the overall level of windfalls required to meet the overall housing requirement and what is likely to be delivered. The split between areas is based on past trends. Appendix 4 identifies these housing figures in the context of overall housing delivery in the Core Strategy.

Potential development 2009/10 to 2025/26

District Area	Potential dwellings on identified sites		Estimated windfall dwellings		All dwellings (sites plus windfalls)		Forecast 'B' Class jobs ³¹		Forecast retail, tourism & health jobs	
Cowley Road	409	9%	387	23%	796	13%	0	0%	0	0%
Headington	1595	37%	516	31%	2111	35%	500	5.9%	525	12.7%
Summertown	541	12%	257	16%	798	13%	3110	36.8%	145	3.5%
City centre	945	22%	137	8%	1082	18%	1120	13.3%	2720	65.7%
Cowley/ Blackbird Leys	847	20%	352	21%	1199	20%	3720	44.0%	750	18.1%
Total	4337	100%	1648	100%	5985 ³²	100%	8450	100%	4140	100%



²⁹ Background papers F(i) and F(ii)

³⁰ Oxford Strategic Housing Land Availability Assessment and Update Report (Oxford City Council) Aug 2008 and March 2009

³¹ B-class jobs as defined by the Use Classes Order and include offices, research and development, light industry, general industry, warehouse and distribution

³² Past housing completions for years 2006/7, 2007/8 and 2008/9 (2,015) + 5,985 (potential)= 8,000 dwellings. See Appendix 4.

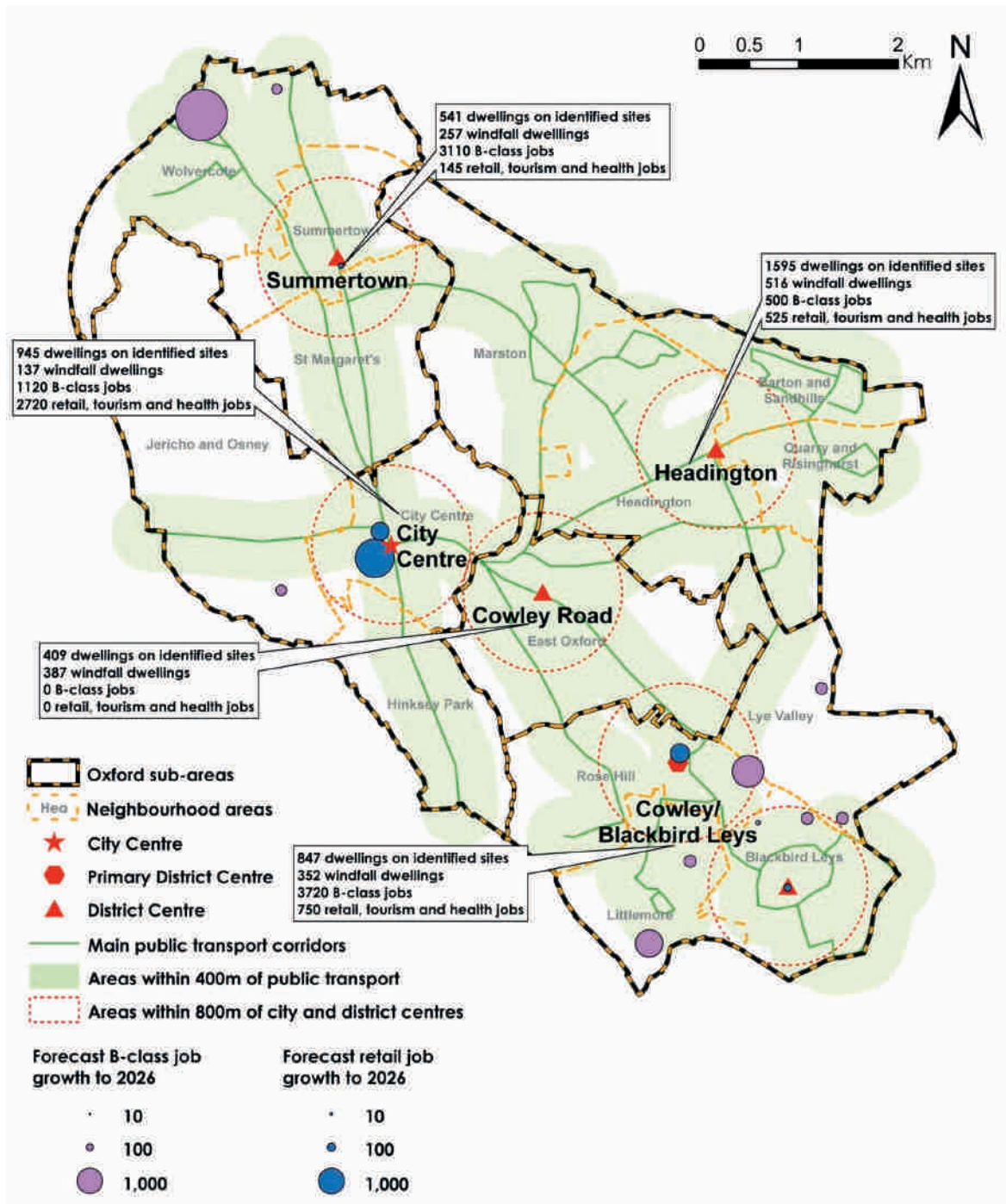
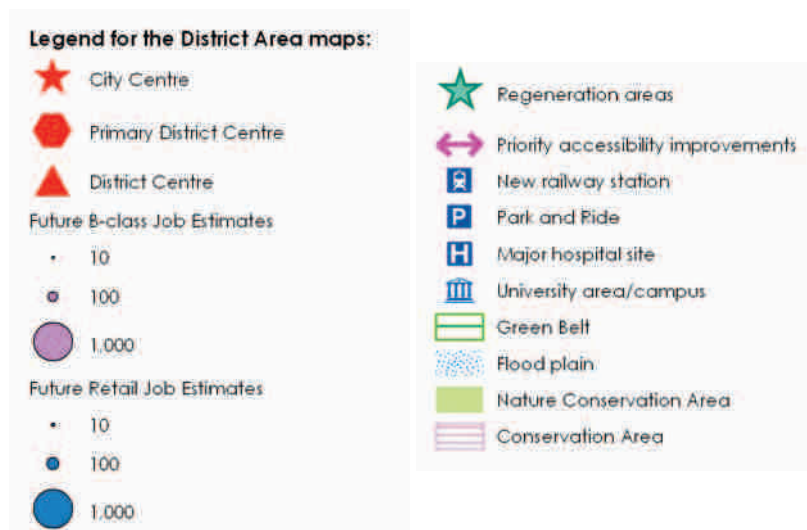


Figure 7: District areas of Oxford including future development distribution

- 3.5.4 The following maps, legend and text identify the characteristics and drivers for change in the district areas, and describe how the Core Strategy policies aim to address them.



Headington district area

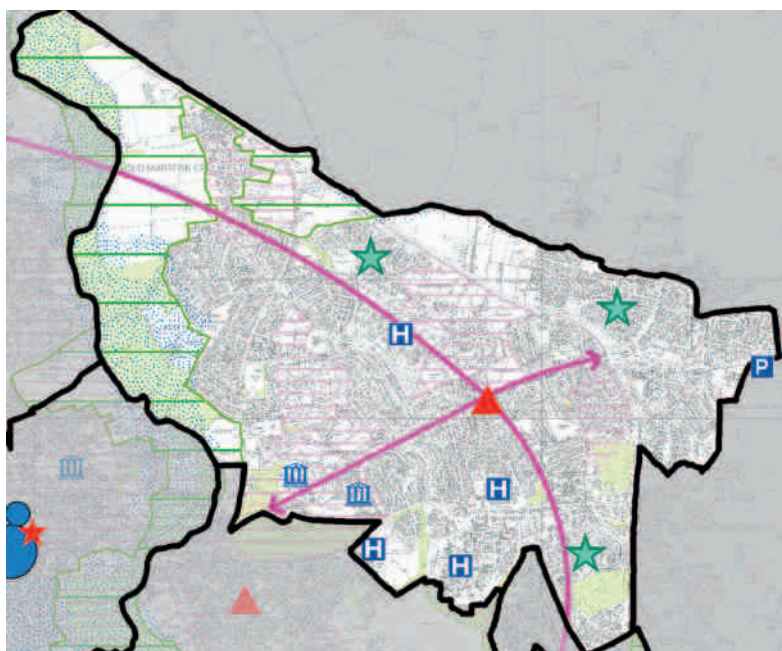


Figure 8: Headington district area

- 3.5.5 Predominantly a residential area, the neighbourhoods serving Headington range from low-density inter-war suburbs to more modern medium-density development as well as four conservation areas. The Cherwell valley to the west contains areas of ecological interest and a large area of flood plain. The London Road through Headington has frequent bus services into the City centre and is the main route out of Oxford for coaches to London and the airports. There are four major hospital sites and the Oxford Brookes University campus in Headington, all of which are major employers and are important to Oxford's economy. Headington is the largest district area, and 2006-08 saw 28% of all new housing in Oxford being built here.

Drivers for change

- The outer edges of the Headington district area at Barton, Northway and Wood Farm are some of the most deprived areas in Oxford.
- The concentration of the hospitals, higher education and medical research facilities, with the busy London Road corridor, contributes to significant traffic congestion in this area.

Future development

- Enhance the role of the Headington district centre and mix of uses available and its vitality and viability.
- Encourage public transport by supporting further development of an orbital bus network linking Headington to Summertown and Cowley. Improve access to the major employers by sustainable modes of transport, and promote greater pedestrian and cycle priority.
- Barton, Northway and Wood Farm are identified as regeneration areas.
- Allocate the land to the west of Barton as a strategic housing site, with potentially a new pedestrian, cycle and public transport link across the A40 to Northway; this development should help in the regeneration of Barton and Northway.
- Encourage more efficient and flexible academic buildings on Oxford Brookes University's Headington campuses.
- Over the Core Strategy period about 35% of new housing in Oxford could potentially be located in the Headington district area, including the Barton strategic site. There is a forecast growth of 500 'B' Class jobs specifically in this district area, and hospital and medical research facilities will be focused on existing sites in Headington and Marston.

Cowley Road district area

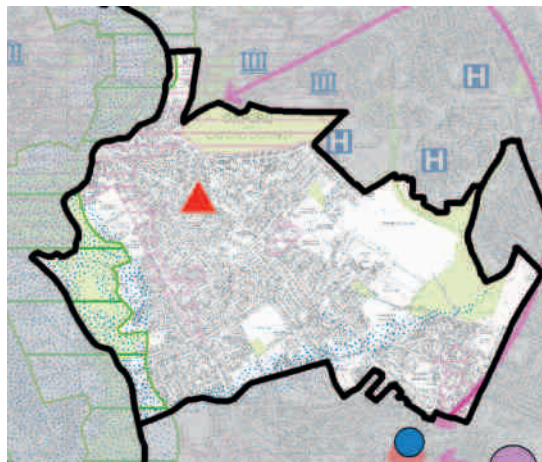


Figure 9: Cowley Road district area

- 3.5.6 The radiating street pattern, cosmopolitan population and individuality of shops and businesses in this district area provide a unique sense of place, with diversity and vitality. The Cowley Road district area is predominantly a medium-density residential area with narrow streets and limited off-street

parking. It is the smallest of the district centres in Oxford. There are some areas of ecological value to the north and east of the area. Three major routes into the City centre come through this area and so it is well served by public transport and many of its users travel by foot or bicycle from the surrounding residential area. The area's location also allows for walking and cycling to the city centre and employment areas to the South East. There has been a lot of redevelopment and infill development in recent years, and over the past two years about 33% of new housing in Oxford was built here.

Drivers for change

- Opportunities for further significant development appear limited given the shortage of large sites and the character of the area.

Future development

- Enhance the role of the Cowley Road district centre and mix of uses available and its vitality and viability.
- Only about 13% of new housing could be located here over the Core Strategy period. There is no forecast growth in retail and 'B' Class jobs specifically in this district area but Cowley Road is an existing district centre so new retail development will be focused here rather than other places within the area. It is a highly accessible location so it is also appropriate for medium to high-density employment, leisure and housing, potentially utilising upper floors as well as further infill development.

Cowley/Blackbird Leys district area

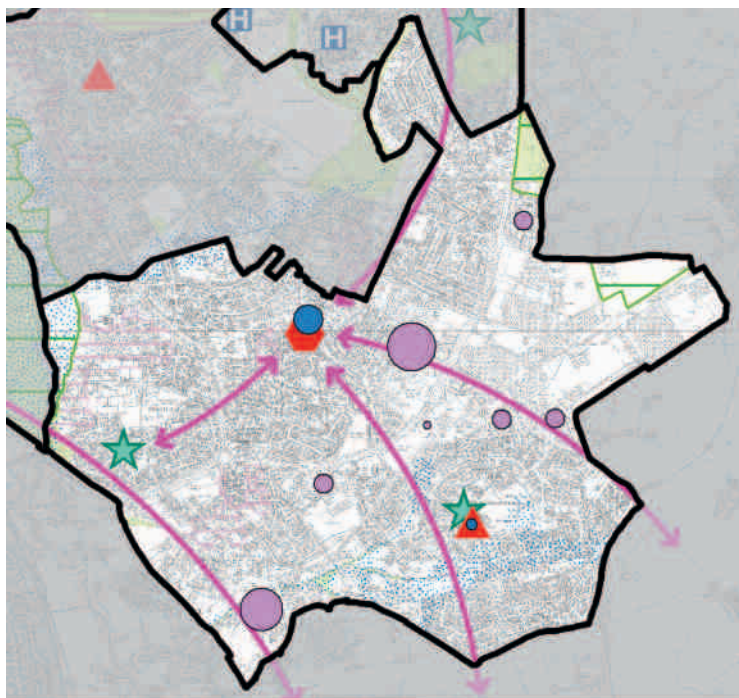


Figure 10: Cowley/Blackbird Leys district area

3.5.7 This district area includes residential areas of varying densities, including some large post-war housing estates. It contains some significant employment areas, including the BMW car plant. There are two areas of flood plain running through the area. Blackbird Leys and Rose Hill have very frequent public transport into the city centre but Littlemore and Greater Leys are less well served and Rose Hill has a poor service to Cowley centre. Cowley district centre has a large amount of retail floor space and, economically, is very successful. It enjoys the highest rental income of the existing four centres, and low vacancy rates. Blackbird Leys centre contains a parade of shops and a number of social and community facilities and is easily accessible by foot or bicycle from the surrounding residential area. The past two years have seen 15% of all housing completed in Oxford in this district area.

Drivers for change

- The district area contains areas with high levels of deprivation at Blackbird Leys, Rose Hill and Littlemore, and has not experienced a great deal of development in recent years.
- Cowley centre has a larger catchment area than the other district centres, and capacity to accommodate further growth, but its general environment is somewhat sterile and lacking social or commercial activity.
- Although there are good transport links to the city centre, there are relatively poor links at the local level between some parts of this district area (including between some of the residential and employment areas).

Future development

- Cowley centre is redesignated as a primary district centre, which will operate second only in the retail hierarchy to the city centre. This means that it will accommodate a significant amount of the future retail growth in the city.
- A mixed-use district centre is proposed at Blackbird Leys, to act as a catalyst and a focal point for regeneration.
- Blackbird Leys and Rose Hill are identified as areas for regeneration.
- Public transport will be encouraged by supporting further development of an orbital bus network linking Cowley to Rose Hill, Headington and Summertown. Improved access to the major employers will be promoted, as will greater pedestrian and cycle priority through and to Cowley centre.
- Potentially, about 20% of new housing could be located in this district area over the Core Strategy period. It is estimated that about 44% of all growth in 'B' Class jobs and about 18% of the growth in retail, tourism and health jobs in Oxford would be in this district area.

Summertown district area

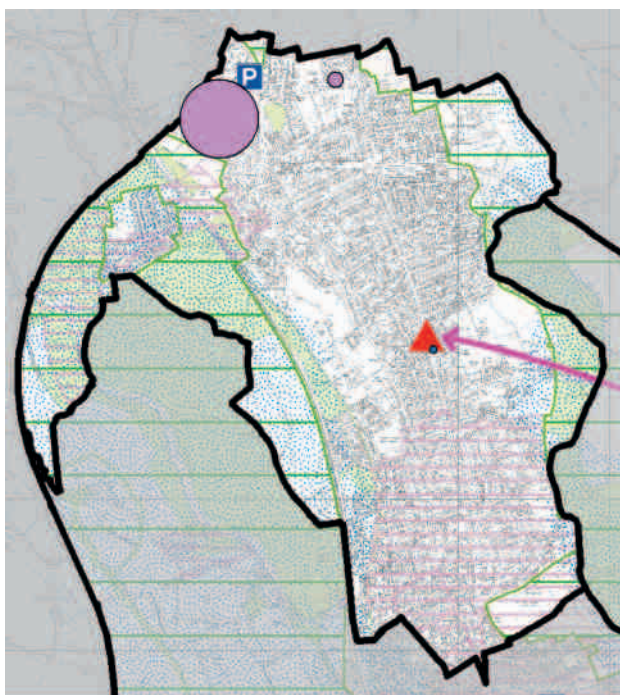


Figure 11: Summertown district area

- 3.5.8 The Summertown district area is sandwiched between the flood plains of the River Thames and River Cherwell. Immediately to the west is Port Meadow, which is a Special Area of Conservation. The district area contains some university buildings as well as major employers such as Oxford University Press. Extending north it is a mainly residential area. An extensive conservation area extends from the city centre northwards, including many low-density large residential buildings. Further north is the Summertown district centre, surrounded by low to medium-density residential development. This is a pinch-point for traffic travelling along the Banbury Road but it is well served by different modes of transport, with many users walking and cycling. At the northern edge is the conservation area of Wolvercote and the Pear Tree Park and Ride. The Summertown district area is the least deprived district area and is popular with developers. 16% of housing completions in Oxford over the past two years were in this area.

Drivers for change

- The Peartree area to the north of the District Area is a main gateway into Oxford, but gives a bad impression due to poorly integrated urban fringe development, the dominance of busy roads and frequent traffic congestion.
- Whilst enjoying good accessibility to the city centre and settlements to the north of Oxford, public transport to parts of Headington and Cowley is less frequent.
- Some spaces within Summertown District centre lack quality and

distinctiveness of place, and could be used more efficiently for additional uses.

- The area is likely to remain popular with residential developers because of its relatively large plots, so it is particularly important to ensure new development retains its distinctive character.

Future development

- Enhance the role of the Summertown district centre and mix of uses available and its vitality and viability.
- A strategic site has been allocated for a modern employment-led development at the Northern Gateway, which will integrate with northern-approach transport improvements and access improvements to the Pear Tree park and ride. The Northern Gateway Area Action Plan will consider the potential for a small-scale review of the Green Belt here.
- Diamond Place and Ferry Pool car parks are currently allocated for mixed-use redevelopment incorporating residential and employment use, whilst retaining existing public parking.
- The Radcliffe Infirmary site will provide new facilities for the University of Oxford 'dry' (non-lab based) science, humanities and social science activities.
- Over the Core Strategy period about 13% of new housing in Oxford could potentially be located in the Summertown district area, with further potential at the Summertown strategic site immediately to the east of Summertown district centre. This is unlikely to become available in the short term since it is required for operational purposes at present. It is forecast that about 36.8% of all growth in 'B' Class jobs in Oxford would be in this district area, mainly at the Northern Gateway. This district area is likely to accommodate about 3.5% of the growth in retail, tourism and health jobs in Oxford.

City centre district area

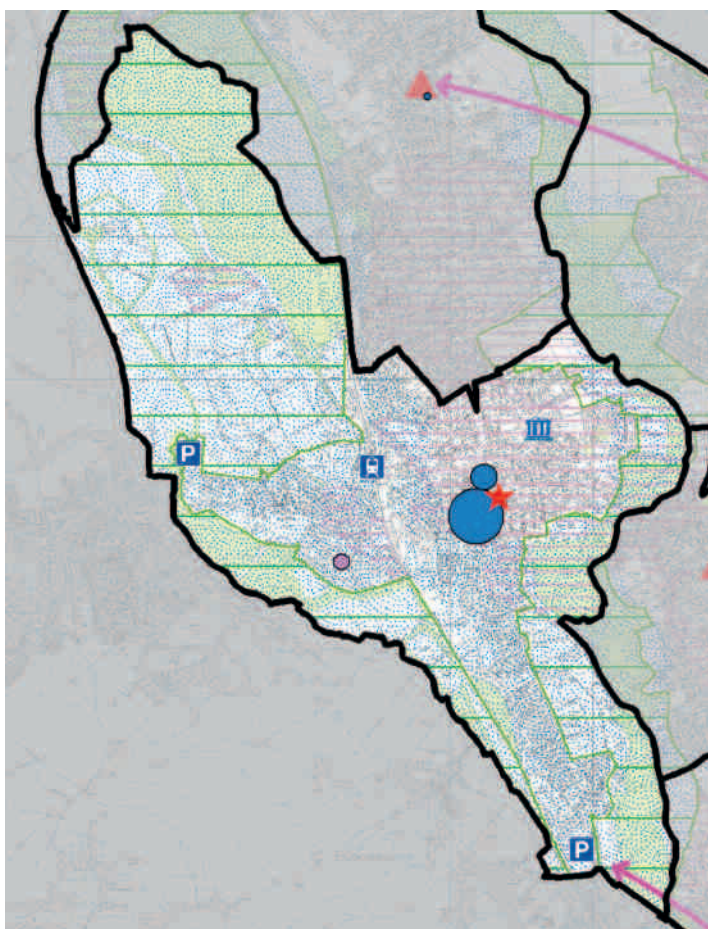


Figure 12: City centre district area

- 3.5.9 This district area is focused on the city centre, and includes the university colleges as well as the retail and commercial hub of the city. There is low- to medium-density residential development along Botley Road and Abingdon Road, two of the main radial routes into the city centre. The district area incorporates the distinctive 19th century suburb of Jericho. There is an industrial estate at Osney Mead as well as several large retail stores along Botley Road. A large proportion of this district area is in the flood plain. The past two years have seen 8% of all housing completed in Oxford in this district area.

Drivers for change

- The city centre experiences congestion and air pollution as cars, buses, coaches and cyclists compete for space. Botley Road and Abingdon Road both face traffic congestion at peak times.
- The environment in the West End is relatively poor and requires a renaissance but the scope for city-centre development outside the West End is much more limited.
- It is the centre of the sub-region and the most sustainable location for new development.

Future development

- The city centre will continue to be the main focus for developments serving a much wider catchment than the city itself. Uses are encouraged that support its role as a Centre for Significant Change, including major retail, leisure, cultural and office development. It is appropriate for higher-density development, subject to the need to protect and enhance the character and setting of Oxford's historic core, and to deliver a high-quality public realm.
- The West End is a strategic location for development that will deliver a mix of uses, particularly residential, and will deliver improvements to the movement network.
- To avoid increasing traffic entering the city centre, there will be a restriction on any increase in public or private parking spaces in the Transport Central Area (defined on the Proposals Map).
- Development of new academic floorspace for the University of Oxford will be focused on existing sites.
- It is forecast that 13.3% of all growth in 'B' Class jobs in Oxford would be in this district area. It is also likely to accommodate 65.7% of the growth in retail, tourism and health jobs, the vast majority of retail jobs being as part of the Westgate and Queen Street redevelopments. About 18% of new housing could be located here over the Core Strategy period.

CORE POLICIES

The policies in the Core Strategy provide the strategic direction for the Local Development Framework, and for the delivery of development, infrastructure, facilities and services in Oxford to 2026. These policies seek to achieve the City Council's Vision and Objectives and should be interpreted within the context of the spatial strategy.

RESPONDING TO
CLIMATE CHANGE

PROVIDING
INFRASTRUCTURE
TO SUPPORT NEW
DEVELOPMENT

PROMOTING
SOCIAL INCLUSION
AND IMPROVING
QUALITY OF LIFE

MAINTAINING
A BALANCED
HOUSING SUPPLY

STRENGTHENING
PROSPERITY

IMPLEMENTING AND
MONITORING THE
CORE STRATEGY

Section 4

RESPONDING TO CLIMATE CHANGE



It is widely recognised that the levels of greenhouse gases and particularly carbon dioxide (CO₂) released into the atmosphere as a result of our ever-increasing demand for energy are affecting weather patterns and consequently homes, services and biodiversity. Alongside this our demand for materials, both natural and man-made, is depleting resources at an increasing rate.

Oxford City Council has a longstanding commitment to making Oxford more sustainable, and to doing what it can to address these issues at a local level.

The adopted Natural Resource Impact Analysis SPD sets out the standards and requirements for new developments in terms of energy efficiency and adaptive capacity of buildings; renewable and low-carbon energy; water consumption; and use of materials. This helps us to address the causes of climate change and also adapt to its impacts.

The Core Strategy takes this forward, by promoting low and zero carbon developments, and by ensuring that the twin challenges of mitigation and adaptation to climate change are central to the spatial strategy and its policies.

Besides providing for a built environment that can cope and respond to future climate impacts, we should aim to reduce the risk of flooding to existing properties, and avoid building in inappropriate areas. Protecting and enhancing ecologically important sites in Oxford is also crucial in realising this commitment.

4.1 Energy and natural resources

- 4.1.1 Energy conservation and renewable energy are central to the principles of sustainable development, and are a fundamental part of good design. The City Council expects all developments throughout the city to achieve high standards of sustainable construction and design to play their part in adapting to the challenges of climate change locally.
- 4.1.2 The Development Management DPD will set a local target for decentralised and renewable or low carbon energy in new developments. The Natural Resource Impact Analysis Supplementary Planning Document (NRIA SPD) sets out in more detail how developments should be designed in terms of energy efficiency, water resources, recycled and reclaimed materials and renewable or low carbon energy. As part of planning applications on qualifying sites, developers must demonstrate that schemes deliver the appropriate standards through submission of a NRIA checklist. The NRIA SPD includes further details on technologies and government targets (including the Code for Sustainable Homes) and will be updated and revised when necessary.
- 4.1.3 The City Council will collaborate with partners in raising awareness, informing, promoting and encouraging the uptake of water, resource and energy efficiency measures and renewable energy, in existing and new developments. Encouragement will be given to exemplar schemes of sustainable development and environmental management.
- 4.1.4 In addition to the requirements of the NRIA SPD, the Site Allocations DPD will consider whether there are any suitable sites in Oxford for renewable and low-carbon energy generation and related infrastructure to serve wider developments.



- 4.1.5 Developments at the strategic locations offer opportunities to incorporate large scale or area-wide renewable energy or low-carbon technologies. For instance, a District Heating Scheme is being developed for the West End. Development at the Northern Gateway, Barton and possibly at Summertown may have the potential for large-scale or area-wide technologies. The appropriate technologies for each location will be investigated through the AAP/SPD production processes.

Policy CS9

Energy and natural resources

All developments should seek to minimise their carbon emissions.

Proposals for development are expected to demonstrate how sustainable design and construction methods will be incorporated. All development must optimise energy efficiency by minimising the use of energy through design, layout, orientation, landscaping and materials, and by utilising technologies that help achieve Zero Carbon Developments.

In particular, planning permission will only be granted for developments on qualifying sites that demonstrate, through submitting a Natural Resource Impact Analysis checklist, how they will:

- ***minimise the use of energy by using energy-efficiency solutions and technologies;***
- ***deliver a proportion of renewable or low-carbon energy on site;***
- ***incorporate recycled or reclaimed materials; and***
- ***minimise water consumption by incorporating appropriate design and technologies,***

in accordance with the Natural Resource Impact Analysis Supplementary Planning Document.

Proposals for renewable energy developments will be permitted in appropriate locations.

- 4.1.6 **Note:** qualifying sites are defined in the Oxford Local Plan 2001-2016 as sites where development would comprise 10 or more dwellings, or for non-residential development would be 2,000m² or greater. These thresholds will be reviewed in the Development Management DPD.

4.2 Waste and recycling

- 4.2.1 Effective and responsible management of waste can reduce material and energy usage and the need for landfill sites. The waste management hierarchy is a national strategy for dealing with waste. In order of preference waste should be reduced, re-used, recycled, recovered and lastly disposed of.

- 4.2.2 Developers should take opportunities to apply the waste hierarchy to waste produced during the construction of new developments as well as to waste produced from housing and commercial developments during their lifetime.
- 4.2.3 Land is a finite resource so reducing land-take for landfill is vital. It is the responsibility of Oxfordshire County Council, as Waste Planning Authority, to identify and allocate land for the development of waste management facilities. The Oxfordshire Waste Partnership has agreed the Oxfordshire Joint Municipal Waste Strategy that sets targets for reducing the amount of waste going to landfill and increasing recycling. Some form of residual waste treatment will be needed to recover further value and minimise the environmental impact of disposal.
- 4.2.4 Sites for waste facilities will be identified in Oxfordshire County Council's Minerals and Waste Development Framework and Waste Sites DPD¹. If any sites for waste facilities are allocated in Oxford, these will be shown on the Proposals Map.

Policy CS10

Waste and recycling

All new developments will be expected to have regard to the waste management hierarchy during design, construction and final occupation.

Planning permission will be granted for appropriately located development that makes provision for the management and treatment of waste and recycling, in accordance with the Oxfordshire Joint Municipal Waste Strategy and local waste management strategies.

4.3 Flooding

- 4.3.1 Historically settlements have evolved along river corridors where the river has provided a source of water, food, transport and energy. The result is that many of the urban centres of England are at risk of flooding because they are near to rivers². Oxford is an example of such a city. Oxford is at the confluence of the Rivers Thames and Cherwell so it is at risk from both³.
- 4.3.2 Significant areas of Oxford are at risk of flooding. Large parts of the built-up areas in South Oxford, West Oxford and Lower Wolvercote currently have a 1% or greater annual risk of flooding (Zone 3). In addition, large parts of the undeveloped flood plains of the Thames and Cherwell regularly flood. The City Council website shows where to find the most up-to-date flood zone maps⁴.

¹ www.oxfordshire.gov.uk (see Minerals and Waste Development Framework)

² Oxford Strategic Flood Risk Assessment (2008)

³ Oxford Strategic Flood Risk Assessment (2008)

⁴ www.oxford.gov.uk/planning/csdocuments.cfm

- 4.3.3 A Strategic Flood Risk Assessment (SFRA) has been carried out for Oxford to refine flood risk areas, identify areas likely to be at most risk of flooding (from fluvial and other sources) and consider future impacts of climate change. Climate change is likely to increase the areas at risk of flooding, and the frequency of floods. As climate change must be taken seriously, strong action is required.
- 4.3.4 In response to concerns over flood risk, the government has published Planning Policy Statement 25: Development and Flood Risk. PPS25 aims to steer development to areas of lower-risk, through the sequential test. It advises that more vulnerable uses such as housing, student accommodation, health services and educational establishments should only be allowed in the higher-risk Flood Zone 3a (between 1/100 and 1/25 annual risk of flooding) if there are no reasonably available sites in Flood Zones 1 and 2 (low or medium probability of flooding, with less than a 1/100 annual risk of flooding). Where there are no reasonably available sites in lower-risk areas, the suitability of sites in higher-risk areas should be assessed, using the exceptions test in most cases. The exceptions test ensures that development in higher-risk areas should be on previously developed land where possible; should bring sustainability benefits; will be safe; and will reduce flood risk elsewhere, or at least not increase risk.
- 4.3.5 It is clear from the SHLAA that there are not enough suitable and available sites in Flood Zones 1 and 2 to meet the South East Plan housing target without relying on windfalls. The Site Allocations DPD will therefore need to consider the suitability of sites in Flood Zone 3a, using the exceptions test. Planning applications on windfall sites will be assessed against the sequential approach and the exceptions test.
- 4.3.6 It is important that household extensions do not increase flood risk. There is a risk that the cumulative effect of extensions will lead to increased flood risk elsewhere. A Flood Risk Assessment will be required for all development in Flood Zones 2, 3a or 3b, and must show that the proposed extension will not increase flood risk elsewhere.
- 4.3.7 Most built development involves creating impermeable surfaces, causing water to run off rather than percolate into the ground. This can lead to flash flooding as well as creating pollution, damaging watercourse habitats and causing bank erosion. It can also harm the ecology of habitats that depend on the percolation of ground water. Sustainable drainage systems to manage surface water flows are an important tool in minimising flood risk. Another advantage of these systems is that improved filtration and habitat creation can help control pollution and enhance biodiversity. Such systems may include surface water storage areas, flow-limiting devices, and infiltration areas or soakaways. This will particularly apply to all large-scale residential, commercial or institutional schemes, developments such as car

¹ www.oxfordshire.gov.uk (see Minerals and Waste Development Framework)

² Oxford Strategic Flood Risk Assessment (2008)

³ Oxford Strategic Flood Risk Assessment (2008)

⁴ www.oxford.gov.uk/planning/csdocuments.cfm

parks that would significantly extend the area covered by an impermeable surface, and developments close to sensitive wildlife habitats. Sustainable drainage systems may also be required for smaller developments, such as hard-standing on front gardens, as cumulatively these can also increase flood risk.

- 4.3.8 Development proposals should be designed to be resilient to flooding⁵ through the use of measures such as raising floor levels, modifying ground levels, and designing buildings to withstand the effects of flooding.

Policy CS11

Flooding

Planning permission will not be granted for any development in the functional flood plain (Flood Zone 3b) except water-compatible uses and essential infrastructure. The suitability of developments proposed in other flood zones will be assessed according to the PPS25 sequential approach and exceptions test.

For all developments over 1 hectare and/or development in any area of flood risk from rivers (Flood Zone 2 or above) or other sources* developers must carry out a full Flood Risk Assessment (FRA), which includes information to show how the proposed development will not increase flood risk. Necessary mitigation measures must be implemented.

Unless it is shown not to be feasible, all developments will be expected to incorporate sustainable drainage systems or techniques to limit run-off from new development, and preferably reduce the existing rate of run-off.

Development will not be permitted that will lead to increased flood risk elsewhere, or where the occupants will not be safe from flooding.

***Note:** "Other sources" of flood risk include those arising from groundwater, sewerage overflow and surface run-off.

4.4 Biodiversity

- 4.4.1 Oxford benefits from a concentration of high-quality, ecologically important sites. Designated sites in Oxford range in a hierarchy from internationally protected sites to nationally and locally designated sites. International and national sites must be protected from any development that may have an adverse impact. In the case of locally protected sites, development that would have a significant adverse impact would only be permitted in exceptional circumstances, and only if it is possible to compensate for the damage caused.

- 4.4.2 The Oxford Meadows Special Area of Conservation (SAC), part of which is

⁵ Improving the Flood Performance of New Buildings: Flood resilience and construction (2007) Communities and Local Government

within Oxford's boundary, is designated by the European Commission as being of European importance for its biodiversity interest. A Habitat Regulations Assessment was undertaken to inform the Oxford Core Strategy. This concluded that the effects of the Oxford Core Strategy, alone or in combination with other plans and programmes, would not have a significant adverse impact on the Oxford Meadows or any other SAC within a 20km radius. There are also 12 Sites of Special Scientific Interest (SSSIs), which are of national interest and designated by Natural England. It is important to protect biodiversity in these areas. Many sites also have a local nature conservation interest. In addition, the effects of climate change, such as increased flooding and changes in temperature, might leave some of the flora and fauna currently found in Oxford more vulnerable. These possible effects make it even more important that biodiversity is carefully considered. The City Council maintains a "living list" of biodiversity sites across the city⁶. This list of sites will be reviewed and maintained throughout the Core Strategy period.

4.4.3 There are many opportunities for enhancement of biodiversity. The Conservation Target Areas project identifies areas of significance at county level as areas where conservation action will have the greatest benefit. It is important to restore and manage these habitats to restore the biodiversity and landscape interest. The flood plain meadows of the Thames and Cherwell have been identified as conservation target areas and a small part of Oxford's eastern edge is also within the Shotover Conservation Target Area.

4.4.4 There are opportunities for biodiversity enhancement and habitat creation in other parts of Oxford, such as along the locally and nationally designated Lye Valley and Boundary Brook corridors, (where there is rare fen habitat, woodland and grassland), and along the locally designated Littlemore/Northfield and Bayswater Brooks, (which are important for water voles). Oxford is part of an area identified as a Strategic Opportunity for Biodiversity Improvement⁷ in relation to wetland habitats.

4.4.5 There are opportunities for biodiversity enhancement and habitat creation across Oxford, not just on identified sites. The enhancement of habitats and protection of species important for biodiversity must be considered, for example through the use of bat boxes. Where possible, features should be conserved and incorporated within developments, and enhanced where there is the opportunity. Figure 13 shows the Conservation Target Areas, as well as the international, national and local biodiversity designations.

4.4.6 Oxford contains several interesting geological features, particularly the exposed rock strata in former quarries in the Headington Quarry area. The impact of proposed developments on geological features will be carefully assessed.

⁶ Oxford City Council offices hold a copy of the "Living List" of locally designated biodiversity sites.

⁷ The Strategic Opportunity for Biodiversity Improvement is a countywide project known as the Conservation Target Areas.

Policy CS12**Biodiversity**

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

Sites and species important for biodiversity will be protected:

- *International and national sites (the SAC and SSSIs): These must be protected from any development that will have an adverse impact.*
- *Local sites: No development should have a significant adverse effect upon a site that is designated as having local importance for nature conservation or as a wildlife corridor, save in exceptional circumstances where the importance of the development outweighs the harm, and where it is possible to compensate for the damage caused by providing adequate replacement habitat.*
- *Species and habitats of importance for biodiversity are found across Oxford. These will be expected to be protected from harm, unless the harm can be appropriately mitigated.*

Opportunities will be taken (including through planning conditions or obligations) to:

- *maintain, restore and add to the network of unimproved flood meadows within the Thames and Cherwell flood plains;*
- *deliver Biodiversity Action Plan targets and meet the objectives of Conservation Target Areas;*
- *create links between natural habitats and identify a strategic Oxford habitat network; and*
- *ensure the inclusion of features beneficial to biodiversity (or geological conservation) within new developments throughout Oxford.*



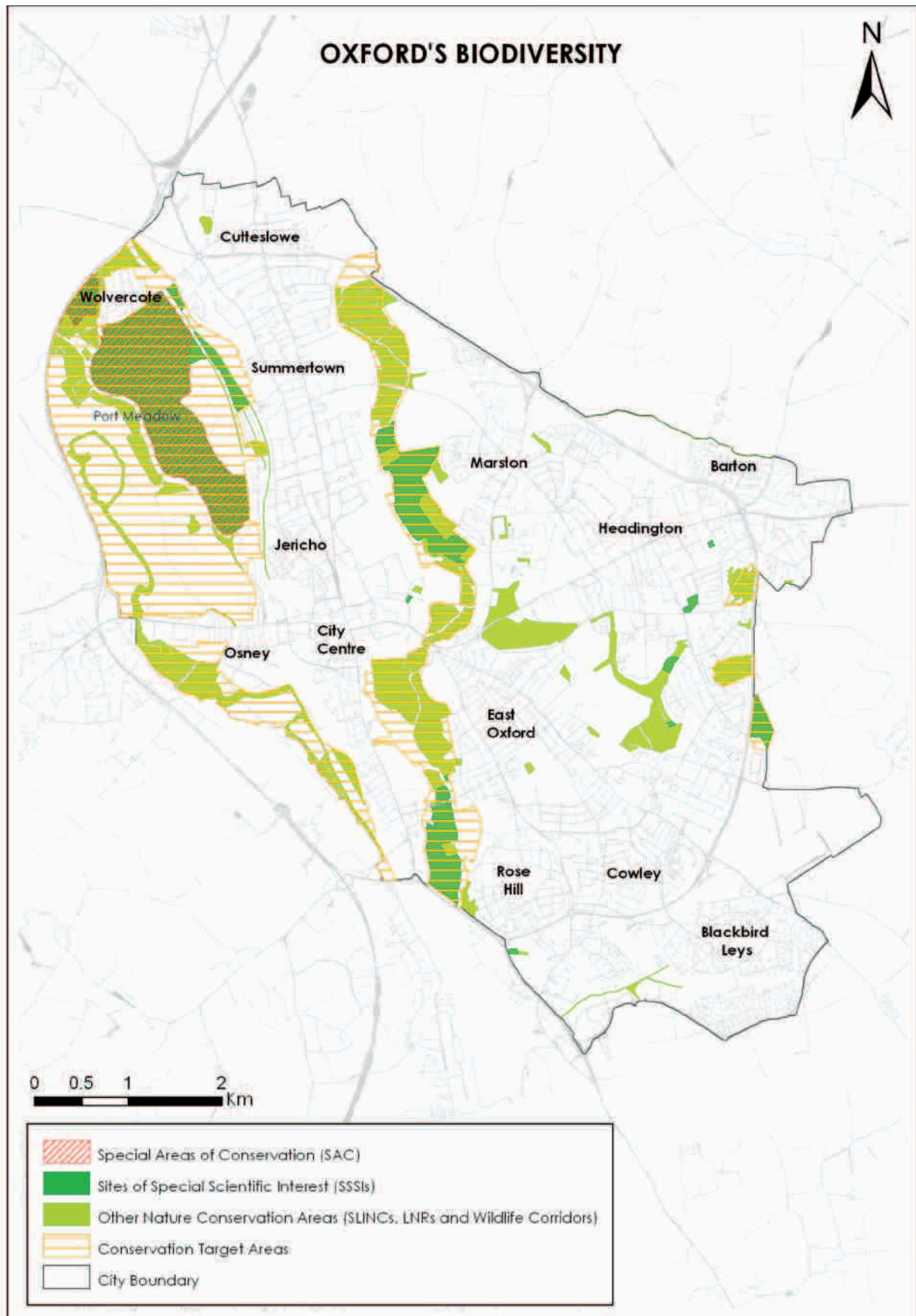


Figure 13 – Oxford's Biodiversity



Section 5

PROVIDING INFRASTRUCTURE TO SUPPORT NEW DEVELOPMENT



The location of development affects the movement patterns of people and consequently the carbon emissions we produce as a result of travelling. It is therefore very important to locate development in the most appropriate places and to minimise car use and prioritise access by walking, cycling and public transport. We must ensure that appropriate transport measures are put in place to cope with the impact of new development.



As well as providing the right type of development in the right location, it must be supported with the right infrastructure and associated facilities to integrate it successfully into the community. It is important to ensure that all our local communities have good access to essential education and healthcare facilities. Any adverse impact of new development must be mitigated, as additional development should not make existing services and facilities worse for local people. Developers will be expected to contribute towards necessary improvements or new provision.



5.1 Transport and accessibility

- 5.1.1 Oxford is a compact city with a Saxon network of streets at its core and historic buildings, conservation areas and green spaces that make it very sensitive to traffic pressures. In recognition of these physical constraints and sensitivities Oxford has a well-developed public transport system, including a comprehensive park and ride network. Compared to most cities, it has particularly high proportions of people travelling by bus and by bicycle. Oxford is a regional hub, with an important role in regional transport networks. Despite this, the transport network is highly constrained, with very limited potential to increase space on roads in particular. Operational capacity has already been reached or exceeded on much of the road network (the A34 trunk road in particular), resulting in frequent congestion and delays. The limited platform and line capacity of Oxford's railway station results in a significant bottleneck on the rail network.
- 5.1.2 Good accessibility to a range of facilities is an important element of planning sustainable communities. All future development will be planned to ensure excellent opportunities for walking, cycling and public transport. Oxford City Council will support the delivery of transport schemes that aim to reduce the need to travel by private car and improve accessibility within and to Oxford by non-car modes.

Supporting accessibility to Oxford

- 5.1.3 Many of the strategic decisions on transport issues are taken by other bodies, including Oxfordshire County Council as highways authority, the Highways Agency, the rail industry and bus operators. The City Council has a key partnership role in helping to implement transport projects and schemes, for example by ensuring that mitigating measures to support major developments will complement strategic transport schemes.
- 5.1.4 Oxfordshire County Council has secured a major regional funding allocation from the Regional Transport Board for £62 million to develop an Access to Oxford strategy. Further funding sources identified from other delivery partners and from new development have increased this provisional budget to £88 million. A major scheme bid is expected to secure the full funding, which will be split between two financial years, from 2013/14 to 2014/15, and will be used to deliver a comprehensive package of improvements to improve accessibility to, and ease congestion around, Oxford as pressure from new development within the sub-region increases.
- 5.1.5 Two major new rail links to Oxford are currently being developed independently of Access to Oxford. East West Rail is a partnership project set up to promote a new, direct regional rail link between Oxford, Milton Keynes, Bedford, Cambridge and East Anglia. The western section is being

developed for early implementation (potentially from 2012) by the East West Rail Consortium and will serve Bicester, Bletchley/Milton Keynes and Bedford. In addition, Chiltern Railways are progressing the 'Evergreen 3' project, which will provide a fast, direct rail link from Oxford to London Marylebone via Bicester and High Wycombe. Implementation is scheduled for 2010/11, for a 2013 opening.

5.1.6 The Local Transport Plan (LTP) for Oxfordshire sets out the local transport investment programme on a five-year timescale. In the central Oxfordshire sub-region, the overall LTP strategy is to reduce pressure on bottlenecks in the network, improve the attractiveness of public transport, and improve traffic management. Key LTP projects in Oxford include rolling out intelligent traffic management and 'Real Time Information' for bus passengers and motorists, and improvements to radial bus priority in the city. The 'Premium Routes' strategy for improving bus service levels and reliability on key routes into Oxford is seen as a key element of the strategy. Potential sites for 'remote' park and ride / park and rail, to intercept car journeys closer to where they begin, continue to be investigated.

5.1.7 The City Council will work with the County Council, the Highways Agency and the rail network operators to ensure that Access to Oxford and other strategic schemes integrate with the Oxford LDF, led by the Core Strategy. In particular the City Council will work with partners towards:

- active traffic management on the A34, to allow more efficient use of road space;
- implementation of East West Rail (a new, high-quality rail network linking Oxford with Milton Keynes and Cambridge), and improvements to the Bicester line, potentially as part of a new rail link to London via Bicester;
- increasing the capacity and function of Oxford Rail Station;
- development of the high-quality Premium Routes bus network (including on key radials and as part of highway junction improvements on the northern approaches at Peartree and southern approaches at Hinksey Hill and Heyford Hill); and
- improving the capacity and attractiveness of Park and Ride.

5.1.8 The City Council will continue to seek progressive, long-term approaches to maintaining and enhancing Oxford's overall accessibility. In particular, support will be given to further development, or investigation, of the following long-term measures:

- remote Park and Ride sites at locations closer to journey sources, which connect where appropriate to new development sites;
- an intelligent traffic-management system, which prioritises bus movements;
- further restrictions on non-essential traffic in the City centre;
- further measures to reduce the environmental impact of buses, which could include statutory controls;
- a workplace parking levy, or congestion charge.

Supporting access to new development

5.1.9 The level of housing and economic growth needed to 2026 will place additional pressure on transport infrastructure. However, there are opportunities to create new cycle, pedestrian and bus links as part of new development, and to build on Oxford's 'green travel culture' with potential wider benefits. All major development proposals that have significant transport implications (as defined in the Parking Standards, Transport Assessments and Travel Plans SPD or any superseding Local Development Document) will need to be accompanied by a transport assessment and comprehensive travel plan. The City Council will seek to ensure the transport impact of any new development is fully mitigated, principally through demand management (reducing, and rigorously managing, the need to travel, especially by private car). Developers will be expected to work with the City and County Councils, and the Highways Agency where appropriate, to ensure mitigation of residual trips (for example through contributing to strategic transport schemes).

5.1.10 The Spatial Strategy refers to three strategic locations in and around Oxford with potential for future development during the Core Strategy period – the West End, Northern Gateway, and land at Barton. It is important to fully consider transport and access issues in planning these developments and to enable new residents and workers to access the wider city through a choice of travel modes. The following guiding principles will apply to development at the three strategic locations in Oxford:

West End

5.1.11 The West End AAP sets out a robust framework for developing an attractive network of streets and spaces, to make spaces more pleasant for pedestrians and cyclists, who will be given priority wherever possible. Routes are identified that would increase accessibility around the area. Frideswide Square is a principal open space and a busy road junction which, with the railway station forecourt, will be remodelled and improved to become more attractive and welcoming and a better functioning space. This will be linked to a remodelled traffic and bus priority system at Hollybush Row and Beckett Street.

5.1.12 The local highway authority is investigating a comprehensive traffic management system, which would coordinate traffic signals outside the city centre with traffic flows around Frideswide Square and other junctions, to ensure traffic does not clog up the city centre. The AAP also sets standards for minimal levels of private residential and non-residential parking for new development to discourage unnecessary car trips.

5.1.13 The AAP also recognises that Oxford Railway Station performs a vital role, and that increasing capacity combined with a station that is welcoming and

easy to use is key to ensuring that people want to use the railway. It is essential that any development of the railway station improves it for passengers and creates a strong sense of arrival to Oxford.

Northern Gateway

- 5.1.14 Policy CS6 allocates land for major employment-led development at the Northern Gateway, to be progressed through an AAP. It includes guiding principles on how the developers will be expected to minimise its impact on the strategic and local transport networks, through comprehensive travel planning and improvements to highways infrastructure. These measures will need to ensure that traffic congestion is not worsened by the development, hence complementing the Access to Oxford scheme to improve the northern approaches.
- 5.1.15 As well as mitigating the potential impacts, the Northern Gateway will ensure reliable and attractive accessibility by public transport, walking and cycling, particularly for nearby residential populations. Potential measures initially outlined in the Framework Travel Plan¹ will be built upon through partnership working, driven by the AAP process, and implemented throughout all development phases.

Barton

- 5.1.16 Policy CS7 allocates land at Barton for strategic residential development. Given that the land is separated from the rest of Oxford by the A40, a key challenge will be to integrate development into the wider community because of the access issues and the 'severance' effect of the A40. The City Council will seek the provision of a bus, cycle and pedestrian-only bridge between the proposed development and the Northway estate to the south of the A40, potentially linking with the existing bus route into the John Radcliffe Hospital. A further new footbridge could also be built across the A40, or the existing underpass improved between Barton Village Road and the Headington borders, or both.
- 5.1.17 These will be taken forward through an AAP, with other measures to mitigate potential impacts on the strategic and local road network, which will involve stakeholders and local residents. As with all major development, a travel plan will accompany development at Barton.

¹ North Oxford Gateway Framework Travel Plan (2008) Kier Property Developments Ltd & Goodman UK Ltd

Policy CS13**Supporting access to new development**

Planning permission will only be granted for development that prioritises access by walking, cycling and public transport.

A Transport Assessment and comprehensive Travel Plan must accompany all major development proposals². Low-parking development and car clubs will be sought in locations highly accessible by walking, cycling and public transport.

The City Council will work with delivery partners to address transport and access issues in the planning of the strategic locations for development, in particular:

- *improvements to the movement network in the West End (as set out in the West End Area Action Plan);*
- *developing highways and demand management mitigation measures as an integral part of the Northern Gateway AAP, to complement Access to Oxford improvements to the northern approaches, and ensure that traffic congestion is not worsened beyond general traffic growth;*
- *integrating new development at Barton with the existing community and wider city, potentially including a new bus, cycle and pedestrian link across the A40 (which could also improve bus access to the John Radcliffe Hospital).*

Supporting city-wide movement

5.1.18 The Spatial Strategy seeks to enhance the role of the City centre and district centres, and access will be a key issue in the delivery of this strategy. The West End AAP sets out further improvements to movement networks to support new development in and around the area. Local access to some district centres will be improved, for example through radial corridor improvement schemes to increase bus journey reliability and improve the environment for pedestrians and cyclists. Headington will remain a focus for health and education related services, and Cowley will be a focus for much of the city's economic employment base. Access to both these areas from a wide catchment area needs improving, particularly for those not travelling by private car. The Headington and Marston Transport Strategy will continue to improve accessibility while continuing to implement travel plans on key sites, including discouraging on-site and on-street parking in the area.

5.1.19 Bus services into the city centre (radial) are numerous and frequent. Delays to city centre-bound services arising from traffic congestion could be eased in future through further improvements to premium routes, for example through further prioritising buses over other traffic. Cross-city (orbital) bus

² Major development requiring a Transport Assessment and Travel Plan is currently defined as 40 or more dwellings, or 1,000m²+ for non-residential development. (A basic TA may be required for 20 or more dwellings, or 500m²+ floorspace.) Detailed thresholds are set out in a SPD, and may be reviewed in subsequent local development documents.



services could also be improved. These would directly link areas outside the city centre, including district centres and the Headington hospitals, to help address the inconvenience of changing buses in the city centre. Re-opening the Cowley branch line for passenger transit could bring great benefits for Cowley, Blackbird Leys, and Littlemore, and the corridor will continue to be safeguarded for this purpose.

5.1.20 Much of Oxford city centre, and a few more outlying locations in Oxford, have been declared an Air Quality Management Area (AQMA), due to relatively high levels of nitrous oxides. The City Council is committed to working towards a Low Emissions Strategy (LES) for Oxford, and is working with other local authorities on a Beacon project to find new ways of improving air quality.

5.1.21 Some existing residential areas currently have poor or infrequent public transport accessibility to key local services (such as a district centre), relative to other parts of Oxford. The City Council will work with its partners to improve bus services to such areas, particularly where this will support regeneration or social inclusion.

5.1.22 The Oxford Transport Strategy has, through a combination of demand management and accessibility measures, significantly reduced the number

of car trips to the city centre. A Central Oxfordshire Transport Strategy will incorporate a revised Oxford Transport Strategy. This process will help decide on specific transport improvement schemes in and around Oxford.

Policy CS14

Supporting city-wide movement

The City Council will work with its partners to improve the ease and quality of access to and between the city and district centres, and other key destinations, by:

- *not permitting any increase in the overall number of public and private parking spaces in the Transport Central Area;*
- *implementing a Low Emissions Strategy to improve air quality, which could lead to a Low Emissions Zone (LEZ) in the city centre;*
- *supporting further development of an orbital bus network, and associated infrastructure, potentially linking Cowley, Headington and Summertown, the strategic locations for development, and key employment areas;*
- *improving the capacity and attractiveness of Park and Ride, particularly the development of remote sites closer to county towns;*
- *promoting improved facilities for local transport interchange at Cowley primary district centre;*
- *promoting greater pedestrian and cycle priority through and to the city centre and Cowley, Headington and Summertown district centres, potentially incorporating public realm and cycle parking improvements;*
- *promoting sustainable transport and access to major employers, hospitals, schools and colleges in the Headington and Marston area, and to major employment sites at Cowley;*
- *safeguarding the Cowley branch line corridor for possible future passenger transit;*
- *working towards a joined-up, city-wide cycle and pedestrian network by addressing 'pinch-points', barriers and missing links, and providing more extensive 20 mph zones.*

5.2 Primary healthcare

- 5.2.1 It is essential that we facilitate provision of good local healthcare facilities of the right type and in the right locations. The provision and location of primary health-care should aim to meet the needs of existing and new residents. The impact of household and student growth should not worsen healthcare provision for existing residents. Current evidence suggests that existing GP practices and health centres have some additional capacity. However, growth arising particularly from strategic residential sites will

require additional provision. An accurate assessment of provision required for new development will result from continued joint working with other local authorities and the Primary Care Trust (PCT).

- 5.2.2 Oxfordshire PCT is the local NHS body that commissions and pays for local healthcare services on behalf of the people of Oxfordshire. This includes services provided locally from hospitals and ambulance services, mental healthcare, general practitioners (GPs), dentists, pharmacists and opticians. The PCT also employs healthcare staff to provide community-based healthcare services.
- 5.2.3 A partnership has been formed, known as the Local Improvement Finance Trust (LIFT), between Oxfordshire PCT, Oxford City Council, Oxfordshire County Council and other NHS trusts to build better and more flexible accommodation providing integrated healthcare, social care and community services for the people of Oxford.
- 5.2.4 Many of Oxford's existing GP practices occupy buildings that are not appropriate for modern healthcare. Problems include lack of space, poor access for people with disabilities, and poor-quality or inflexible accommodation that limits the ability to develop or improve services. The Oxfordshire PCT and local authorities share a vision to redesign many health and social care facilities provided by the NHS and social services in Oxford, which will address these problems. This may include co-locating GPs, community social services, and some non-acute specialist health services, to provide more comprehensive facilities at neighbourhood level, and developing more integrated home and community-based services.
- 5.2.5 The PCT's emerging Corporate Estates Plan includes capital sponsorship and a site option for a new health centre in the City centre (Jericho quarter), due to be operational in 2010, as well as developing a Strategic Outline Case for a further health centre within the West End regeneration quarter. These could complement the existing new health centres at Greater Leys and East Oxford (Cowley Road).

Policy CS15**Primary healthcare**

The City Council will work with Oxfordshire PCT to provide high-quality and convenient local health services in all parts of Oxford, but particularly in areas of population growth.

Strategic housing development at Barton will provide for or contribute towards appropriate primary healthcare facilities, either on- or off-site. Planning permission will be granted for new health centres in Jericho (Radcliffe Observatory Quarter, Walton Street) and in the West End. The need for other new sites will be considered in the Site Allocations DPD.

Planning permission will be granted for further new primary healthcare facilities in locations accessible by walking, cycling and public transport, where this will meet an existing deficiency, or support regeneration or new development.

5.3 Education

- 5.3.1 Education is a crucial part of people's lives; it includes early-years, primary and secondary learning, further and higher education, special educational learning, adult learning courses and extra-curricular activities. Access to all types of education is an important factor in achieving a high level of qualifications and skills.
- 5.3.2 It is important that residents of new housing developments have good access to education facilities and that existing facilities do not become oversubscribed. It is therefore appropriate for new residential development to contribute towards the cost of education provision, either towards the expansion of existing facilities, or in some cases towards the funding of a new school, in line with Policy CS17 and the Planning Obligations SPD³. The most significant individual housing sites included in the Spatial Strategy are the West End, and Land at Barton. Land at Summertown may also come forward for residential development within the Core Strategy period. The West End partnership is committed to achieving a new primary school as the basis of a wide ranging community facility within the area. This will require suitable land and full funding for the school. Regarding land at Barton, the County Council indicate that this site would bring in enough primary school pupils to trigger a need for a new 1.5 or 2 form entry primary school. A new multi-purpose community facility, including a primary school, will be provided as part of the development.
- 5.3.3 In terms of secondary provision, enough overall capacity currently exists (or can be provided) for secondary school places in the areas of greatest housing growth, although issues of school transport and spatial proximity may need tackling.

³ Regular reviews of the Planning Obligations SPD will be undertaken to ensure that the contributions being sought are at the most appropriate levels

- 5.3.4 The City Council will work with the County Council, as local education authority, to ensure that school places are made available to all new residents in appropriate locations and in a timely manner, including regular partnership reviews of where school places will be needed in the future. The need for new sites will be considered in the Site Allocations DPD and relevant AAPs and SPDs. Educational facilities will be expected to include provision for community use, for example through making multi-use facilities accessible to the wider community.
- 5.3.5 In the further education sector the Oxford and Cherwell Valley College has plans to significantly redevelop and improve the facilities on offer at both their City centre and Blackbird Leys campuses. Oxford Brookes University and the University of Oxford both have plans to improve facilities for the higher education sector within the city (see section 8.2).
- 5.3.6 The South East Plan⁴ seeks to maximise the opportunities arising from the economic dynamism and growth within central Oxfordshire, including training opportunities for less skilled workers, and to focus training and development activities in those areas and sectors experiencing the greatest recruitment and retention difficulties. Improved access to training opportunities is particularly important in the more deprived areas of Oxford, where income levels, and the proportion of skilled workers, are low. The City Council will work with local businesses and education services, and the Learning and Skills Council (Thames Valley), to improve access to training and skills development.

Policy CS16 **Access to education**

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

The strategic development areas at Barton and West End, and potentially Summertown, will identify suitable provision for primary school(s). Funding to enable the timely provision of the necessary education facilities will be sought from the developments that generate that need.

Planning permission will only be granted for new education facilities in locations accessible by walking, cycling and public transport. Provision for community as well as educational use will be sought.

⁴ South East Plan (2009)
GOSE

5.4 Infrastructure and developer contributions

- 5.4.1 New development should not overburden existing infrastructure. It is important to ensure that development is adequately supported by appropriate infrastructure, whether existing or new. Delivering or improving infrastructure on time is therefore extremely important in ensuring that roads, local services and facilities can cope with added demand. However, due to the significant need in Oxford, housing delivery should not be delayed unnecessarily. Effective demand management (for example managing the demand for better energy and water efficiency, and travel planning), and making better use of existing infrastructure, will play an important part in supporting new development.
- 5.4.2 There are four main types of infrastructure that need to be considered as part of new developments:
- strategic infrastructure: needed to enable the city to function (for example, transport, water and sewerage treatment works);
 - service infrastructure: needed to meet the day-to-day needs of the population (for example, schools, policing, affordable housing, community facilities, open spaces etc);
 - transformational infrastructure, which will transform Oxford and make it a better place (for example, public realm improvements); and
 - site specific infrastructure: improvements needed to enable the development to function physically (for example site access, foul drainage sewers).
- 5.4.3 Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. New development should also make best use of infrastructure demand management. In some cases the cumulative impact of individual applications may be considered when assessing infrastructure requirements, taking account of other planning obligations such as affordable housing. Contributions from a particular development will be fairly and reasonably related in scale and kind to the contribution to the cumulative impact arising from the relevant scheme; and if necessary address any immediate unacceptable short-term problems.
- 5.4.4 The Planning Obligations SPD provides more details on the implementation of Oxford's planning obligations policies. Regular reviews of the Planning Obligations SPD will be undertaken to ensure that the contributions being sought are the most appropriate.
- 5.4.5 The Government is currently revising the way that developer contributions are collected. The Community Infrastructure Levy is based on the fact that the value of land or property typically rises as a result of development. Authorities seeking to charge the Community Infrastructure Levy will need

to identify what infrastructure is needed, how much it will cost, and then calculate the contribution that development should make to that cost. If developer contributions are sought through this method, then a charging schedule will be set out and published as part of the LDF.

- 5.4.6 Section 3 of this document identifies strategic development locations at the West End, the Northern Gateway and Barton, to help meet Oxford's housing and employment needs. Key outputs expected from these areas of growth are identified – these include key new infrastructure needed to support development. Partnership will be crucial to the delivery of a more detailed infrastructure plan through the AAP process at these locations.
- 5.4.7 Policy CS3 identifies five priority areas for regeneration, where the City Council will promote regeneration and social inclusion by bringing together different agencies to address the social, economic and environmental needs of these areas. The Council recognises that regeneration is about more than new housing and other building works, therefore Policy CS3 provides support for other key aspects of regeneration, such as the enhancement or provision of local community facilities; the provision of employment opportunities and training; and improvements to accessibility by walking, cycling and public transport. Policy CS17 will be applied in accordance with these aims, and the City Council will promote a partnership approach to coordinating multi-agency investment.
- 5.4.8 The key infrastructure improvements identified in Policy CS17 have been identified through stakeholder working as being under particular pressure in the Oxford area, or are seen as vital strategic or service infrastructure to ensure sustainable communities. Whilst no major constraints have been identified in Oxford with regard to sewerage, water, electricity and gas supply and distribution networks, waste and recycling, and green infrastructure provision⁵, developers must still ensure that adequate capacity exists or is planned for these through the development management process.

⁵ Background Paper D(i):
Providing new
infrastructure

Policy CS17***Infrastructure and developer contributions***

Planning permission for new development will only be granted if it is supported by appropriate infrastructure at a timely stage. Developer contributions will be sought where needs arise as a result of new development. The City Council will work in partnership with infrastructure providers and other delivery agencies in preparing Area Action Plans (and any supporting Supplementary Planning Documents).

Key strategic infrastructure improvements required to support development are:

- improvements to the movement network and public realm to support development in the West End, in accordance with the West End AAP and West End Streamlined Contributions SPD;*
- improvements to transport infrastructure, in accordance with Section 5.1 (Transport and accessibility) and Section 3.4 (relating to the strategic sites);*
- renewable energy generation on qualifying sites, in accordance with Policy CS9;*
- flood risk mitigation measures where required, in accordance with Policy CS11.*

Key service and site-specific infrastructure improvements required to support development are:

- affordable housing, in accordance with Policy CS24;*
- new and expanded primary care facilities, in accordance with Policy CS15;*
- new and expanded school facilities, in accordance with Policy CS16;*
- local community infrastructure, including police services, in accordance with Policies CS19 and CS20;*
- water supply and waste water drainage;*
- electricity and gas service lines.*

Developer contributions will be used to ensure that the necessary physical, social, economic 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 the development proposals). The City Council will, where appropriate, seek to secure such measures through planning obligations. Where appropriate, pooled contributions will be used to facilitate the necessary infrastructure in line with development.

Section 6

PROMOTING SOCIAL INCLUSION AND IMPROVING QUALITY OF LIFE



New development should sit comfortably within its surroundings. The best way to achieve this is through high-quality design that creates attractive and pleasant spaces. Oxford contains a great wealth of historic buildings, monuments, and designated landscapes within a high-quality townscape and landscape character.

This special interest, appearance and character should be sustained for future generations to value and enjoy. Good urban design can create safer environments and help to create a strong sense of place and identity.

Participation in cultural activities should be promoted, whether through leisure, recreation, community events or learning, as it is fundamental to how people experience and perceive the places and the communities they live in, work in and visit.

Green spaces are an integral part of Oxford's character, and have an important social function that contributes significantly to people's quality of life. By improving the quality and accessibility of green spaces and leisure facilities, the planning system can help to increase participation in sport and recreation, and hence to develop healthy lifestyles.

6.1 Urban design, townscape character and the historic environment

- 6.1.1 New development in Oxford will be expected to be of a high design quality that respects and enhances the character and appearance of the area in which it is located. In addition to the specific considerations that apply to a historic and unique built environment such as Oxford, developments should respect the fundamental principles of good urban design. Developments should be designed to respond appropriately to the site and its surroundings, create a sense of place, be easy to understand and move through, be capable of adaptation for alternative uses, and help to create an attractive public realm.
- 6.1.2 The historic core has a distinctive pattern of streets of Saxon origin, and much of Oxford's history, especially in the City Centre Archaeological Area, lies buried beneath the streets. Oxford has a wealth of fine buildings from the 11th century to the present, many that contribute to a world-famous and unique skyline, of which there are important views from within Oxford and the surrounding meadows and hillsides. Oxford has grown within the river valleys of the Thames and Cherwell and extends to the ring of surrounding hills that give the city its green setting, which are of great importance for views out of the city. The views of the skyline of the historic centre are fundamentally important to Oxford and must be protected.
- 6.1.3 Outside the internationally famous historic core, a diversity of townscapes and landscapes make up today's Oxford. Over time, the phases of growth of the city have contributed to Oxford's character as a whole, and created diverse areas of distinct local character and townscape. These are formally recognised by the city's Conservation Areas, but good design respecting and enhancing the historic character of the city is important in maintaining its significance and how it is valued. Oxford's historic environment and local townscapes are the product of change and should be considered as an inspiration for good urban design, respecting the old but also perpetuating the tradition of creating great modern buildings of such quality that they last as world-class buildings. The emphasis will be on the positive management of change, reflecting the city's capacity to move forward while preserving its irreplaceable heritage.
- 6.1.4 New development will be expected to respect the unique townscape characteristics of each area of Oxford. The City Council has prepared supporting studies that provide further details on townscape and local character in individual areas of Oxford. The Landscape Character Assessment helps to draw out the features that create the special character of each area and identifies improvements that can be made. Proposals for new developments should be designed with these features and possible improvements in mind.

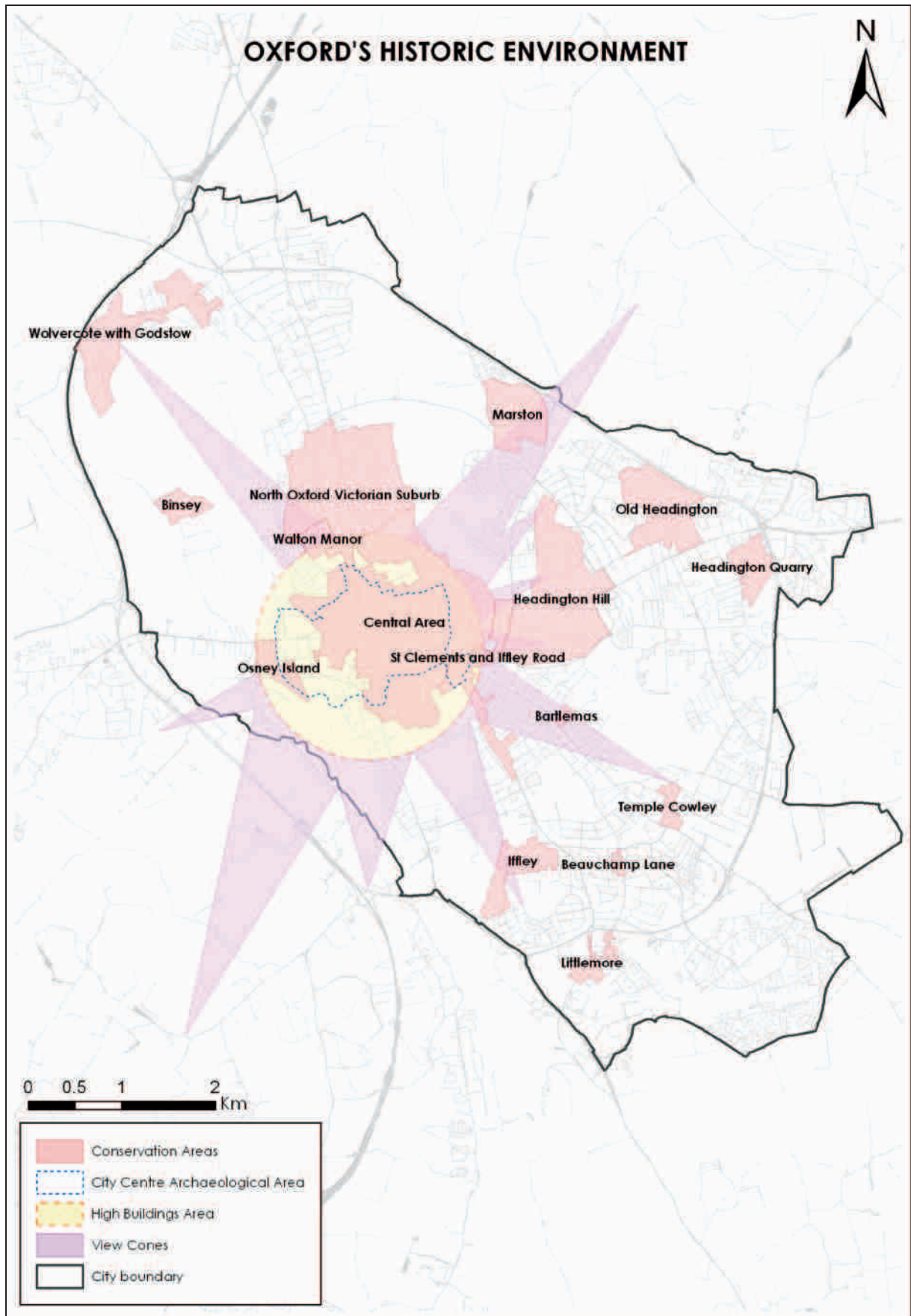


Figure 14 – Oxford's Historic Environment

- 6.1.5 Conservation Area Appraisals¹ will be carried out for all of the Conservation Areas. These appraisals will provide detail on how the design of new development in Conservation Areas should seek to preserve and enhance the existing built character of the Conservation Area. A heritage plan will be drawn up as a basis for decision-making and initiatives that will help ensure that development in Oxford sustains and enhances the archaeological, architectural and landscape resource in a manner compatible with its status as a historic city of international renown.
- 6.1.6 Design and Access Statements are required for certain types of planning applications. These set out the thinking behind planning applications. They should provide details on the use of land, the amount of development, and the layout, scale, landscaping and appearance of development². Building for Life³ provides a useful tool for local authorities and developers to assess the design quality of new housing developments. The criteria go beyond aesthetic considerations and emphasise the need to ensure the new housing developments meet the needs of communities that they will serve.

Policy CS18

Urban design, townscape character and the historic environment

Planning permission will only be granted for development that demonstrates high-quality urban design through:

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

Development proposals should respect and draw inspiration from Oxford's unique historic environment (above and below ground), responding positively to the character and distinctiveness of the locality. Development must not result in loss or damage to important historic features, or their settings, particularly those of national importance and, where appropriate, should include proposals for enhancement of the historic environment, particularly where these address local issues identified in, for example, conservation area character appraisal or management plans. Views of the skyline of the historic centre will be protected.

¹ www.oxford.gov.uk/planning/conservation-areas.cfm

² Design and Access Statements (2006) CABE

³ www.buildingforlife.org

6.2 Community safety

- 6.2.1 Community safety is an important aspect of the quality of life of every community. It relates to crime and the fear of crime, and also to the creation of safer and friendlier environments within communities through good design and integration with the surroundings.
- 6.2.2 Crime rates in Oxford are relatively low in comparison to many parts of the UK. However, they are on an upward trend, rising by 4.6% from 2006/07 to 2007/08. The most rapid increase was in domestic burglaries, with an 11.6% increase in 2007/08 on 2006/07 figures.
- 6.2.3 One of the Government's key planning objectives is the creation of secure, quality places where people wish to live and work. To achieve this goal, new developments are expected to follow the principles of 'Secured by Design'⁴ to reduce the opportunity for crime and create safer and more attractive environments. 'Secured by Design' is an initiative that promotes crime prevention methods in the design, layout and construction of new developments. The principles set out in 'Secured by Design' apply to all developments, regardless of their location within the city.
- 6.2.4 The Oxford Safer Communities Partnership (OSCP) establishes the overall strategy and targets for Oxford in terms of crime reduction and prevention, and includes partners such as Oxford City Council, Oxfordshire County Council, Thames Valley Police and Oxford City Primary Care Trust. The Neighbourhood Action Groups (NAGs) are volunteer working groups made up of residents, police, the local authority and other organisations that are funded by the OSCP and the Area Committees. The NAGs identify local priorities and solutions, and tackle the neighbourhoods' immediate problems.
- 6.2.5 In some cases, new developments can address existing problems in the design and layout of existing settlements and in doing so reduce the potential for crime and anti-social behaviour. For example, a development may improve the surveillance of existing footpaths, and infill developments may provide more active frontages to the street.
- 6.2.6 Wherever possible, new developments should seek to address specific local priorities as identified by Neighbourhood Action Groups and the Oxford Safer Communities Partnership.

⁴ www.securedbydesign.com

Policy CS19**Community safety**

New developments are expected to promote safe and attractive environments, which reduce the opportunity for crime and the fear of crime.

Planning permission will only be granted for development that meets the principles of 'Secured by Design', including:

- *providing for well-designed public spaces and access routes, which are integrated with their surroundings and respond to the needs of the community;*
- *maximising natural surveillance;*
- *providing for appropriate lighting of public spaces and access routes.*

6.3 Cultural and community development

6.3.1 Oxford is a city of international cultural interest, thanks to its landscape, architecture and academic, religious and industrial heritage. There are key relationships between the city's unique physical archaeological, architectural and landscape value and the enduring influence of the artists, writers, performers and thinkers who are associated with the city. Cultural activity contributes to a distinctive local identity, stimulates pride and a sense of belonging, and supports individual well-being and enjoyment. Culture has an intrinsic value to communities and visitors, bringing people together in shared experience, strengthening community bonds and making a major contribution to the quality of life. A thriving cultural sector can also deliver substantial economic benefits, particularly to tourism.

6.3.2 Cultural and community activities can be very wide ranging. In seeking social inclusion and a high quality of life, the City Council's approach is to make accessible a diverse range of facilities, from performance venues to libraries. Sometimes co-locating multiple facilities on a single site can be an efficient way to improve accessibility. Community facilities include community centres, children's centres, meeting venues for the public or voluntary organisations, public halls and places of worship, sports facilities, stadiums and public houses or club premises that serve a local community. Further facilities that are not listed may provide for social interaction and community cohesion. These are important in meeting people's social and religious needs. While some community centres are provided by the City Council, others belong to religious, voluntary or other private bodies. These can be publicly accessible, providing benefits to the wider community.

6.3.3 The City Council is keen to improve the quality, accessibility and use of all community facilities where need justifies, and all cultural facilities where they

contribute to cultural diversity. This would include protecting and enhancing existing facilities, whilst recognising that the needs of the community can sometimes be better met by improving facilities elsewhere, or providing new facilities on an alternative site. The Community Centres Assessment⁵ found that Oxford is relatively well provided for in terms of community centres, with a city-wide average of one community centre per 2,582 people. In terms of Council-run community centres, the city-wide average was one community centre for every 5,836 people. The provision is well located to serve the major population centres. Several community centres could be improved.

- 6.3.4 Facilities that add diversity to the cultural scene, including music and theatre venues and cultural employment opportunities such as artists' studios, galleries and workspaces, will be encouraged in appropriate locations throughout Oxford. The City Council's Culture Strategy identifies particular opportunities within the West End for new cultural facilities.
- 6.3.5 Educational facilities will be expected to include provision for community use, for example through making multi-use facilities accessible to the wider community (see Policy CS16).

Policy CS20
Cultural and community development

The City Council will seek to protect and enhance existing cultural and community facilities. Planning permission will not be granted for development that results in the loss of such facilities unless equivalent new or improved facilities, where foreseeable need justifies this, can be provided at a location equally or more accessible by walking, cycling and public transport.

Planning permission will be granted for new cultural facilities that will add diversity to the cultural scene, such as concert and theatre venues, artists' studios, facilities supporting street events, community music and dance venues, and galleries. Cultural facilities are particularly encouraged in the West End.

Planning permission will be granted for new community facilities where this will meet an existing deficiency or support new development. Provision of community facilities required to support new development will be sought in accordance with Policy CS17.

6.4 Green spaces, leisure and sport

- 6.4.1 Green spaces, playgrounds, and sport and leisure facilities provide opportunities for relaxation, recreation, exercise and sport. They can make an important contribution to the townscape, as well as to Oxford's green infrastructure, and help to achieve a successful urban environment and healthy communities.

⁵ Oxford Community Centres Assessment (2006)

- 6.4.2 A Green Spaces Strategy⁶ has been developed in recognition of their important role. This strategy recognises that provision of green space within Oxford varies widely. This is inevitable, as areas on the edge of the city are close to very large areas of green space, such as Port Meadow. There is currently an average of 5.75 hectares of publicly accessible green space per 1,000 people across Oxford, and it is desirable that this be maintained. This does not necessarily mean that the standard of 5.75 ha should be applied as a requirement within all new developments, as small new developments would not be able to provide usable public green space on site. It is important that the right types of public green space are provided in the right locations.
- 6.4.3 Whilst the standard cannot be applied directly to all new developments, it is important that new development does not make the balance worse. Larger developments will be expected to provide on-site green space where this will enhance the range of green space already available in the area. Other developments need to make financial contributions to improve the quality of existing green space, so that it can be used more intensively. Opportunities will be sought to open up new areas of green space to the general public, and new developments may be expected to provide such access. This could include, for example, improvements to public rights of way.



⁶ Oxford Green Spaces Strategy 2006-2011, Oxford City Council





- 6.4.4 Leisure and sports facilities and green spaces such as parks and allotments can help to enhance everyone's life. An Indoor Facilities Study⁷ found that Oxford's swimming pool and sports hall provision exceeds calculated demand. The study found a deficiency in community-accessible fitness provision, although there is considerable provision in the private sector. However, facilities are not equally distributed across Oxford. It is important that new sports facilities are provided in the right location. The City Council is investigating the potential for a sub-regional scale leisure facility in the form of a replacement ice rink and competition size swimming pool, preferably in the south of the city. Priority for the creation of other new sports facilities will be given to areas with a significant shortage of sports facilities, as identified in the Indoor Facilities Report and the Playing Pitch Assessment⁸.

Policy CS21

Green spaces, leisure and sport

The City Council will seek to maintain an overall average of 5.75 ha of publicly accessible green space per 1,000 population.

Planning permission will only be granted for development resulting in the loss of existing sports and leisure facilities if alternative facilities can be provided and if no deficiency is created in the area. Alternative facilities should be provided in a location equally or more accessible by walking, cycling and public transport and will be particularly welcomed in areas that have an identified shortage.

Improvements to, or the provision of, public green space, public rights of way, indoor and outdoor sports facilities and play facilities will be sought in accordance with Policy CS17. Opportunities will be sought for opening up access to new public spaces, for providing suitable new green spaces on or near to development sites, and for providing public access to private facilities.

⁷ Oxford Indoor Facilities Study (2006)

⁸ Oxford Playing Pitch Assessment (2006)

Section 7

MAINTAINING A BALANCED HOUSING SUPPLY



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Everyone should have access to a decent home, at a price they can afford, in a place they want to live. We should try to provide for all types of household needs and circumstances, including families, single people, the elderly and those with special needs. Good-quality, affordable housing can create stable and secure family lives. We can be healthier and happier if we have decent homes close to schools, healthcare and transport links.

Good housing can improve our social, environmental and economic well-being. It helps create better communities that can attract investment and skilled workers. Getting the design right can improve the environment and reduce our carbon footprint.

Housing is central to fulfilling the social, economic and environmental goals that shape a community and create a sense of place.

7.1 Level of housing growth and timing of delivery

- 7.1.1 Far more people want to live in or buy a property in Oxford than are currently able to do so. As a result of decreasing household size, household growth is rising at a faster rate than population growth. This puts immense pressure on the housing stock across the whole country. The pressure is particularly great in the South East of England, and in attractive and economically dynamic areas like Oxford.
- 7.1.2 The Oxfordshire Housing Market Assessment¹ shows that the annual demand for housing in Oxford for the first five years of the assessment (2006-11) is between 4,197 and 5,722 dwellings. Of this, between 1,420 and 2,396 of the demand is for affordable dwellings. This demand is predicted to grow steeply over the next 20 years, and by years 16-20 (2021-26) the Oxford share, in relation to the other four Oxfordshire districts, will account for between 28% and 50% of all demand in the county. This is a huge demand, and cannot be met within the administrative boundary of Oxford.
- 7.1.3 The South East Plan sets a minimum target for Oxford of 8,000 dwellings between 2006 and 2026. This equates to an average of 400 dwellings per year and totals 2,000 dwellings over the first five years. PPS3 expects the City Council to identify enough sites to maintain a rolling five-year delivery of housing. The housing provision in Policy CS22 reflects the South East Plan.
- 7.1.4 The Strategic Housing Land Availability Assessment² (SHLAA) assesses land within Oxford for its potential for housing. The SHLAA update Report 1b concludes that an adequate supply of deliverable housing sites can be identified for the five-year period from 2010/11 to 2014/15 (years 1-5) in accordance with the requirements of PPS3 and, when developable sites are included, for the longer period of 2010/11-2019/20 (years 1-10). Windfalls do not need to be relied upon during the first 10 years. A summary from the SHLAA update Report 1b is shown in Appendix 4.
- 7.1.5 Alongside demonstrating the five-year supply, the City Council is expected to indicate how Oxford's housing land requirements will be met for the Core Strategy period of 2006/7-25/26. The SHLAA update Report 1b concludes that there are enough identified sites to deliver 6,352 dwellings between 2006-2026. This falls short of the 8,000 target by 1,648 dwellings and demonstrates the requirement to rely on windfalls in order to meet the overall 8,000 dwelling target. The shortfall indicates the requirement for windfalls to be 20.6% of all housing. The past rate of windfalls has contributed a high proportion of the housing delivered and a significant number are expected to come forward over all years during the Core Strategy period. To make up the 1,648-dwelling shortfall, an average of 97 windfall dwellings will be required per year for the remaining 17 years of the Core Strategy period. However, the SHLAA update estimates that the number of windfalls delivered will exceed

¹ Oxfordshire Housing Market Assessment (2007) Tribal Group

² Oxford Strategic Housing Land Availability Assessment (SHLAA1) and Update (UR1a) (Aug 2008 & Mar 2009)

this amount. This takes account of any impact of the Balance of Dwellings SPD and the current economic downturn as far as is reasonably possible. Where windfalls occur they will be picked up retrospectively through the monitoring system and will mean fewer sites will need to be identified. Similarly, future reviews of the SHLAA and the Site Allocations DPD may identify new sites reducing the reliance on windfalls. Appendix 4 shows housing trajectories and the distribution of potential housing delivery across the Core Strategy period, with and without reliance on windfalls, including completions in the first two years of the Core Strategy period.

7.1.6 Oxford has been identified as a Growth Point. As a result the Government is entering into a long-term partnership with Oxford City Council, recognising the city's potential for growth. The City Council was granted Growth Point status on the basis that it would provide at least 5,692 dwellings in the first 10 years of the Core Strategy period (from 2006/07 to 2015/16). This figure was based upon the situation in 2006/07 and included a reliance on windfalls. The Core Strategy does not include a policy for phasing the delivery of housing sites, because we are committed to delivering sites as soon as they become available to meet our Growth Point target. Appendix 4 demonstrates the housing delivery expected over the Growth Point period, excluding windfalls.

7.1.7 The Council is required to demonstrate a continuous existence of a rolling 5-year supply of deliverable housing land. The latest position will always be set out in the most recent Annual Monitoring Report. This will track the progress of housing completions against Policy CS22 and make annual reassessments about the adequacy of the supply of deliverable and developable housing land.

7.1.8 The Council will use the annual monitoring process (informed by Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments) to manage land supply. Action will be triggered to increase supply if monitoring reveals that housing completions have fallen more than 15% below the rate set out in the trajectory, and a review of site deliverability indicates that the trajectory is unlikely to be recovered over the next five years without action. Such actions may include holding discussions with developers and landowners to identify barriers to delivery, use of the Council's land acquisition powers (where appropriate to bring forward constrained sites), investigating and progressing urban renewal projects, advancing sites in the development programme, granting planning permission, or identifying the need to undertake a timely review/preparation of an appropriate DPD. Priority will normally be given to actions that improve the delivery of housing on previously developed land, but not at the expense of securing the necessary range of deliverable and developable sites. Policy CS2 allows for the development of greenfield sites if required to maintain a five-year rolling housing land supply. Policy CS8 identifies the potential for strategic residential development on land at Summertown.

Policy CS22**Level of housing growth**

Provision of land will be made for an average annual completion rate of a minimum of 400 dwellings for the period 2006-2026, to achieve a total of at least 8,000 additional dwellings.

The Strategic Housing Land Availability Assessment and future reviews will identify deliverable sites for years 1-5. Where appropriate, sites will be allocated in the Site Allocations DPD to ensure a deliverable supply without reliance on windfalls.

The Strategic Housing Land Availability Assessment and Site Allocations DPD will also (as far as compatible with the approach set out in this Core Strategy) identify developable sites within years 6-10 and 11-15 and beyond to the end of the Core Strategy period in 2026. Where sites are cannot be identified for years 11-15 (through the Site Allocations DPD and reviews of the Strategic Housing Land Availability Assessment) to meet the overall target, a proportion of dwellings will be required from windfall sites.

A “plan, monitor, manage” approach will be adopted based upon the key tools of the Annual Monitoring Report and the Strategic Housing Land Availability Assessment, through which progress in housing delivery and the continuous maintenance of a five-year rolling land supply will be tracked.

The City Council will take action to increase the supply of deliverable housing sites, if it appears at any time that housing completions have fallen more than 15% below the trajectory rate and a review of the deliverability of planned sites indicates that the housing trajectory is unlikely to recover over the next five years.

7.2 Mix of housing types and sizes

- 7.2.1 Different households require different types and sizes of housing. It is important to provide an appropriate mix of housing to meet the needs of the whole community. This allows residents to remain in the locality as their housing needs change, and helps build balanced and mixed communities.
- 7.2.2 To build up lifetime communities, the City Council will plan for a mix of housing, particularly in terms of tenure and price for a mix of different households. The housing must be appropriate to the needs of the community, providing a range of types, sizes and tenures including housing for the elderly, lifetime homes and other specialist housing needs.
- 7.2.3 Household sizes are reducing, which suggests a need for smaller dwellings. However, the proportion of family housing (dwellings with three or more

bedrooms) in Oxford continues to reduce because new-build housing has mainly been one-bed and two-bed flats. Every type and size of household should have the choice of new-build housing in Oxford.

- 7.2.4 The City Council wishes to deliver mixed communities, including family dwellings, whilst also addressing the changing household profile towards smaller households. Land should be used efficiently, especially in sustainable areas. Due to the constrained nature of sites in the City centre, and its highly sustainable location, the City centre should generally allow for higher densities. Excellent public transport links make some sites in the City centre suitable for car-free development.
- 7.2.5 The district centres also have good accessibility by public transport, and are suitable locations for higher-density developments. Since the city centre and district centres will inevitably yield smaller dwellings, to achieve a range of dwelling sizes across Oxford out-of-centre sites will be expected to provide a significant proportion of family-sized dwellings.
- 7.2.6 Developments will be expected to make efficient use of land, and reflect the guidance on densities at national and regional level. Specific density standards are not prescribed in this plan because the emphasis is firmly placed on the achievement of an appropriate mix of dwelling types, sizes and tenure. The Balance of Dwellings SPD details the mix required from residential development and specifies different proportions of dwelling type to reflect the characteristics of particular neighbourhoods, leading to a balanced mix within localities and across Oxford as a whole. Area-specific mixes may be set out in Area Action Plans.

Policy CS23

Mix of housing

Planning permission will only be granted for residential development that delivers a balanced mix of housing to meet the projected future household need, both within each site and across Oxford as a whole.

Mix of housing relates to the size, type and tenure of dwellings to provide for a range of households, such as families with children, single people, older people and people with specialist housing needs. Appropriate housing mixes for each Neighbourhood Area are set out in the Balance of Dwellings SPD. The City centre and district centres will be expected to deliver higher densities.

Key workers

- 7.2.7 Oxford is home to many public-sector employers of key workers, such as the NHS Trusts, police and fire service. These and other local employers are

concerned that they have recruitment and retention difficulties due to the high cost of housing in Oxford. At present Oxford uses the key worker definition as set out by the Regional Housing Board, but the Homes and Communities Agency allows for local areas to define who constitutes a key worker, as Oxford is keen to do. The issues of affordability, need, how to deliver key worker housing, and what the local definition of key workers should be, will be reviewed in the Development Management DPD. Key worker housing will continue to be supported where its provision is in addition to the required level of affordable housing.

7.3 Delivering new affordable housing

- 7.3.1 Affordable housing will be an important consideration when planning developments, and particularly their mix of housing tenures. Affordable housing is a key priority for the City Council, which wishes to deliver a wide choice of high-quality homes to address the needs of local people and to create sustainable, inclusive and mixed communities. This is achieved through establishing what people need in terms of the type, affordability and tenure of dwellings. The Oxfordshire Housing Market Assessment shows that the annual demand for affordable housing in Oxford for the first five years (2006-11) is between 1,420 and 2,396 dwellings. While some affordable housing will be developed by the City Council and registered social landlords (RSLs), most will have to come from private-sector developments.
- 7.3.2 Oxford is the 10th least affordable district in the South East region and average single-income households would not be able to afford a flat or two-bed terraced house in Oxford. Even a joint-income household would find it difficult to afford a property of a size to meet their basic needs in Oxford. Given the scale of need, shortage of land and size of sites that come forward, the City Council has to seek a high level of affordable housing to create a balanced community.
- 7.3.3 The requirement for affordable housing applies to all types of residential development of self-contained dwellings (whether for general or specialist needs), including retirement homes, mixed-use developments and conversion schemes. The City Council has significant landholdings, and the Council's policy for the disposal of assets as set out in the Asset Management Plan is to release as much residential land for development as possible, to maximise development of affordable housing for rent.
- 7.3.4 Due to the high need for affordable housing in Oxford, we will review the threshold and mechanism of delivery through the production of the Development Management DPD. This will build on work by the Oxford Strategic Partnership on affordable housing. It will look for ways to increase the supply of affordable housing by removing any incentive to underdevelop



or not bring forward residential sites. It will consider the role of commuted sums, intermediate, key-worker and shared-ownership housing all within a balanced mix of housing. Any changes to thresholds, delivery mechanisms or mix of housing will need to be considered in terms of their implications for viability and the overall supply of affordable housing.

7.3.5 Commercial development can worsen the existing housing situation by encouraging workers in housing need to move to Oxford. The City Council will expect such developments to contribute towards meeting the need for affordable housing in Oxford. This could mean building homes on site, or making a financial contribution that reflects the cost of providing the number, types and sizes of dwellings required. This policy does not apply to retail developments or non-profit-making public-sector projects.

7.3.6 The Affordable Housing SPD provides more details on the implementation of Oxford's LDF affordable housing policies. The SPD will be revised as and when necessary.

7.3.7 The City Council will seek to maximise the contribution to affordable housing provision from each site. In assessing the level of contribution and the mix of affordable dwelling types and sizes, the City Council will have regard to the characteristics of the site, the viability of the development and its Affordable Housing and Balance of Dwellings SPDs. Developers will be expected to have considered the financial implications of the affordable housing policy requirements, and other contributions, when purchasing land for development. Any negotiation will be expected to be on an "open-book" basis and should relate to the particular site circumstances that have resulted in the development's non-viability. Further details on the cascade approach that will be applied in any negotiation is set out in the Affordable Housing SPD.

Policy CS24

Affordable housing

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

Planning permission will only be granted for commercial development that provides affordable housing to meet additional demand created.

If it can be demonstrated, by open book evidence, that the affordable housing contribution from either residential or commercial development makes a site unviable developers and the City Council will work through a cascade approach until a site is made viable.

Developers will provide affordable housing as part of the proposed development unless the City Council, or the Secretary of State where appropriate, and the developer both consider that it is preferable to make a financial or other contribution towards the delivery of affordable housing on another site.

Developers may not circumvent this policy by artificially subdividing sites, and are expected to make efficient use of land. Affordable housing should be available to those in housing need in perpetuity.

- 7.3.8 Note: qualifying sites are defined in the Oxford Local Plan 2001-16 as sites of 0.25 ha or more in area, or where development would provide 10 or more dwellings (including development on a site having the capacity for at least 10 dwellings). These thresholds will be reviewed in the Development Management DPD.

7.4 Student accommodation

- 7.4.1 It is important to consider the relationship between student accommodation and general housing, given the large number of students resident in Oxford. Students who live outside purpose-built accommodation tend to house-share in the private rental market. This affects the availability of larger houses in the general market; therefore, increasing the amount of purpose-built student accommodation will be beneficial to the wider market. However, it is also important that new student accommodation should not be built at the expense of general housing. If developing student accommodation were to be given higher priority than general housing then this could compromise the city's housing delivery, and in particular the delivery of affordable housing. It is important, therefore, that a balance is struck between these uses, particularly as they often compete for the same sites.
- 7.4.2 To avoid worsening the existing situation, it is crucial that all increases in student numbers (at the two universities) are matched at least by an

equivalent increase in student accommodation. All applications for new or redeveloped academic floorspace will be assessed in this light. In addition, all new student accommodation (built either speculatively or directly by the Universities or Colleges) will be restricted in occupation to students in full-time education on courses of an academic year or more.

7.4.3 Student accommodation should be purpose-built, and designed and managed in a way that attracts students to take it up. There should be no unacceptable impact on amenity for local residents. The City Council will seek to restrict students from bringing cars to Oxford. Management controls will be secured by planning conditions or obligations.

7.4.4 Sites suitable for the development of student accommodation will be considered in the Site Allocations DPD.

Policy CS25

Student accommodation

Planning permission will only be granted for additional academic/administrative accommodation for the University of Oxford and Oxford Brookes University where that University can demonstrate: in the first place that the number of full-time students at that University, who live in Oxford but outside of university-provided accommodation, will, before the particular development is completed, be below the 3,000 level and once that figure is reached, thereafter will not exceed that level. All future increases in student numbers at the two Universities as a result of increases in academic/administrative floor-space must be matched by a corresponding increase in purpose built student accommodation.

Student accommodation will be restricted in occupation to students in full-time education on courses of an academic year or more. Appropriate management controls will be secured, including an undertaking that students do not bring cars to Oxford.

7.4.5 Note: the reference to students not living in accommodation provided by either Oxford Brookes University or the University of Oxford excludes those students who were resident in Oxford before applying to study at the university and continue to live at their home address while studying.

7.5 Accommodation for travelling communities

7.5.1 Many gypsies, travellers and travelling showpeople wish to find and buy their own sites to develop and manage, but have often been unable to secure planning permission to do so. Others require space to rent for pitching caravans – usually on sites owned and run by a local authority. An

increase in the number of approved sites will help to meet demand for affordable gypsy, traveller and travelling showpeople accommodation. A more settled existence can benefit many members of these communities in terms of access to health and education services, and employment, and can contribute to greater integration and social inclusion within local communities.

- 7.5.2 The City Council will work in partnership with Oxfordshire County Council, and the other four districts councils in Oxfordshire, to provide additional sites and pitches for permanent residence in appropriate locations in Oxfordshire. The Site Allocations DPD will consider the suitability of sites, if needed.

Policy CS26

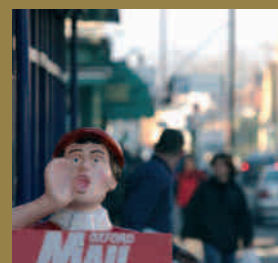
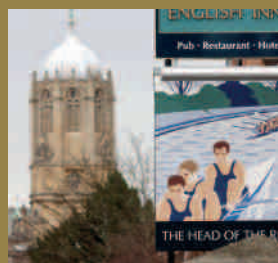
Accommodation for travelling communities

Planning permission will be granted for residential pitches in Oxford for gypsy, traveller and travelling showpeople if the City Council is satisfied that the following criteria are met:

- a. Sites make efficient use of land without overcrowding.***
- b. Sites respect areas of high conservation or ecological value, and do not compromise the purpose or function of the Green Belt.***
- c. Sites are accessible to local shops, services, schools and healthcare facilities, by walking, cycling and public transport.***
- d. Sites are acceptable in respect of vehicular access, parking and services.***
- e. Sites are not located in Flood Zones 3a or 3b (see PPS25 for details).***
- f. Sites are located, and can be managed, so as not to result in any significant conflict with existing land uses, and to ensure an amenable environment for residents.***

Section 8

STRENGTHENING PROSPERITY



Oxford's economy comprises key employment in offices, business, and light and general industry, as well as non-traditional employment in key sectors, such as education, health, retail and tourism. Oxford plays a central role in the economy of Oxfordshire, and development located here, with our good transport links, can reduce our carbon footprint.

The city has a world-class reputation in the education and healthcare sectors, and offers a base for other major employers involved in car manufacturing, printing and publishing. All contribute to the regional and national economy. The vitality, diversity and responsiveness of the economy are fundamental to the future prosperity of Oxford.

We aim to strengthen and diversify Oxford's economy and provide a range of job opportunities across the city. Oxford will be promoted as a centre for excellence in higher education, health services and medical and scientific research.

Oxford will be maintained and strengthened in its regional role as a primary focus for shopping, employment, tourism, leisure and cultural activities.

8.1 Economy

Oxford's strengths

- 8.1.1 The strengths of Oxford's economy are in its world-class entrepreneurial universities and hospitals; internationally known research base; high-quality environment and 'brand'; cluster of biomedical and science-based industries, with a good supply of research and development premises and local support network; and highly skilled workforce. Growth in the health sector in Oxford over recent years has been greater than in comparable cities in the UK. Oxford's growth reflects high levels of Government spending in general and its role as a centre for medical excellence and concentration of medical research and specialist facilities. Financial services and tourism have also grown. Manufacturing remains important, principally at BMW (Mini) at Cowley.
- 8.1.2 Whilst this success is recognised, there is no room for complacency. The greatest threat to Oxford's economy will come from the challenges of the global market and the need to remain competitive. The South East Plan acknowledges the role played by the knowledge-based economy and in particular its relationship to the educational, scientific and technological sectors. The importance of these clusters in developing the prosperity of the subregion is recognised by the identification of Oxford / Central Oxfordshire as a Diamond for Investment and Growth in the Regional Economic Strategy (RES)¹.
- 8.1.3 London and the 'Golden Arc' (which includes the Western Corridor/Blackwater Valley, Oxford, Milton Keynes/Aylesbury) represent the real powerhouses of the English economy. In this context Oxford has a key role in promoting the economic competitiveness of the region.

Forecast demand and future growth

- 8.1.4 Employment growth in Oxford has been constrained due to the shortage of land available and competition for it from a range of uses, especially housing. Oxford has therefore seen existing employment land recycled for new uses, while many former employment sites have been lost and redeveloped for housing. An average of 2 ha per year of employment land was lost to other uses over the five-year period from 2000 to 2005. There is evidence that some firms are leaving Oxfordshire altogether as they grow.
- 8.1.5 Although the Local Plan allocates 37 development sites that allow some level of employment use as part of the mix of uses, only seven are allocated solely for employment uses. The two main opportunities for further new development are the Oxford Business Park and the Oxford Science Area. The Business Park has the equivalent to about five year's supply at recent take-

¹ Regional Economic Strategy (2006) SEEDA

up rates. The Science Park estimates it will be fully built out by 2019 on current take-up rates. If Oxford's supply of suitable employment space runs out, and no new land is provided, this would seriously threaten its role as a leading centre of knowledge-based industries.

- 8.1.6 The Employment Land Study concludes that under a 'business as usual' scenario (i.e. a continuation of past economic and employment trends) there would be a net additional requirement for employment land of at least 13.5ha and with some flexibility this would be up to 36.5ha. The net additional land requirement for a 'higher growth' scenario would be in the range 20.5 ha – 47.5ha².
- 8.1.7 The study recommends the allocation of one major strategic site (Northern Gateway), together with provision in the West End, and longer-term allocation within any potential urban extension that may come forward. This would result in an estimated increase of 4,500 Class 'B' jobs by 2021. In the longer term to 2026 and beyond, given the limited land supply in Oxford, the potential opportunities for strategic employment growth to meet forecast demand are likely to be outside Oxford's boundary.
- 8.1.8 The South East Plan does not specify a requirement for employment growth in Central Oxfordshire. However, it suggests that an estimate of at least 18,000 net additional jobs should be used for monitoring purposes during the 2006-2016 period. Supplementary guidance published by the South East England Partnership Board apportioned this between the districts with a monitoring figure of 7,111 for Oxford over that period³. The South East Plan emphasises the need to ensure that the balance between jobs and houses at the sub-regional level is not worsened and preferably improved. It supports the principle of employment growth in Oxford and indicates that development should take place mainly on previously developed land and former safeguarded land or with development schemes for mixed uses incorporating housing, town centre or other facilities.
- 8.1.9 The next table shows forecast job growth in Oxford by location and sector. The upper and lower job growth scenarios are capacity-based assessments taking into account estimates of employment growth on existing sites, commitments, new allocations and other sectors.

² Oxford's Employment Land Study (2006) and: An Economic Case for Peartree (2006) SQW

³ South East Plan Supplementary Planning Guidance: Employment and Economic Land Assessments, (South East England Partnership Board), February 2010

Forecast Employment growth to 2026 – by location and sector				
Location/sector	Forecast job growth scenarios			
	2006-2016 lower	2006-2016 upper	2006-2026 lower	2006-2026 upper
Modernisation of Key Protected Sites ⁴	250	2,200	550	2,450
Other Local Plan Allocations ⁵	550	550	550	550
Business Park	1,450	1,450	1,450	1,450
Science Park ⁶	900	900	1,150	1,150
West End	800	800	800	800
Northern Gateway	1,100	1,100	3,000	3,000
Total "B" class jobs	5,050	7,000	7,500	9,400
Retail and services ⁷	2,430	2,650	3,130	3,650
Tourism ⁸	120	180	200	250
Health ⁹	250	450	450	600
TOTAL OF ALL JOBS	7,850	10,280	11,280	13,900

8.1.10 Oxford's employment strategy promotes a policy of 'managed economic growth', which seeks to secure the long-term future of its key sectors, whilst taking account of land supply constraints, and the need to improve the balance between jobs and housing supply. In Oxford's context, managed growth means growth that is appropriately located in Oxford to take advantage of the city's existing strengths, e.g. spin-out companies related to the universities, hospitals and medical/scientific research, rather than growth that could be located in any UK city.

8.1.11 The policy will be delivered by the allocation of one strategic employment site at the Northern Gateway, and the protection and modernisation of Oxford's key employment sites. The West End area of the city centre will provide some employment growth. There is only limited capacity in the West End due to the need to balance all the land uses, which ideally should be located in the city centre.

Policy CS27 Sustainable economy

The City Council will support Oxford's key employment sectors and clusters, whilst maintaining the necessary infrastructure and local services to ensure a sustainable economy. Planning permission will be granted for development that seeks to achieve 'managed economic growth'. Proposals need to show how they maintain, strengthen, modernise or diversify Oxford's economy.

'Managed growth' will be delivered through the allocation of land at the Northern Gateway and the West End, and the protection and modernisation of key employment sites.

⁴ Includes County Trading Estate, Horspath Industrial Estate, Chiltern Business centre, Fenchurch Court, Harrow Road and Ashville Industrial Estate, Nuffield Industrial Estate, Sandy Lane West, Osney Mead Industrial Estate, Oxford Innovation Centre, and Jordan Hill Business Park. The variation in range takes into account capacity assessments, which will be dependent on the level of modernisation, and the type of potential employment generated.

⁵ Includes land rear of Oxford Retail Park, Neilsens and BMW

⁶ Includes Littlemore Park and Minchery Farm

⁷ Includes Westgate/Queen Street (City Centre), Rest of City Centre, and Blackbird Leys, Summertown, Cowley district centres and Northern Gateway

⁸ Includes potential for two hotels, one in the West End and one at the Northern Gateway

⁹ Includes outstanding commitments over the last five years, together with an estimate of potential growth on existing sites

Existing employment sites

- 8.1.12 Key protected employment sites ensure a sustainable distribution of business premises and employment land, to maintain a range of potential job opportunities throughout Oxford. Retaining employment sites for employment-generating uses serves to reduce commuting to work, as well as improving access to local jobs for different sectors of the community. It is important to protect both larger and smaller sites to encourage opportunities for a diverse range of different businesses. The regeneration and modernisation of all employment sites is encouraged and should contribute to providing a greater range of job opportunities for the local workforce.
- 8.1.13 Whilst there are some 20 main industrial areas in Oxford, the majority of the floorspace lies within a few sites. The largest spatial grouping is to the south-east of the city. A significant proportion of Oxford's industrial and warehousing space is made up of large units. Of these, BMW and Unipart account for a significant proportion of the total floorspace. In relation to commercial office uses and research and development (Class B1 a and b) 65% is in out-of-centre locations. Of the floorspace in the out-of-centre areas, 58% lies in two main areas, the Oxford Business Park and the Oxford Science Park.
- 8.1.14 Oxford's Employment Land Study reviewed all the key employment sites in the city. Their suitability for employment use was assessed according to set criteria. The larger sites, such as the Oxford Business Park and BMW, generally scored well. However, the study highlighted how much some of the smaller protected employment sites contribute to Oxford's economy. These accommodate services such as printing, small-scale distribution, repair of vehicles or equipment, which support the functioning of the local economy and the efficient operation of the larger ones. The study warns that as more such sites are lost, with little scope to relocate their occupants within the city, over time the local economy may start to function less efficiently. Fewer local services means that key services have to be brought in from further afield.
- 8.1.15 Smaller sites often contain businesses that meet local needs and are less likely to be found on the city's large employment sites. They may offer lower-skilled jobs and skilled manual work, which are important to particular sectors of the population. Retention of such sites meets social as well as economic needs. However, where non-key employment sites may be poorly sited or unviable, there should be flexibility to allow for the loss of some sites to other uses.
- 8.1.16 For the purposes of Policy CS28, the term employment sites refers only to land and premises in Class B or closely related Sui Generis uses, such as builders yards; transport operators; local depots; and retail warehouse clubs.

Policy CS28**Employment sites**

Planning permission will not be granted for development that results in the loss of key protected employment sites.

Planning permission will only be granted for the modernisation and regeneration of any employment site if it can be demonstrated that new development:

- *secures or creates employment important to Oxford's local workforce; and*
- *allows for higher-density development that seeks to make the best and most efficient use of land; and*
- *does not cause unacceptable environmental intrusion or nuisance.*

Planning permission will only be granted for the change of use or loss of other employment sites (i.e. those not key protected employment sites), subject to the following criteria:

- *overriding evidence is produced to show the premises are presently causing and have consistently caused significant nuisance or environmental problems that could not have been mitigated;*

or

- *no other future occupiers can be found despite substantial evidence to show the premises or site has been marketed both for its present use and for potential modernisation or regeneration for alternative employment-generating uses; and*
- *the loss of jobs would not reduce the diversity and availability of job opportunities; and it does not result in the loss of small and start-up business premises, unless alternative provision is made in Oxford.*

The key protected employment sites are shown on the Proposals Map.

8.2 The universities and hospitals

The universities

- 8.2.1 The higher education and health sectors, and the wider activities generated by them, contribute significantly to the growth and competitiveness of Oxford's economy. Oxford benefits significantly from the presence of the two universities in terms of the skills emerging from them, and employment and wealth creation. Some 11,300 people were employed by the two in 2005/06, and jobs in higher and further education account for around 18% of Oxford's total employment. The sector gives rise indirectly to around another 4,300 jobs¹⁰.

¹⁰ The Economic Role of the Higher Education, Health and Retail Sectors in the Oxford Economy, (2008), Nathaniel Lichfield and Partners

- 8.2.2 Oxford Brookes University (OBU) enrolled some 17,320 students in 2006-07. Student numbers overall are expected to increase in line with the historic trend, typically 1-2% per academic year, for the foreseeable future. Staffing levels are expected to remain broadly at current levels.
- 8.2.3 OBU has a reputation for academic excellence and is important to the economy. OBU consists of several loosely connected sites in Headington and Marston, and two other sites outside Oxford at Wheatley and Harcourt Hill. The Headington campus is perceived as having a lack of identity, poor-quality teaching space, limited flexibility, and a disconnected layout, with external spaces being poorly utilised. OBU has agreed a masterplan that sets out details to substantially redevelop the Headington Hill Hall and Gipsy Lane sites, to improve learning space, and make more efficient and flexible use of buildings. A series of major redevelopment proposals will be brought forward for these sites over a period of 10-20 years. As a result, there is currently no need to allocate further land for academic floorspace. Sites for student accommodation will be considered in the Site Allocations DPD.
- 8.2.4 The University of Oxford is a world-renowned centre of academic excellence as well as one of the largest employers in Oxford. The University of Oxford is made up of independent colleges that are responsible for enrolment and therefore student numbers. Some 17,500 students were enrolled at 2006/07; the University expects that growth in student numbers will level off at about 18,000 students. Within these figures, the proportion of postgraduates to undergraduates is likely to increase.
- 8.2.5 The majority of its buildings are in central Oxford (most of which falls within a Conservation Area) with some sites in east Oxford, Summertown, Headington and outside Oxford at Begbroke. The University is developing plans for the further redevelopment of the Science Area (South Parks Road), to increase facilities to support planned growth in research activity. It has also acquired the Radcliffe Infirmary site, which is expected to supply part, but not all, of the additional floorspace needed for the next period. This new campus, to be known as the Radcliffe Observatory Quarter, will provide new facilities for 'dry' science, humanities and social science activities.
- 8.2.6 Development of academic floorspace will therefore focus on existing sites around the City centre; this may be helped through relocating some of the administrative and support functions onto other sites, although it is important that these are closely linked to the main body of the university. Medical research facilities will be encouraged close to the hospitals, as set out in Policy CS30.
- 8.2.7 The City Council will work with the two universities to improve facilities and build on the benefits they bring to Oxford.

Policy CS29***The universities***

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

Planning permission will be granted for new academic floorspace on existing University of Oxford sites, increasing density where proposals respect the character and setting of Oxford's historic core. Further sites, if required, will be considered in the Site Allocations DPD.

Hospitals and medical research

- 8.2.8 Oxford accommodates a concentration of hospital and acute care services, of regional and in some cases international significance. The hospital trusts based in Oxford, with the university medical schools, directly employ about 14,500 people, and indirectly support a further 2,760 jobs. The critical mass of health facilities, teaching and research space, and expertise in Oxford has greatly influenced the growth in Oxford's cluster of biotechnology firms (recognised as one of the largest, most mature and innovative biotechnology clusters in the UK)¹¹.
- 8.2.9 NHS trusts in Oxfordshire have a long-standing partnership with the Oxford universities, with many of the specialist units within the hospitals having been established and operated with university support. This has been critical in ensuring that Oxford's universities remain leaders in medical research, and that high-quality medical facilities remain available for the benefit of Oxford's population.
- 8.2.10 In recent years development has been concentrated at the Headington hospital sites. This includes relocation of services previously located in the City centre; ongoing expansion of cardiac services; a specialist Children's Hospital at the John Radcliffe; the redevelopment and provision of new facilities at the Nuffield Orthopaedic Centre and the construction of a new cancer centre at the Churchill Hospital. The hospital sites will continue to see the modernisation, consolidation and in some cases redevelopment of existing buildings and services. However, there will be greater emphasis in the future on providing more health services in the local community.
- 8.2.11 Whilst having a medical centre of excellence in Headington benefits the healthcare of local people, it has added to development pressure on Headington. The concentration of healthcare facilities has created opportunities for public transport, but has also resulted in significant traffic

¹¹ The Economic Role of the Higher Education, Health and Retail Sectors in the Oxford Economy, (2008), Nathaniel Lichfield and Partners

congestion. It is important to encourage more staff, patients and visitors to use modes of transport other than the private car. Whilst most acute and clinical healthcare activities will be concentrated at Headington, there are opportunities to develop some specialist health services in Littlemore, such as mental healthcare.

- 8.2.12 The University of Oxford has identified that medical and clinical research is likely to be the largest single area of its future growth. These types of facilities are best located close to hospitals, and while some recent development has been brought forward at the Churchill Hospital site for this purpose, further research space is likely to be developed at other hospital sites. While the scale of the future requirement is currently unclear, the specific requirements of such facilities may generate some demand for additional land close to the main hospital sites. Discussion with the main Hospital Trusts suggests that rationalisation of space for clinical and acute medical services and ancillary functions will eventually free up space on the hospital sites for other uses, including research. Further development is taking place at the University's Old Road campus, Headington, to provide new medical research facilities.
- 8.2.13 Further development of medical research facilities on existing sites in Headington will be encouraged. This will enable medical research to benefit from the synergy of being located close to the hospitals, the universities and existing medical research facilities. However, developments will be required to minimise additional traffic, given the congestion already experienced in the Headington area.

Policy CS30

Hospitals and medical research

Hospital-related development will continue to be focused on existing sites in Headington and Marston.

Planning permission will be granted for healthcare facilities and medical research associated with the universities and hospitals on existing hospital sites in Headington and Marston. Further sites, if required, will be considered in the Site Allocations DPD.

Development will be expected to minimise additional traffic through travel planning, and improve accessibility to the Headington and Marston sites by walking, cycling and public transport.

8.3 Retail

- 8.3.1 The retail sector directly employs some 9,800 workers, which amounts to about 10% of the total workforce in Oxford. In addition it indirectly supports

a further 1,350 jobs within the city. Oxford attracts some £820 million of retail expenditure annually, with significant future expenditure growth forecast. The city is also an important tourist destination and therefore the retail sector has a key role in attracting and providing for the needs of tourists.



8.3.2 The Retail Needs Study Update (March 2008) reviewed future retail trends and concluded that several key drivers for change may significantly affect future retail provision in Oxford. These include the effect of online shopping; the increase in non-food provision in supermarkets and hypermarkets; shopping as more of a 'social experience'; and the impact of the improvements to the Westgate shopping centre on existing provision in the city centre. These factors, with a tightening of credit and a downturn in the economy, will lower the growth in spending on comparison goods and therefore the need for additional floorspace in the future. The study reflects this through adjustments to the amount of need that Oxford can support (sensitivity test). These possible future changes may result in a need to review the policies relating to shopping frontages within the city and district centres in future DPDs.

Non-food (comparison) retail need

8.3.3 The Retail Needs Study Update has identified a need for only a limited amount of non-food (comparison) floorspace by 2013. The study shows expenditure available, using the sensitivity test, could support 18,700m² of additional floorspace to **2011**. However, this does not take account of the redevelopment of the Westgate Shopping centre. By **2013** Westgate is included as a commitment, but the study still shows that a further 6,350m² can be supported; this rises to a further 10,325m² up to **2016**. Due to the limitations of long-term forecasting, only very broad assessments for **2021** and **2026** can be provided at this stage. The study has, however, estimated that by **2021** a further 24,500m² could be supported, and by 2026 some 47,500m². A review of the retail capacity will be undertaken at five-yearly intervals and the LDF will be updated as necessary.

Food (convenience) retail need

8.3.4 Oxford is reasonably well provided for food (convenience) goods, with an increase in floorspace in recent years. The need for more floorspace in the short term is relatively low. The study concludes that in **2011** the expenditure available could support 1,527m² of additional floorspace for a low-density operator (discount supermarket) or 763m² for a high-density operator (top-end supermarket). At **2016** the available expenditure could support between 3,210m² and 1,650m². The long-term forecasts suggest more need, but these figures do need to be treated with extreme caution, and are subject to review. The amount of expenditure by **2021** is estimated to increase by between 4,677m² (low-density operator) and 2,338m² (high-density operator) and by **2026** will have risen further to 6,311m² (low-density operator) and 3,156m² (high-density operator).

Retail hierarchy

8.3.5 Oxford city centre is a regional centre for retail as well as a district centre for the local population. The city centre is trading at a high level, partly due to the lack of new floorspace provision. Additional retail floorspace needs to be provided to prevent decline in Oxford's regional role. The principal new opportunities are the development of the Westgate Centre, which has planning permission. The St Aldates/Queen Street redevelopment and the provision of some retail floorspace on the County Hall site are identified as opportunities in the adopted West End Area Action Plan. The redevelopment of the Westgate Centre will meet most of the identified need for comparison goods to 2013, whilst smaller developments currently in the pipeline will meet the need for convenience floorspace to 2011. There is, however, likely to be further retail need up to 2016 and beyond.



- 8.3.6 The district centres have a complementary role as part of the established retail hierarchy, serving the local population. The existing four established centres ensure a sustainable focus and pattern for development. Each centre has its own distinctive character and mix of uses. The size and nature of the individual centres is different and is reflected in their capacity for accommodating further growth.
- 8.3.7 All of Oxford's district centres perform well. Cowley centre (Templar's Square shopping centre and John Allen Retail Park) is the best-performing centre, with the greatest floorspace, largest proportion of retail uses, and a diverse range and type of units. This centre is well served by public transport but also has three multi-storey car parks and a large open-surface car park. It draws shoppers from a larger catchment area, serving Oxford as a whole, whereas the other district centres principally serve the local residential population.
- 8.3.8 Cowley centre is identified as a primary district centre. Several development sites within the district centre are suitable for retail. An extension to the existing boundary for Cowley centre is proposed to reflect its enhanced status as a primary district centre. The new boundary incorporates several additional buildings on either side of Between Towns Road, some of which may be suitable for redevelopment during the Core Strategy period.
- 8.3.9 The other established district centres in Cowley Road, Headington and Summertown provide an important focus for local facilities and services. Their position within the retail hierarchy will continue to offer opportunities to enhance and strengthen their role. The distinctive characteristics of each centre will be promoted, and there is clearly scope for making significant improvements to the public realm and shopping environment to make the centres more attractive.
- 8.3.10 Blackbird Leys will become a new district centre for the focus of all social and economic development in the area. Designation as a district centre will increase the opportunities to attract more private investment, such as new retail provision. A network of neighbourhood centres exists in Oxford. These centres are important in meeting the retail needs of the local residential areas. Appendix 5 lists the neighbourhood centres.

Spatial Strategy

- 8.3.11 In accordance with Government advice (PPS6), and to positively focus new development in the city and district centres, it is not necessary to demonstrate the need for retail proposals within the primary shopping area of the city centre (as shown on the Proposals Map) or for other main town-centre uses within the district centres, although the development will be expected to be of an appropriate scale for the centre. The primary shopping area will be the main location for new retail growth within the city centre.

Proposals outside these centres will be assessed according to need, the sequential test, the requirement for good accessibility by walking, cycling and public transport, and their impact on existing centres.

- 8.3.12 Whilst there appears no need to identify new sites for additional convenience shops beyond 2016, qualitative issues should be taken into account. After 2016 providing the sequential approach is followed, proposals for any additional food shops of appropriate size within the city, district or edge-of-centre locations, should be assessed in relation to the extra benefits included in the development to maintain or enhance the centre. Any proposal should provide detailed supporting information to assess the impact on existing nearby centres.

Short term (up to 2013)

- 8.3.13 Most growth will take place in the city centre through the Westgate and St Aldates/Queen Street redevelopments. The most likely location for accommodating additional growth outside the city centre would be the Cowley centre. This primary district centre has potential to absorb additional growth. Potential redevelopment sites include Crowell Road Car Park and the John Allen Shopping Centre.

Medium term (2013 to 2016)

- 8.3.14 The spatial strategy for accommodating medium-term growth is to direct it principally to the Cowley centre and the Blackbird Leys district centres. There are development site opportunities within these two centres to accommodate this level of growth. The study estimates that Cowley centre could accommodate at least 7,000m² and Blackbird Leys at least 3,000m² gross floor space. Summertown district centre could accommodate some additional growth through the future redevelopment of Diamond Place and the former BMW Garage in Banbury Road sites.

Long term (2016 to 2026)

- 8.3.15 The study recommends using the need forecasts with extreme caution, and undertaking a review of retail capacity at five-yearly intervals. During this period some future growth could still be accommodated in the city centre, through for example the potential redevelopment of County Hall. Further opportunities may come forward through additional redevelopment at the Cowley primary district centre, for example the Barns Road car park.

Position in hierarchy	Location	A1 Retail Floorspace requirements (sq m)		Timescale
City centre	City centre	Comparison/ Convenience	37,000	2016
Primary District Centre	Primary District Centre (Cowley)	Comparison Convenience (food)	10,500 2325	2021 2016
District Centre	Summertown	Comparison Convenience (food)	2000 1950	2016 2016
District Centre	Blackbird Leys	Comparison Convenience (food)	3000 975	2016 2016

8.3.16 Any additional land suitable for retail development will be allocated in the Site Allocations DPD and Area Action Plans.

Policy CS31

Retail

Oxford's retail hierarchy is defined as follows:

- *First – city centre (as defined by the primary shopping area);*
- *Second – primary district centre (Cowley centre);*
- *Third – secondary district centres (Blackbird Leys, Cowley Road, Headington, Summertown);*
- *Fourth – edge-of-city centre (primary shopping area);*
- *Fifth – edge-of-district centres;*
- *Sixth – neighbourhood centres.*

Planning permission will be granted for development that is appropriate in relation to the role and function of each centre. New retail development must demonstrate need (if outside city or district centres); compliance with the sequential test; good accessibility by walking, cycling and public transport; and that there will be no adverse impact on the vitality and viability of other existing centres.

8.4 Sustainable tourism

8.4.1 Tourism is critical to Oxford's economy. The city has an international reputation, and around 9.3 million visitors came to Oxford in 2006¹². Many of these (8.3 million), however, are day visitors, as opposed to longer stays. Tourism development is aimed at encouraging tourists to stay longer and spend more. Clearly tourism brings its own problems, and it is important to minimise adverse effects, especially those linked to transport.

8.4.2 The City Council seeks to promote 'sustainable tourism growth'. This recognises the contribution that tourism makes to Oxford's economy, and its role in providing employment and meeting the needs of visitors, workers and residents. However, local economic development strategies seek to realise

¹² The Economic Impact of Tourism in Oxford (2006)

the potential of the city in a managed way that reflects Oxford's historic legacy and balances tourism against other uses needed in the city.

- 8.4.3 The Oxford hotel and short-stay accommodation study (November 2007)¹³ shows a strong hotel market in Oxford, with hotels of all standards achieving high occupancy rates and achieved room rates. The study suggests a need for up to 15 sites for hotel, hostel and serviced-apartment development in Oxford up to 2026, to fully meet the identified market potential for new provision. However, it is not possible to allocate sites exclusively for this use as there are many other more pressing demands on land in Oxford such as housing, employment and community infrastructure. Policy CS32 seeks to encourage new sites for short-stay accommodation in the city centre (including the West End) and on main arterial routes within the city as well as protecting and modernising existing sites.
- 8.4.4 Improvements to the quality of existing attractions will be encouraged, with new attractions that add to diversity in Oxford. The preferred locations for new attractions would be within the city centre, particularly the West End, where such uses can contribute to regeneration. There is, for example, a desire for a new conference centre/concert hall, which together with a new four- or five-star hotel should ideally be situated within the West End area. There is also interest in a new Science Centre and a Story Museum. Sites suitable for additional tourist attractions and accommodation will be identified in the Site Allocations DPD and Area Action Plans.
- 8.4.5 To implement this policy the City Council will work in partnership with the County Council and the West End Partnership. Private-sector funding will be the main source of investment in new facilities for tourism.

Policy CS32

Sustainable tourism

The City Council will seek to achieve sustainable tourism by encouraging longer stays and greater spend in Oxford. The amount and diversity of short-stay accommodation to support this aim will be achieved by permitting new sites in the city centre (including the West End) and on Oxford's main arterial roads, and by protecting and modernising existing sites to support this use. Planning permission will be granted for new tourist attractions, and improvements to existing attractions.

¹³ Oxford Hotel and Short-stay Accommodation Study (2007)



Section 9

IMPLEMENTING AND MONITORING THE CORE STRATEGY



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The success of the Core Strategy will depend on effective implementation of the policies. The City Council's role as a positive place-shaper, through its statutory planning functions, will be vital in implementing the policies. However, the process of implementation goes well beyond the confines of the planning system. The City Council will continue to work closely with a range of delivery partners, including the Oxford Strategic Partnership and the Oxfordshire Partnership, as well as private-sector developers, registered social landlords, Oxfordshire County Council, and other key partners from the private and public sectors.

The Core Strategy must also show it can be monitored. Monitoring of specific, measurable, achievable, realistic and time-based policies will enable the success of the Core Strategy to be gauged well into the future.

9.1 Implementation

9.1.1 Below is a table setting out how the Core Strategy will be implemented. This shows how each policy objective will be delivered, including key partners and projects.

Section 3 Spatial Strategy

Spatial objectives

- Provide the development required to meet Oxford's needs, ensuring an appropriate balance of housing and employment growth in the context of other competing land uses.
- Maximise regeneration and the reuse of previously developed land and make full and efficient use of all land, having regard to the distinct character of each neighbourhood.
- Ensure that new developments are located in accessible locations, to minimise overall travel demand.

Policy	Key outputs	How will these be delivered?	Funding
CS1 Hierarchy of centres	<ul style="list-style-type: none"> • New retail floorspace within the Primary Shopping Area • Improvements to the public realm • Modernisation of University of Oxford sites • Improved tourist leisure and cultural facilities • Cowley centre to operate as Primary District centre • All District centres to provide retail, leisure and employment uses of appropriate scale, and to support economic prosperity • Higher-density development relative to surrounding areas 	<ul style="list-style-type: none"> • West End Partnership (City and County Councils) to implement West End AAP in partnership with landowners/developers • Transform Oxford (County Council) • Access to Oxford (County Council) • City Council to prepare and implement Blackbird Leys District centre SPD • City Council partnership working with landowners/developers • Transport and access improvements to District centres (County Council) <p>Determination of planning applications including:</p> <ul style="list-style-type: none"> • Westgate Shopping Centre redevelopment • St Aldates/Queen Street redevelopment • University of Oxford redevelopments • Redevelopment of key sites to improve Cowley Primary Shopping centre • Redevelopment of appropriate sites at Summertown for a mix of uses 	<ul style="list-style-type: none"> • Private developers • Developer contributions • Growth Points funds • Transport funding (Access to Oxford, LTP, Network Rail, Transform Oxford) • LTP funding for transport corridor, public realm and interchange improvements
CS2 Previously developed land and greenfield land	<ul style="list-style-type: none"> • Development to focus on previously developed land • Greenfield land only to be developed if specifically allocated or required to maintain a 5-year rolling supply of housing 	<ul style="list-style-type: none"> • Site Allocations DPD (City Council) • Determination of planning applications • Annual Monitoring Report (housing delivery) (City Council) 	N/A
CS3 Regeneration areas	<ul style="list-style-type: none"> • Improve quality of all homes to beyond Decent Homes Standard • Enhance local community facilities • Improve connectivity and integration with other areas • Significant new residential 	<ul style="list-style-type: none"> • City Council (Oxford City Homes), private developers & registered social landlords • Public-sector led urban renewal initiatives to be guided by the Oxford Regeneration Framework • Masterplanning of estates (developers and City Council) • Prepare and implement Blackbird 	<ul style="list-style-type: none"> • Oxford City Council Decent Homes programme (plus other funding streams) • Private developers • Registered social landlords; Housing Corporation

Section 3 Spatial Strategy <i>continued</i>			
Policy	Key outputs	How will these be delivered?	Funding
	<ul style="list-style-type: none"> development at Rose Hill and potentially on other estates Support the vitality and viability of neighbourhood centres 	<ul style="list-style-type: none"> Leys District centre SPD (City Council) Prepare and implement Barton AAP (City Council in partnership with the County Council and the Homes and Communities Agency) Determination of planning applications 	<ul style="list-style-type: none"> Developer funding Other agencies, including the Homes and Communities Agency
CS4 Green Belt	<ul style="list-style-type: none"> Protect the green belt in Oxford from inappropriate development (unless exceptional circumstances have been demonstrated) 	<ul style="list-style-type: none"> Policy to inform Northern Gateway AAP and Site Allocations DPD (City Council) Determination of planning applications 	N/A
CS5 West End	<ul style="list-style-type: none"> Provide around 700-800 new dwellings Provide a total of 35,000m² of office accommodation Provide at least 37,000m² additional retail floorspace within the Primary Shopping Area Provide new leisure and cultural attractions Provide a high quality network of streets and spaces Provide a community-wide energy scheme 	<ul style="list-style-type: none"> West End Partnership to implement West End AAP (City and County Councils in partnership with landowners and developers) Determination of planning applications 	<ul style="list-style-type: none"> Private developers Developer contributions (West End Streamlined Contributions) Growth Points funds Transport funding (Access to Oxford, LTP, Network Rail, Transform Oxford)
CS6 Northern Gateway	<ul style="list-style-type: none"> Provide 55,000 - 80,000m² B1 development Provide floorspace of 10,000m² for the relocation of Oxford's emergency services Provide complementary shops, services and leisure/hotel uses Improve accessibility, to complement Access to Oxford (Northern Approach) 	<ul style="list-style-type: none"> City Council to work in partnership with the Northern Gateway Consortium, County Council, Highways Agency and SEEDA, in preparing and implementing the Northern Gateway AAP and Northern Gateway Transport Strategy Determination of planning applications 	<ul style="list-style-type: none"> Consortium funding for bulk of development and supporting infrastructure Private developer contributions (towards highways and transport mitigation to support Access to Oxford project)
CS7 Land at Barton	<ul style="list-style-type: none"> Deliver 800-1200 new homes Deliver a balanced mix of housing in terms of the size, type and tenure of dwellings Provide access for new residents to appropriate services and facilities Integrate development into wider community 	<ul style="list-style-type: none"> City Council to work with the Homes and Communities Agency, a development partner and the County Council, in preparing and implementing the Barton AAP Determination of planning applications 	<ul style="list-style-type: none"> Homes and Communities Agency Private developers Registered Social Landlords Other sources of funding e.g. Growth Points
CS8 Land at Summertown	<ul style="list-style-type: none"> Potentially deliver around 200-500 dwellings 	<ul style="list-style-type: none"> City Council to work with County Council, Summerfield School & 	<ul style="list-style-type: none"> Private developers Registered Social

Section 3 Spatial Strategy *continued*

Policy	Key outputs	How will these be delivered?	Funding
	(depending on whether part of the site is required for the landowners use) <ul style="list-style-type: none"> Ensure good access to Summertown and movement networks 	Wadham College, St Johns College, and developers in preparing and implementing a Summertown SPD <ul style="list-style-type: none"> Determination of planning applications 	Landlords <ul style="list-style-type: none"> Homes and Communities Agency

Section 4 Responding to Climate Change

Spatial objectives

- Maximise Oxford's contribution to tackling climate change, and minimise the use of non-renewable resources.
- Maintain, enhance and promote access to Oxford's rich and diverse natural environment.
- Help protect people, and their property, from flooding.

Policy	Key outputs	How will these be delivered?	Funding
CS9 Energy and natural resources	<ul style="list-style-type: none"> Reduce the impact of development proposals on energy consumption/ natural resources Increase the use of renewable energy/ low carbon energy generation as part of development proposals. 	<ul style="list-style-type: none"> Development Management DPD (City Council) NRIA SPD (City Council) West End Partnership implementation of West End AAP to include District Heating System project (City and County Councils working with partners) Site Allocations DPD to incorporate principles of CS9 (City Council) Partnership working – Local Strategic Partnerships, Climate Change Action Forum OCC Carbon Management Programme Determination of planning applications 	<ul style="list-style-type: none"> Private developers funded with respect to new development Government grants for climate change initiatives
CS10 Waste and recycling	<ul style="list-style-type: none"> Reduce waste created as part of development proposals Ensure suitable sites for minerals and waste facilities 	<ul style="list-style-type: none"> Minerals and Waste Core Strategy and Waste Sites DPD (County Council) Partnership working to implement the Oxfordshire Joint Municipal Waste Strategy (District and County Councils) Implement the Natural Resources Impact Analysis SPD Determination of planning applications 	<ul style="list-style-type: none"> Developer funded with respect to new development
CS11 Flooding	<ul style="list-style-type: none"> Avoid development in areas of high flood risk Mitigate any increase in flood risk arising from new development 	<ul style="list-style-type: none"> Site Allocations DPD to comply with CS11 (City Council) Area Action Plans to comply with CS11 (City Council) Strategic Flood Risk Assessment (SFRA) and individual Flood Risk Assessments (FRA's) to inform new development (City Council and developers) Partnership working with the Environment Agency, e.g. on flood relief schemes Determination of planning applications 	On-site requirements likely to be conditioned (development to fund site specific mitigation measures)
CS12 Biodiversity	<ul style="list-style-type: none"> Provide a hierarchy of protection for Oxford's 	<ul style="list-style-type: none"> Development Management DPD (City Council) 	On-site requirements,

Section 4 Responding to Climate Change *continued*

Policy	Key outputs	How will these be delivered?	Funding
	biodiversity resource <ul style="list-style-type: none"> To protect and where there is opportunity, enhance Oxford's biodiversity 	<ul style="list-style-type: none"> Site Allocations DPD (City Council) Area Action Plans (City Council) Partnership working with the Thames Valley Environmental Records Office Consultation with Natural England City Council involvement in the Oxfordshire Nature Conservation Forum Determination of planning applications 	developer contributions, other sources of funding.

Section 5 Providing Infrastructure to Support New Development

Spatial objectives

- Ensure all new development is supported by the appropriate infrastructure provision and community facilities.
- Promote a reduction in car use, minimise the impact of traffic, and encourage walking, cycling and the use of public transport.

Policy	Key outputs	How will these be delivered?	Funding
CS13 Supporting access to new development	<ul style="list-style-type: none"> Improve the movement network in the West End Improve traffic flow reliability, and sustainable access, at the Northern Gateway Ensure new development at Barton is integrated with Oxford Ensure demand management is built into every major development 	<ul style="list-style-type: none"> West End Partnership (City and County Councils plus other partners) to implement West End AAP improvements to the West End movement network City and County Councils, in partnership with Northern Gateway Consortium and Highways Agency, to implement Northern Gateway AAP specific highway mitigation measures and a rigorous travel planning framework Implement Barton AAP, to include specific accessibility improvements (City Council and partners) County Council to implement Access to Oxford and Local Transport Plan Development Management DPD (City Council) Area Action Plans (City Council) Parking Standards, Transport Assessments and Travel Plans SPD (City Council) Determination of planning applications 	<ul style="list-style-type: none"> Developer funding and on-site provision New Growth Points funding Access to Oxford and Local Transport Plan Homes and Communities Agency (for Barton)
CS14 Supporting city-wide movement	<ul style="list-style-type: none"> Tackle local traffic congestion Improve local air quality Ensure frequent and reliable public transport connects people and services Ensure cycling and walking are attractive options for all shorter journeys 	<ul style="list-style-type: none"> Development Management and Site Allocations DPDs to incorporate policy objectives (City Council) Formation of a Low Emissions Strategy cross-authority partnership, led by the City Council's Environmental Health service Continue partnership working with Oxfordshire County Council on local transport plans to shape and implement a revised Oxford Transport Strategy, and continue to implement the Headington and Marston Transport Strategy 	<ul style="list-style-type: none"> Developer funding and on-site infrastructure delivery Local Transport Plan Access to Oxford to address wider cross-border impacts

Section 5 Providing Infrastructure to Support New Development *continued*

Policy	Key outputs	How will these be delivered?	Funding
CS15 Primary healthcare	<ul style="list-style-type: none"> Ensure that all new and existing Oxford communities have good access to high quality healthcare facilities 	<ul style="list-style-type: none"> Implementation of the emerging Oxfordshire PCT Estates Strategy and development portfolio, including future LIFT projects (Oxfordshire PCT in partnership with City and County Councils) Area Action Plan for land at Barton Site Allocations DPD, if new development sites are required (City Council) Determination of planning applications 	Mainly Oxfordshire PCT funding
CS16 Access to education	<ul style="list-style-type: none"> Ensure that all new and existing Oxford communities have good access to education and schooling 	<ul style="list-style-type: none"> Area Action Plan for land at Barton and (if required) an SPD for land at Summertown (City Council) Oxfordshire County Council delivery of their education plans (supported as appropriate by City Council and other partners) Joint working between partners via the Oxford Strategic Partnership Health and Social Inclusion Subgroup and the Oxfordshire Partnership, to improve adult access to education and training Site Allocations DPD, if new development sites are required (City Council) 	<ul style="list-style-type: none"> Local Education Authority funds Developer contributions Learning and Skills Council, other funding sources
CS17 Infrastructure and developer contributions	<ul style="list-style-type: none"> New development to be supported by the right infrastructure and facilities Adverse impacts of new development to be mitigated 	<ul style="list-style-type: none"> Area Action Plans for West End, Northern Gateway, and Barton SPD's for Blackbird Leys District Centre and (if required) Summertown (City Council) Planning Obligations SPD (or any subsequent SPD or DPD that supersedes this) (City Council) Affordable Housing SPD (or any subsequent SPD or DPD that supersedes this) (City Council) West End Streamlined Contributions SPD (City Council) Potentially the Community Infrastructure Levy (City Council) <p>Key infrastructure delivery partners include:</p> <ul style="list-style-type: none"> The Local Highway Authority (Oxfordshire County Council), the Highways Agency, Network Rail and the train operators, and local bus operators, for the delivery of strategic transport and local accessibility improvements Registered social landlords, for the delivery of affordable housing through new development Oxfordshire Primary Care Trust, for the delivery of expanded healthcare provision 	This is the developer contributions policy. Funding methods/ mechanisms will be documented in a relevant SPD, or is the responsibility of the lead delivery partner.

Section 5 Providing Infrastructure to Support New Development *continued*

Policy	Key outputs	How will these be delivered?	Funding
		<ul style="list-style-type: none"> The Local Education Authority (Oxfordshire County Council), for the delivery of new and expanded state schools Social and Community Services (Oxfordshire County Council), for delivery of social and care services 	

Section 6 Promoting Social Inclusion and Improving Quality of Life

Spatial objectives

- Promote social inclusion and reduce inequalities in employment, healthcare and education.
- Provide for a range of leisure, sport, recreation and cultural facilities appropriate for Oxford's diverse communities.
- Preserve and enhance Oxford's exceptional historic legacy of archaeology and monuments, buildings, designated landscapes, important views and setting, and the distinctive townscape characteristics.
- Ensure that all new development delivers a high quality of urban design, architecture and public realm.

Policy	Key outputs	How will these be delivered?	Funding
CS18 Urban design, townscape character and the historic environment	<ul style="list-style-type: none"> New development to respect Oxford's unique historic environment Foster principles of good urban design Ensure development responds appropriately to local townscape 	<ul style="list-style-type: none"> Development Management DPD (City Council) Site Allocations DPD (City Council) Area Action Plans (City Council) Conservation Area Appraisals (City Council) Proposed Oxford Heritage Plan (City Council) Urban archaeology strategy 2010 Historic Landscape Characterisation 2010 Published list of locally valued buildings 2010 Public Realm strategy complete by 2010 Guidance on skyline, setting and views of Oxford by 2011 Conservation area appraisals by 2013 Overall heritage monitoring strategy by 2015 West End Conservation Management Plan by 2010 Determination of planning applications Building for Life assessment Design and Access Statements 	Oxford City Council with financial or other support from English Heritage, SEERA, Oxfordshire County Council, Heritage Lottery Fund, private developers
CS19 Community safety	<ul style="list-style-type: none"> Ensure community safety is integral to the design of new development 	<ul style="list-style-type: none"> Development Management DPD (City Council) Determination of planning applications Partnership working with Thames Valley Police and other agencies in the Oxford Safer Community Partnership Neighbourhood Action Groups 	<ul style="list-style-type: none"> Private developers Oxford Safer Communities Partnership
CS20 Cultural and community development	<ul style="list-style-type: none"> Promote through development participation in cultural activities, community events and learning 	<ul style="list-style-type: none"> Development Management DPD (City Council) Area Action Plans (City Council) Promotion of Oxford's cultural 	<ul style="list-style-type: none"> Developer contributions Private and partnership

Section 6 Promoting Social Inclusion and Improving Quality of Life *cont*

Policy	Key outputs	How will these be delivered?	Funding
		vibrancy (Oxford Inspires) • Implementation of Oxford Cultural Strategy (City Council); • Determination of planning applications	funding for cultural development • City Council community grants, other sources of funding
CS21 Green spaces, leisure and sport	• Improve quality and accessibility of green spaces, sport and recreational facilities	• Development Management DPD (City Council) • Site Allocations DPD (City Council) • Area Action Plans (City Council) • Implementation of Green Spaces Strategy (City Council) • Determination of planning applications	• Developers to provide on-site or other appropriate contributions • Other sources of grant funding

Section 7 Maintaining a Balanced Housing Supply

Spatial objectives

- Plan for an appropriate mix of housing tenures, types and sizes to meet existing needs and future population growth.

Policy	Key outputs	How will these be delivered?	Funding
CS22 Level of housing growth	• Provision of housing towards meeting need and to comply with the South East Plan	• City Council to regularly update Strategic Housing Land Availability Assessment (SHLAA) to identify suitable sites (working with landowners) • AMR to inform plan, monitor, manage approach • Site Allocations DPD (City Council) • Area Action Plans (City Council) • City Council to implement and update as appropriate the Oxford Housing Strategy (working with Registered Social Landlords and other partners) • Determination of planning applications	• Private developers • Registered Social Landlords • Homes and Communities Agency • Growth Points funding
CS23 Mix of housing	• Ensure an appropriate mix of new housing	• Area Action Plans (City Council) • Development Management DPD (City Council) • Balance of Dwellings SPD (City Council) • City Council's Housing Strategy • Partnership working with registered social landlords • Implementation of the Extra Care Housing Strategy for Oxfordshire (County Council) • Determination of planning applications	• Private developers • Registered Social Landlords • Homes and Communities Agency • Oxfordshire County Council
CS24 Affordable housing	• Maximise affordable housing delivery towards creating balanced communities	• Development Management DPD (City Council) • Affordable Housing SPD (City Council) • Planning Obligations SPD and future revisions (City Council) • Partnership working with Registered Social Landlords • City Council's Housing Strategy and Homelessness Strategy	• Private developers • Registered Social Landlords • Homes and Communities Agency

Section 7 Maintaining a Balanced Housing Supply *continued*

Policy	Key outputs	How will these be delivered?	Funding
		<ul style="list-style-type: none"> Determination of planning applications 	
CS25 Student accommodation	<ul style="list-style-type: none"> Improve market availability of general housing by providing adequate student accommodation 	<ul style="list-style-type: none"> Provision of new student accommodation (Oxford Brookes University and University of Oxford) Site Allocations DPD (City Council) AMR (City Council) Determination of planning applications 	The universities and their sources of funding
CS26 Accommodation for travelling communities	<ul style="list-style-type: none"> Improve opportunities for a settled life in the Gypsy and Traveller communities 	<ul style="list-style-type: none"> Site Allocations DPD (City Council) Other Oxfordshire District Council DPDs Expansion of sites by the Oxon and Bucks. Gypsy and Traveller Services unit (County Council) Determination of planning applications 	<ul style="list-style-type: none"> Government grant Oxfordshire County Council Gypsy and Traveller community

Section 8 Strengthening Prosperity

Spatial objectives

- Strengthen and diversify the economy and provide a range of employment opportunities.
- Promote Oxford as a centre of excellence for higher education, health services and medical and scientific research.
- Maintain and strengthen the regional role of Oxford City centre as a primary focus for shopping, employment, leisure and cultural activities, with District centres providing a complementary role.
- Maintain and strengthen the local benefits from Oxford's role as a national and international tourist destination.

Policy	Key outputs	How will these be delivered?	Funding
CS27 Sustainable economy	<ul style="list-style-type: none"> Facilitate managed economic growth Support Oxford's key employment sectors and clusters 	<ul style="list-style-type: none"> Partnership working with Northern Gateway Consortium in preparing and implementing the Northern Gateway AAP (City and County Councils) West End Partnership to implement West End AAP (City and County Councils, SEEDA) Site Allocations DPD to identify suitable sites to include employment uses (City Council) Partnership working with a range of agencies, including SEEDA, Oxfordshire Economic Partnership, Business Link, Learning and Skills Council Determination of planning applications 	<ul style="list-style-type: none"> Private developers Developer contributions for supporting infrastructure Potential other sources of funding, e.g. SEEDA
CS28 Employment sites	<ul style="list-style-type: none"> Protect key employment sites in Oxford Promote modernisation of employment sites that supports Policy CS27 	<ul style="list-style-type: none"> Site Allocations DPD to protect existing key employment sites (City Council) Determination of planning applications 	Private developers
CS29 The universities	<ul style="list-style-type: none"> Maintain and build on Oxford's world-class reputation for higher education provision Improve the overall quality 	<ul style="list-style-type: none"> University masterplans and investment programmes, in particular: University of Oxford development of former Radcliffe Infirmary 	The universities and their sources of funding

Section 8 Strengthening Prosperity *continued*

Policy	Key outputs	How will these be delivered?	Funding
	of Oxford Brookes' campuses	<ul style="list-style-type: none"> University of Oxford modernisation of South Parks Road buildings Oxford Brookes University redevelopment of Gipsy Lane and Headington Hill campuses Site Allocations DPD, if further sites required (City Council) Determination of planning applications 	
CS30 Hospitals and medical research	<ul style="list-style-type: none"> Support the Oxford hospitals as major service providers, innovators and employers Support Oxford's medical research cluster 	<ul style="list-style-type: none"> The NHS Hospital Trusts; University of Oxford; Oxford Brookes University development programmes Site Allocations DPD, if further sites required Determination of planning applications 	Lead agencies to fund development, e.g. NHS Hospital Trusts, University of Oxford, Oxford Brookes University
CS31 Retail	<ul style="list-style-type: none"> Ensure provision of an appropriate scale of retail development at each level of the retail hierarchy 	<ul style="list-style-type: none"> Development Management DPD to define appropriate scales of development (City Council) Site Allocations DPD to bring forward suitable land (City Council) Implementation of Westgate and St Aldates/Queen Street retail developments in the City centre Blackbird Leys District centre SPD (City Council) City Council to input into Cowley Primary Shopping centre masterplan Partnership working, including with landowners and developers Determination of planning applications 	<ul style="list-style-type: none"> Private developers Potential partnership funding
CS32 Sustainable tourism	<ul style="list-style-type: none"> To improve the spend per guest and the average length of stay in Oxford To increase the supply of short-stay accommodation To ensure that sustainable tourism facilities and hotels contribute to the regeneration of the West End 	<ul style="list-style-type: none"> West End AAP implementation to include hotel / conference facilities (West End Partnership, City and County Councils); Site Allocations DPD, if further sites are appropriate (City Council); Development Management DPD (City Council) Partnership working with Tourism South East Determination of planning applications 	<ul style="list-style-type: none"> West End Partnership – potential funding opportunities Private developers

Outline infrastructure schedule

	Scheme	Core Strategy Policy	Indicative cost	Lead delivery agency	Funding	Indicative phasing
1	Blackbird Leys Swimming Pool	CS3	£7 million	Oxford City Council in partnership with Fusion Leisure	Oxford City Council, Sport England (potential), developer contributions	Unknown at present
2	Blackbird Leys tower block improvement	CS3	Unknown – subject to options appraisal	Oxford City Homes	Oxford City Homes capital & grant funds	Options appraisal ongoing
3	Oxford & Cherwell Valley College (Blackbird Leys campus) modernisation	CS3	£16 million	Oxford and Cherwell Valley College	Learning and Skills Council, Oxford and Cherwell Valley College capital funds	Unknown at present
4	Plowman tower block improvement	CS3	Unknown – subject to options appraisal	Oxford City Homes	Oxford City Homes capital & grant funds	Options appraisal ongoing
5	Rose Hill housing regeneration project	CS3	£20m	Greensquare/ Taylor Wimpey	Developer/RSL with Social Housing Grant funding	2008-12
6	Rose Hill multi-functional community facility	CS3	£8m	Oxford City Council/ County Council partnership	Private developer/ County Council/ developer contributions	2012 start
7	Foresters Tower Block improvement	CS3	Unknown – subject to options appraisal	Oxford City Homes	Oxford City Homes capital & grant funds	Options appraisal ongoing
8	Redevelop Wood Farm Primary School	CS3	Unknown	Oxfordshire County Council	Primary Capital Programme	Known to be high priority
9	Dry access infrastructure	CS5	Arrangements to be made through joint working with Environment Agency			
10	West End public realm improvements	CS5	£12 million (for West End AAP projects – further funding from Transform Oxford)	Oxford City Council, Oxfordshire County Council	Developer contributions, New Growth Point, County transport funding	Phase 1: 2009/10 Phase 2: 2010/11 Phase 3: 2012/13 Phase 4: 2013/14
11	Oxford Rail Station enhancement (inc. new bay platform)	CS5	£25 million	Network Rail, Oxfordshire County Council	Network Rail capital funding, Access to Oxford	2010/11

	Scheme	Core Strategy Policy	Indicative cost	Lead delivery agency	Funding	Indicative phasing
12	Frideswide Square remodelling	CS5	£4 million	Oxfordshire County Council	Developer contributions, County transport funding	2011/12
13	New Thames cycle & pedestrian bridge	CS5	£0.75 million	Oxford City Council, Oxfordshire County Council	Developer contributions, County transport funds	2011/12
14	West End District Heating System	CS5	£0.8 million (procurement only)	Oxford City Council	West End Partnership funding	2010/11
15	Northern Gateway Transport Strategy	CS6	Unknown at present – to be determined through AAP	Northern Gateway Consortium	Northern Gateway Consortium masterplan/ contributions	Unknown at present – to be determined through AAP
16	A40 bus, pedestrian and cycle crossing (Northway)	CS7	£2.6 million	Homes and Communities Agency, Oxford City Council	Developer contributions	Unknown at present – to be determined through AAP
17	A40 pedestrian crossing (Barton Lane)	CS7	£0.77 million	Homes and Communities Agency, Oxford City Council	Developer contributions	Unknown at present – to be determined through AAP
18	School places, social and community facilities to serve Barton	CS7	Unknown at present – to be determined through AAP	Oxfordshire County Council, Oxford City Council	Developer contributions	Unknown at present – to be determined through AAP
19	New or extended bus service	CS7	Likely to be provided commercially	Bus Operating Companies (subject to detailed discussion)	Likely to be provided commercially; potential developer contributions for early 'pump-priming'	Unknown at present – to be determined through AAP
20	Access to Oxford – package of schemes	CS13 (supporting text)	£88 million	Oxfordshire County Council	Regional Funding Allocation; County transport funding	2013-15 (except Oxford Station – see above)
21	Evergreen 3 – Oxford-Bicester-London rail link	CS13 (supporting text)	Unknown – commercial funding stream	Chiltern Railways	Chiltern Railways 20-year investment-led franchise	2011-13 (service commencement May 2013)
22	East-West Rail	CS13 (supporting text)	£190 – 228 million	East-West Rail Consortium	Various public funding streams plus developer contributions	Implementation likely to be 2013 at earliest
23	Orbital bus network (supporting bus priority infrastructure)	CS14	Unknown at present	Oxfordshire County Council	LTP3, developer contributions	Unknown at present – to be determined through LTP3

	Scheme	Core Strategy Policy	Indicative cost	Lead delivery agency	Funding	Indicative phasing
24	Park and Ride enhancement	CS14	£4 million for Thornhill expansion	Oxfordshire County Council	LTP3, developer contributions	Likely to be in period 2011-16
25	Cowley transport interchange improvements	CS14	Unknown at present	Developers / Oxfordshire County Council	Developer masterplan / contributions	Unknown at present – to come forward with future development
26	City centre pedestrian and cycle priority measures	CS14	As scheme 10 above	As scheme 10 above	As scheme 10 above	As scheme 10 above
27	Cycle network development (City-wide)	CS14	Unknown at present	Oxfordshire County Council	LTP3, developer contributions	Likely to be in period 2011-16 (small schemes ongoing)
28	20mph zone rollout (to cover most of City)	CS14	£308,000 (not inc. publicity and ongoing revenue)	Oxfordshire County Council	Oxfordshire County Council capital programme	2009/10
29	Primary healthcare provision to meet population growth	CS15	Unknown at present	Oxfordshire NHS (Primary Care Trust)	Oxfordshire NHS, developer contributions	To align with forecast housing and population growth
30	Provision of school places to meet general population growth	CS16	Unknown at present – between 1058 and 1439 additional primary places anticipated by peak year (2021)	Oxfordshire County Council	Developer contributions, County capital funds	To align with forecast housing and population growth
31	Oxford flood alleviation scheme	CS17	£100 million	Environment Agency	Environment Agency capital programme	Phase 1 – 2013 commencement Phase 2 – 2025 commencement

9.2 Monitoring

- 9.2.1 Policies contained in the Core Strategy will be monitored through specific indicators and targets and, where appropriate, will be reported through the Annual Monitoring Report (AMR) published in December each year. The AMR will assess how far the policies are being implemented. As some policies have a long lead-time, for example those promoting development in key areas of change, milestones for delivery are stated instead of an annually measurable indicator.
- 9.2.2 Should monitoring of policies show significant variance from expected results and targets, the AMR will explain the reason for this and set out what action should be taken to remedy the situation. This may include action to ensure that the policy can be implemented or may trigger a review of policies in the LDF. The monitoring table below shows the Core Strategy's policies and respective indicators and targets for each of the sections of the DPD.

Section 3 Spatial Strategy

Spatial objectives

- Provide the development required to meet Oxford's needs, ensuring an appropriate balance of housing and employment growth in the context of other competing land uses.
- Maximise regeneration and the reuse of previously developed land and make full and efficient use of all land, having regard to the distinct character of each neighbourhood.
- Ensure that new developments are located in accessible locations, to minimise overall travel demand.

Policy	Indicators	Target	Timescale
CS1 Hierarchy of centres	New retail, office and leisure development in the City centre	A1 Retail: at least 37,000m ² net floorspace increase in the Primary Shopping Areaby 2016 <ul style="list-style-type: none"> • 3,000m² (Queen St/St Aldates)by 2012 • 34,000m² (Westgate centre)by 2013 See targets for Policy CS5 – West End for B1 employment	
	Density of residential development	City and all district centres to deliver higher density residential development (dwellings per hectare) than within the wider District areas	
	New retail, office and leisure development in the district centres (Note: there is no significant growth expected at Headington or Cowley Road at the current time)	<p>Cowley primary district centre to provide approximately:</p> 10,500m ² (gross) A1 non-food retail floorspace:by 2021 <ul style="list-style-type: none"> • 3,000m²by 2013 • Plus 4,500m²by 2016 • Plus 3,000m²by 2021 2,325m ² (net) food retail floorspace.by 2016	
		<p>Summertown district centre to provide approximately:</p> 2,000m ² (gross) A1 non-food retail floorspaceby 2016 1,950m ² (net) food retail floorspaceby 2016	
		<p>Blackbird Leys district centre to provide approximately:</p> 3,000m ² (gross) A1 non-food retail floorspace:by 2016 <ul style="list-style-type: none"> • 1,000m²by 2013 • Plus 2,000m²by 2016 975m ² (net) food retail floorspaceby 2016	

Section 3 Spatial Strategy <i>continued</i>			
Policy	Indicators	Target	Timescale
CS2 Previously developed land and greenfield land	Percentage of all new dwelling completions (gross) on previously developed land	2009 to 2014: 90%+ dwellings on PDL 2014 to 2026: 75%+ dwellings on PDL	
	Employment developments on previously developed land	No employment development on greenfield unless specifically allocated in the LDF	
	Total number of net additional dwellings that are deliverable as a percentage of the planned housing provision for the five year period	At least 100% of the planned housing provision	
CS3 Regeneration areas	Extent of deprivation in Oxford relative to all areas nationally	Reduce number of super output areas (SOAs) in Oxford that fall amongst the 20% most deprived in England (was 10 out of 85 in 2007): • Baseline10 SOAs • Target 1Less than 10 SOAs by 2016 • Target 2Less than number of SOAs in 2016 by 2026	
	Timely progress of a regeneration action plan for each of the regeneration areas in conjunction with other departments	Implement regeneration action plans with other departmentsTimetable to be agreed corporately (The Oxfordshire Partnership Local Area Agreement 2008-11 includes a number of targets relating to social inclusion that will be used to monitor the detailed action plans)	
	Improve standard of housing	100% of homes in regeneration areas to exceed Decent Homes Standardby 2010	
	Barton: Reduce the sense of isolation of the estate from the rest of the city.	Provision of new footbridge across the A40 and/or improvements to existing underpassby 2015/16	
	Blackbird Leys: Improve the centre to create a mixed-use district centre	Provide approximately 3,000m ² (gross) A1 non-food retail floorspaceby 2016 Plus approximately 975m ² (net) food retail floorspaceby 2016	
	Blackbird Leys: Investigate the future of Windrush and Evenlode tower blocks	Undertake an options appraisal for the tower blocksby 2011	
	Blackbird Leys: Improve the leisure facility provision within the area	Improved Leisure facilities with the provision of a new swimming poolby 2013	
	Northway: New link across A40 to Barton (See indicator for CS13)	See target for CS13	

Section 3 Spatial Strategy <i>continued</i>			
Policy	Indicators	Target	Timescale
	Northway: Investigate the future use of Plowman tower block and the surrounding area, plus the possible redevelopment of the Northway offices	Options appraisal for Plowman tower blockby 2010 Redevelopment of Northway Officesstarting by Dec 09	
	Rose Hill: Housing stock regeneration programme	Redevelopment of life-expired houses to provide 254 new residential units (113 market and 141 affordable)by 2012	
	Rose Hill: Develop multi-functional community facilities linked to Rose Hill Primary School redevelopment	Multi-functional facilities to be providedby 2014	
	Wood Farm: (See also main indicators for CS3)	Redevelopment of the Wood Farm primary school/Slade nursery school site to include enhanced facilities for the wider communityby 2012	
	Wood Farm: Investigate the future use of Foresters tower block and surrounding area	Options appraisal for Foresters tower blockby 2011	
CS4 Green Belt	Amount of inappropriate development in the Green Belt	No inappropriate development in the Green Belt unless specifically reallocated in the LDF	
Section 3.4 – Meeting Oxford’s housing and employment needs	Ratio of jobs to economically active persons (EAPs)	Baseline <ul style="list-style-type: none"> • ONS jobs estimate =101,900 • ONS estimate of EAPs =79,900 • Ratio Jobs/EAPs =1.275 Targets Ratio Jobs/EAPs to be between the following ranges: <ul style="list-style-type: none"> • 2016:1.25 to 1.28 • 2026:1.24 to 1.26 	
CS5 West End	Total number of new homes created	Provision of at least 700 new homesby end of 2016	
	Number of affordable housing completions	To achieve 50% affordable housing on all qualifying sites	
	Amount of floorspace developed for employment	B1 offices: 15,000m ² commercial and 20,000m ² public sectorBy 2016	
	The West End AAP sets out a more detailed monitoring framework and specific targets for this area		
CS6 Northern Gateway	Total floorspace created for non-residential uses	Class B: 55,000m ² and emergency services: 10,000m ² : <ul style="list-style-type: none"> • Emergency servicesby 2016 • Phase 1 B uses: 20,000m²by 2016 • Phase 2 B uses: 35,000m²2016-2026 • Total of 55,000m² B usesby 2026 	

Section 3 Spatial Strategy *continued*

Policy	Indicators	Target	Timescale
	Total number of new homes	Provision of 200 new dwellings	by 2016
	The Northern Gateway AAP will set out a more detailed monitoring framework and specific targets for this area		
CS7 Land at Barton	Total number of new homes created	Deliver residential development at Barton in broad accordance with indicative targets set out below: Target (cumulative) . . .Completion (end of financial year) <ul style="list-style-type: none"> • 100 units2013/14 • 275 units2014/15 • 475 units2015/16 • 675 units2016/17 • 850 units2017/18 • 1000 units2018/19 	
	The Barton AAP will set out a more detailed monitoring framework and specific targets for this area		
CS8 Land at Summertown	Total number of net additional dwellings that are deliverable as a percentage of the planned housing provision for the five year period in which planned delivery falls	If site becomes available, provide a minimum of 200 new homes by 2026. <ul style="list-style-type: none"> • Trigger date2019 • Completionby 2026 	

Section 4 Responding to Climate Change

Spatial objectives

- Maximise Oxford's contribution to tackling climate change, and minimise the use of non-renewable resources.
- Maintain, enhance and promote access to Oxford's rich and diverse natural environment.
- Help protect people, and their property, from flooding.

Policy	Indicators	Target	Timescale
CS9 Energy and natural resources	Development complying with NRIA requirements	100% of all qualifying development to comply with NRIA SPD requirements ('NRIA Checklist') Min 20% on-site renewable from qualifying sites throughout CS period.	
CS10 Waste and recycling	Growth in municipal waste in Oxfordshire (Oxfordshire Joint Municipal Waste Partnership)	Baseline 0.34% per household (projected) Reduce the growth of municipal waste across Oxfordshire to 0% per person per annum	by 2012
	Reduce residential waste per household (Oxfordshire Local Area Agreement NI 191)	Baseline 727kg <ul style="list-style-type: none"> • 725kg2007/08 • 723kg2008/09 • 715kg2009/10 • 715kg2010/11 	
	Rate of total household waste recycling and composting in Oxfordshire (Oxfordshire Joint Municipal Waste Partnership)	Baseline 19% <ul style="list-style-type: none"> • At least 40%by 31st March 2010 • At least 45%by 31st March 2015 • At least 55%by 31st March 2020 	

Section 4 Responding to Climate Change <i>continued</i>			
Policy	Indicators	Target	Timescale
CS11 Flooding	Permissions contrary to Environment Agency advice	0% of planning permissions to be approved contrary to formal Environment Agency objection	
	Flood risk measures	100% of developments over 1ha in Flood Zone 1 to be accompanied by a Flood Risk Assessment 100% of developments in Flood Zone 2 or above to be accompanied by a Flood Risk Assessment	
	Note: The Environment Agency identifies flood risk zone boundaries (www.environment-agency.gov.uk)		
CS12 Biodiversity	Change in populations of biodiversity importance (Thames Valley Environmental Records Office)	Baseline in 2007 <ul style="list-style-type: none"> • Biodiversity Action Plan (BAP) priority habitat = 326.7 hectares • BAP priority species = 96 Target: No net reduction in BAP priority habitats and species	
	Change in areas of biodiversity importance (Thames Valley Environmental Records Office)	Baseline in 2008 <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSI) = 278.2 hectares • Special Area of Conservation (SAC) = 177.1 hectares • Sites of Local Importance for Nature Conservation = 202.5 hectares • Local Nature Reserves (LNR) = 11.5 hectares • Regionally Important Geological Sites (RIGS) = 2 Target: No net reduction in areas designated for their intrinsic environmental value, i.e. SAC, SSSI's, RIGS and locally designated sites	

Section 5 Providing Infrastructure to Support New Development

Spatial objectives

- Ensure all new development is supported by the appropriate infrastructure provision and community facilities.
- Promote a reduction in car use, minimise the impact of traffic, and encourage walking, cycling and the use of public transport.

Policy	Indicators	Target	Timescale
CS13 Supporting access to new development	Timely implementation of new links created and improvements made to the street environment in the West End	<ul style="list-style-type: none"> • Frideswide Square and Station forecourt redesign . . .by 2013 • Links through Oxpens siteby 2013 • Redesign of Castle and Norfolk Streetsby 2011 • George Street/Magdalen Street pedestrianisationby summer 2010 • Broad Street high quality landscaping schemeby 2010 • Pedestrianisation and redesign of Queen Streetby 2012 	
	The West End AAP sets out a more detailed monitoring framework and specific targets for this area		
	Implementation of Northern Gateway Travel Plan, with a headline target to not worsen traffic congestion at the Northern Gateway beyond general traffic growth (base date to	Maximum of 50% mode share by private car on first occupation with progressive reductions for later phase completions.	

Section 5 Providing Infrastructure to Support New Development *continued*

Policy	Indicators	Target	Timescale
	relate to first occupation)		
	The Northern Gateway AAP will set out a more detailed monitoring framework and specific targets for this area		
	Building a bridge across the A40 linking safeguarded land at Barton to Northway, for use by buses, pedestrians and cycles	Implementation by substantial completion of strategic residential development at BartonBy 2013/14	
	The Barton AAP will set out a more detailed monitoring framework and specific targets for this area		
	Submission of travel plans	100% of all qualifying schemes to provide travel plans (also incorporating Transport Assessment)	
CS14 Supporting city-wide movement	Production of a revised Local Transport Plan that incorporates the measures set out in Policy CS14 (Oxfordshire County Council)	Local Transport Plan to be completed by Apr 2011	
	Implementation of a Low Emissions Strategy for Oxford, including appropriate support in future Local Development Documents	Outcomes will be included in the forthcoming LES, to be agreed by the City and County Councils by Oct 2009 – Agreed Action Plan.	
	Inner cordon (City centre) traffic count	Baseline 2006 <ul style="list-style-type: none">• Inner cordon: 36,000• Outer cordon: 80,400 (Note: baseline to be reset and target review at 2011, 2016 and 2021)	
	Outer cordon (rest of city) traffic count		
	(12 hour weekday average, inbound – monitor annually)	Target <ul style="list-style-type: none">• Inner cordon: No more than 0% growth (i.e. maintain or reduce baseline count)• Outer cordon: No more than 0.2% average annual growth (equivalent to approximately 1% growth per 5 year period)	
CS15 Primary healthcare	Provision and improvements of local primary healthcare facilities	Delivery of new health centre in Jerichoexpected 2010 (Oxfordshire PCT)	
		Implementation of a new health centre in the West Endby 2016	
		New health provision to be provided in Bartonby 2017	

Section 5 Providing Infrastructure to Support New Development *continued*

Policy	Indicators	Target	Timescale
CS16 Access to education	Provision and improvements of local educational facilities	Implement Primary Capital Programme (County Council): <ul style="list-style-type: none"> • Bayards Hill replacement primary school (Phase 1)by Sept 2011 • Wood Farm replacement primary schoolby Sept 2011 • Oxford Academy (replace former Peers Secondary School)by Sept 2011 • Barton new primary schoolby Sept 2015 • Rose Hill new primary schoolby Sept 2014 	
CS17 Infrastructure and developer contribution	Provision of strategic and service infrastructure needed to support new development	Multi-agency delivery means there is no one target that is applicable. See targets for Policies CS6, CS7, CS14, CS16, CS17, CS20, CS21, CS22	
	AAPs will set out detailed monitoring frameworks and specific targets		

Section 6 Promoting Social Inclusion and Improving Quality of Life

Spatial objectives

- Promote social inclusion and reduce inequalities in employment, healthcare and education.
- Provide for a range of leisure, sport, recreation and cultural facilities appropriate for Oxford's diverse communities.
- Preserve and enhance Oxford's exceptional historic legacy of archaeology and monuments, buildings, designated landscapes, important views and setting, and the distinctive townscape characteristics.

Policy	Indicators	Target	Timescale
CS18 Urban design, townscape character and the historic environment	Timely implementation of new public spaces created and improvements made to the street environment in the West End	Implementation of new public spaces and improvements set out in the West End AAP (by end of 2016)	
	Compliance with the West End Design Code	100% of schemes in the West End to comply with the Design Code	
	Timely development of a Heritage Plan for Oxford City	Completion of work with others leading to adoption (by 2015) including milestones as set out in the Implementation Section (9.1)	
	Number of Heritage assets at risk	<p>Baseline total assetsat risk</p> <ul style="list-style-type: none"> • Registered Parks and Gardens130 • Conservation Areas160 • Listed Buildings15811 • Buildings of Local Interesttbctbc • Scheduled Monuments112 <p>Target</p> <p>A decrease in Heritage assets at risk or no net increase in Heritage assets at risk</p>	
	Number of applications involving total or substantial demolition or partial demolition of a listed building	0% Listed Building Consents or planning permissions approved by the City Council	

Section 6 Promoting Social Inclusion and Improving Quality of Life <i>continued</i>			
Policy	Indicators	Target	Timescale
	Number of applications involving total or substantial demolition of a building or structure that contributes to the character and appearance of the Conservation Area	0% of Conservation Area Consents approved by the City Council contrary to Officers' and English Heritage's recommendation	
	Number of appeals where conservation policies cited as reason for refusal	80% of appeals dismissed	
	Number of appeals allowed where underlying public interest overrides conservation value	0% of appeals allowed	
	Number of applications for felling of Tree Preservation Orders	0% applications approved by the City Council contrary to Officers' recommendations	
	Number of new developments in Conservation Areas winning design awards (awards offered by Oxford Preservation Trust, RTPI, RIBA, RICS etc)	50% of schemes submitted to win the award	
	The proportions of new-build housing completions on qualifying sites reaching very good, good, average and poor ratings against the Building for Life criteria	95% of new builds should achieve 14 or above from the Building for Life assessment	
CS19 Community safety	Consideration of 'Secured by Design' principles in planning new development	100% of developments to comply with 'Secured by Design' in the Design and Access Statement (i.e. 0% of planning permissions to be approved contrary to Thames Valley Police objection)	
CS20 Cultural and community development	Maintain access to community facilities	100% of developments that result in the loss of a community facility to make equivalent alternative provision or improvements to existing provision (unless it is demonstrated that the existing use is and will continue to be redundant)	
	Access to services and facilities from new residential completions by public transport, walking and cycling	Maintain the current level of 99%+ residential completions within 30 minutes of key facilities and services, by public transport, walking and cycling	
	Provision of new cultural facilities in the West End	Within the West End, provision of: <ul style="list-style-type: none"> a new cultural centre for scienceby 2016 a new museum for children's literatureby 2016 	

Section 6 Promoting Social Inclusion and Improving Quality of Life *continued*

Policy	Indicators	Target	Timescale
CS21 Green spaces, leisure and sport	Net loss to other uses of publicly accessible open space, outdoor sports and recreation facilities (in hectares)	Maintain an overall average of 5.75 ha of publicly accessible green space per 1,000 population ¹ . (Baseline data contained in Oxford Green Spaces Study, 2005.)	
	Amount of new publicly accessible open space, outdoor sports and recreation facilities (in hectares) provided as a result of new development		
	Maintain the high level of quality of existing green spaces in Oxford and where possible improve areas of below standard open space	Renew the Green Flag status for parks that have already achieved this award. Aim to produce more successful winners of this award throughout Oxford.	

¹ Note supporting text to Policy CS21 states that the standard cannot be directly applied to all new development; a financial contribution to improve the quality of existing green space will in some cases be appropriate.

Section 7 Maintaining a Balanced Housing Supply

Spatial objectives

- Plan for an appropriate mix of housing tenures, types and sizes to meet existing needs and future population growth.

Policy	Indicators	Target	Timescale
CS22 Level of housing growth	Net additional dwellings	Net dwelling completions per year to match or exceed the projected completions in the housing trajectory (as set out in the most up to date SHLAA or AMR) or an average of 400 dwellings per year (whichever is the greater)	
	A 5-year supply of deliverable sites A 10-year supply of developable sites	Up-to-date SHLAA or AMR to demonstrate annually that: <ul style="list-style-type: none"> Enough sites are identifiable that have a total capacity of 2,000 net additional dwellings which are deliverable during the next 5 years, and Enough sites are identifiable that have a total capacity of 4,000 net additional dwellings which are deliverable or developable during the next 10 years 	
	Total number of net additional dwellings in Oxford	Relative to a 2006/07 baseline, completion of at least: <ul style="list-style-type: none"> 5,692 dwellings by 31st March 2016 (New Growth Point); 8,000 dwellings by 31st March 2026 	
CS23 Mix of housing	Mix of housing completed by house size	95% of schemes to comply with Balance of Dwellings SPD	
	Commercial development planning permissions making a contribution towards affordable housing	100% of schemes to comply with Affordable Housing SPD	

Section 7 Maintaining a Balanced Housing Supply *continued*

Policy	Indicators	Target	Timescale
CS24 Affordable housing	Proportion of affordable housing where there is a policy requirement	50% provision of affordable housing on qualifying sites	
	Affordable housing completions	150 new units per year2008/09 150 new units per year2009/10 200 new units per year2010/11 200 new units per year2011/12 Targets in future years set in future Corporate Plans	
	Number of households living in Temporary Accommodation	698 households monitoring period 2008/09 577 households monitoring period 2009/10 536 households monitoring period 2010/11 Targets in future years set in future Corporate Plans	
CS25 Student accommodation	Students and purpose-built accommodation	All schemes approved for new academic floorspace to be matched by corresponding increase in student accommodation (i.e. reach and maintain no more than 3,000 students at each university)	
CS26 Accommodation for travelling communities	Net additional gypsy and traveller pitches delivered in Oxfordshire	Oxfordshire target to reflect target if set	

Section 8 Strengthening Prosperity

Spatial objectives

- Strengthen and diversify the economy and provide a range of employment opportunities.
- Promote Oxford as a centre of excellence for higher education, health services and medical and scientific research.
- Maintain and strengthen the regional role of Oxford City centre as a primary focus for shopping, employment, leisure and cultural activities, with District centres providing a complementary role.
- Maintain and strengthen the local benefits from Oxford's role as a national and international tourist destination.

Policy	Indicators	Target	Timescale
CS27 Sustainable economy	Total number of new Use Class B jobs created in Oxford	At least 7,500 new jobs within Oxfordby 2026 (see also targets for CS5 and CS6) • 5,050 B1 jobsby 2016 • 2,450 B1 jobs2016-2026	
	Amount of floorspace developed for employment in the West End	B1 offices: 15,000m ² commercial offices:completed by 2016 • 7,500m ²by 2013 • 7,500m ²by 2016 Public sector offices: • 20,000m ²by 2016	
	The West End AAP sets out a more detailed monitoring framework and specific targets for this area		
	Amount of floorspace developed for employment at the Northern Gateway	Class B: 55,000m ² and emergency services: 10,000 m ² : • Emergency servicesby 2016 • Phase 1 B uses: 20,000m ²by 2016 • Phase 2 B uses: 35,000m ²2016-2026 • Total of 55,000m ² B usesby 2026	

Section 8 Strengthening Prosperity *continued*

Policy	Indicators	Target	Timescale
	The Northern Gateway AAP will set out a more detailed monitoring framework and specific targets for this area		
CS28 Employment sites	Loss of employment land	No loss of key protected employment sites	
CS29 The universities	Proportion of development on existing sites	100% of new academic (teaching and study) development to focus on existing sites (under the control of the Universities) ²	
CS30 Hospitals and medical research	Proportion of development on existing sites (Monitor in 2011, 2016, 2021, 2026)	Majority (>50%) of new hospital healthcare and medical research development (by floorspace) to focus on Headington and Marston	
CS31 Retail	New retail, office and leisure development (Monitor annually)	100% of new retail development (A1 gross floor area) to be within the six areas in the hierarchy (i.e. not in out-of-centre locations)	
CS32 Sustainable tourism	Supply of short-stay accommodation (Monitor in 2011, 2016, 2021, 2026)	Baseline (2007) Serviced bedrooms, Visit Britain assessed accommodation = 2559 Target Net growth (>0%) in short-stay accommodation bedrooms	

² Note that university medical research facilities are dealt with in Policy CS30

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APPENDIX 1:

Glossary

Adaptation (to climate change)

To adapt/adjust to the impacts of climate change, for example the rise of average temperature and increased risk of flooding.

Affordable housing

Dwellings at a rent or price that can be afforded by people who are in housing need and would otherwise be accommodated by the City Council.

Allocation

Land identified (with or without planning permission) for a particular land use.

Annual Monitoring Report (AMR)

Report produced annually to assess the implementation of the Local Development Scheme and how far policies in Development Plan Documents are being achieved.

Archaeology

The study of human activity through its material remains above and below ground and in the form of portable antiques.

B class

B-class jobs are defined by the Use Classes Order and include offices, research and development, light industry, general industry, warehouse and distribution.

Biodiversity

The relative abundance and variety of plant and animal species and ecosystems in particular habitats.

Car club

An organisation that makes cars available to local residents, and sometimes businesses, on a 'pay-as-you-go' basis.

Cluster effect

The effect of firms or providers of particular goods or services congregating in a certain place and hence supporting each other and inducing other users or providers to locate there as well.

Code for Sustainable Homes

National standard for sustainable design and construction of new homes, launched by the Government in 2006.

Comparison goods

A term used in retailing to indicate goods purchased for long-term use, where buyers are likely to compare brands before purchase; for example, clothes, furniture and white goods.

Convenience goods

Goods for use in the very short term, such as newspapers, food and drink.

Core Strategy

A Development Plan Document that forms part of the LDF. It outlines the long-term spatial vision for the area and how that vision will be achieved.

Deliverable sites

To be deliverable, housing sites should, at the point when the relevant DPD is adopted, be available, suitable and achievable as set out in PPS3.

Developer contributions

Contributions made by a developer to offset the impact of a development, either by paying money for work to be carried out or by directly providing facilities or works either on or off-site.

Development Plan Document (DPD)

A document that forms part of the LDF and contains policies that (with the RSS) form the development plan against which planning applications will be assessed.

Dwelling

A self-contained unit of residential accommodation (house, flat, maisonette, studio etc. but not a house in multiple occupation (HMO), bedsit or communal home).

Energy efficiency

Making the best or most efficient use of energy so that a certain level of service (e.g. heat, light) requires less energy input.

Flood plain

The generally flat-lying area where water flows in times of flood.

Flood zones

Areas with different probabilities of flooding as set out in PPS25:

- Flood Zone 1 – low probability (less than 1 in 1,000 annual probability)
- Flood Zone 2 – medium probability (between 1 in 100 and 1 in 1,000 annual probability)
- Flood Zone 3a – high probability (1 in 100 or greater annual probability)
- Flood Zone 3b – the functional floodplain (1 in 20 or greater annual probability).

Green Belt

An area of undeveloped land, where the planning policy is to keep it open to (amongst other purposes) prevent urban sprawl and preserve the setting and special character of Oxford and its landscape setting.

Green infrastructure

Outdoor recreation and sports facilities, parks, gardens and allotments, tracks and pathways, natural and historic sites, canals and water spaces, as well as accessible countryside. It is a network of multi-functional green spaces in urban areas, the countryside in and around towns and the wider countryside.

Greenfield land

Formerly defined as land which has not been previously developed. There is no formal definition of greenfield land since the revocation of the Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000 in 2007.

Habitats Regulations Assessment

Used to assess the impacts of proposals and land-use plans against the conservation objectives of a European site and to ascertain whether it would adversely affect the integrity of that site.

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible or buried; and deliberately planted and managed flora (English Heritage, 2008).

Infrastructure

Structures and services that provide for the needs of development, such as public transport, schools, open spaces and public realm. The South East Plan sets out a full definition.

Key employment uses

Businesses or firms which make a significant contribution to the amount or range of job opportunities, and include uses such as offices, business, and light and general industrial activities.

Key sectors

Jobs within particular groups or type of activities which are important to Oxford's economy, having regional and national importance, such as those in education, health and tourism.

Local Area Agreements

Local Area Agreements are three-year agreements that set out the priorities for a local area. They are agreed between central government, local authorities, local strategic partnerships and major local delivery partners in an area.

Local Development Document (LDD)

Documents that collectively deliver the spatial planning strategy for the local planning authority's area. They include Development Plan Documents and Supplementary Planning Documents.

Local Development Framework (LDF)

A non-statutory term used to describe the portfolio of local development documents, the Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Report.

Local Development Scheme (LDS)

A rolling three-year timetable that explains how and when Oxford City Council will be producing its Local Development Framework.

Low Emissions Strategy (LES)

A joint City Council and Oxfordshire County Council strategy to integrate measures by both local authorities to combat poor air quality.

Low Emission Zone (LEZ)

An area where access for certain vehicles, such as buses and coaches, is restricted based upon whether they meet strict environmental standards for exhaust emissions. LEZs are normally considered against an established Euro engine standard for vehicles to enter the restricted area.

Low parking development

Development which has overall associated parking provision that is significantly below maximum parking standards. Charging future occupiers for parking, and imposing conditions or planning obligations, or both, may be appropriate.

Mitigation (of climate change)

Tackling the causes of climate change primarily through the reduction of greenhouse gases such as carbon dioxide.

Neighbourhood areas

Distinctive communities in Oxford based on factors such as neighbourhood shopping centres, townscape character, and physical features such as main roads; to be used as a spatial planning tool in Oxford's LDF.

New Growth Point (NGP)

The New Growth Points initiative provides financial support to local authorities who wish to pursue large-scale and sustainable growth, including new housing, through a partnership with Government. Oxford has been identified as a New Growth Point.

Non-employment uses

These are uses whose jobs are not included within the 'traditional definition' of employment activities, as set out in Government guidance such as Employment Land Review (2004) ODPM. They generally include the service or support sectors, such as retail and tourism.

Oxford Local Plan

The Oxford Local Plan 2001-2016 is the adopted Local Plan containing policies and proposals for Oxford, which will gradually be replaced by the Local Development Framework.

Oxford Strategic Partnership (OSP)

A partnership of public, private, business and community-sector interests that work to identify and tackle local issues and priorities together. They produce the Sustainable Community Strategy.

Oxfordshire Housing Market Analysis

A study that analyses the housing market within Oxfordshire, including an assessment of the need and demand for market and affordable housing.

Planning Policy Guidance (PPG)

A statement of Government guidance. PPGs are gradually being replaced by PPSs.

Planning Policy Statement (PPS)

A document which sets out the Government's planning policy on a particular issue. These are gradually replacing PPGs.

Previously Developed Land (PDL)

Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings). The definition covers the curtilage of the developed land. Private residential gardens are not defined as previously developed land.

Primary district centre

A district centre with a wider catchment area, and capacity to act as a prime focus for future growth; of which Cowley centre is one.

Private colleges

Private colleges may include language schools, secretarial colleges and tutorial colleges. Oxford Brookes University and the colleges of the University of Oxford do not fall within this definition.

Proposals map

A map of Oxford forming part of the Local Development Framework and illustrating particular areas of land which relate to some Development Plan Document policies.

Public realm

Streets, pavements, rights of way, parks and other open spaces or places with a high degree of public access.

Regional Economic Strategy (RES)

A strategy for the future of the economy in the South East region, drawn up by the South East England Development Agency (SEEDA).

Regional Spatial Strategy (RSS)

Planning policy produced at the regional level that forms part of the statutory development plan against which planning applications will be assessed. In the South East region this is called the South East Plan (SEP).

Regional Hub

An accessible settlement of regional significance to act as a focus for higher-density development, economic and social activity, and investment in the transport system.

Renewable and low-carbon energy

Renewable energy covers energy flows that occur naturally and repeatedly in the environment from the wind, the movement of the oceans, the fall of water, the sun and biomass, and that can be captured or used to generate more energy.

Low-carbon technologies are those that can help reduce carbon emissions. Some examples of renewable and/or low-carbon technologies include: CHP/CCHP (and micro-CHP); energy from waste; ground-source heat pumps; hydro; solar thermal and photovoltaic generation; wind generation.

Saved policies

Oxford Local Plan policies that will be retained as adopted policy. Saved policies are set out each year in the Local Development Scheme.

Sensitivity Approach

A reduced amount of spending by consumers mainly through a downturn in the economy, which would result in the need for a lower amount of additional retail floorspace.

Sequential test

A systematic approach ranking sites in order, starting with the most appropriate location for development followed by increasingly unsuitable options e.g. whether brownfield or greenfield land; City centre or out-of-centre.

Site of Local Importance for Nature Conservation (SLINC)

A site containing important habitats, plants and animals in the context of Oxford.

Site of Special Scientific Interest (SSSI)

Areas identified by Natural England as being of special interest for their ecological or geological features.

South East England Development Agency (SEEDA)

Responsible for the delivery of the Regional Economic Strategy (RES).

South East England Regional Assembly (SEERA)

The former Regional Planning Body for the South East that was responsible for producing the South East Plan (SEP).

South East Plan (SEP)

The Regional Spatial Strategy (RSS) for the South East Region, of which Oxford is part.

South East Plan Panel Report

The findings of a panel appointed by the Secretary of State to carry out independent testing of the draft South East Plan (SEP).

Spatial objectives

The main outcomes that the plan will deliver.

Spatial planning

An interdisciplinary and comprehensive approach directed towards the development of balanced and integrated land uses according to an overall strategy.

Spatial vision

A brief description of how Oxford should be at the end of the plan period.

Special Areas of Conservation (SACs)

Special Areas of Conservation are areas that have been designated at a European level as important for nature conservation.

Statement of Community Involvement (SCI)

A document that sets out the local planning authority's policy for involving communities in the preparation and revision of planning documents and considering planning applications. This forms part of the LDF.

Strategic Environmental Assessment (SEA)

Environmental assessment of policies, plans and programmes required under the European SEA Directive 2001/42/EC. In the UK, this is combined with the sustainability appraisal (SA).

Strategic Flood Risk Assessment (SFRA)

An assessment of the flooding issues that affect the city; it provides the flood risk information needed to inform planning policies.

Strategic Housing Land Availability Assessment (SHLAA)

A study of the opportunities that exist to meet housing need.

Strategic Site

A broad location considered as having potential for significant development that contributes to achieving the spatial vision of an area.

Student accommodation

Non-self-contained accommodation for students.

Sub Region

Oxford is part of the Central Oxfordshire sub-region (see Figure 5). Oxford city centre has a sub-regional role because it serves people throughout the Central Oxfordshire area.

Super Output Area

Geographical areas designed by the Office for National Statistics for the collection and publication of small-area statistics.

Supplementary Planning Document (SPD)

Part of the LDF that supplements and elaborates on policies and proposals in development plan documents. Supplementary planning documents do not form part of the statutory development plan.

Sustainable Community Strategy (SCS)

A strategy produced by a Local Strategic Partnership that sets the vision for an area and states the key issues where the partnership feels it can add value.

Sustainability Appraisal (SA)

A social, economic and environmental appraisal of strategy, policies and proposals – required for the Regional Spatial Strategy and Development Plan Documents and sometimes Supplementary Planning Documents.

Windfall

A dwelling on a site that has not been specifically identified through the Local Plan or DPD process.

Zero-carbon home

Over a year, the net carbon emission from all energy use in the home is zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.

APPENDIX 2:

Replacement of policies in the Oxford Local Plan 2001-2016 by Core Strategy policies

The following table identifies which policies in the Oxford Local Plan 2001-2016 will be replaced by the Core Strategy. Subject to the Inspector's Report, the following policies identified in Column 1 will no longer be 'saved' following adoption of the Core Strategy.

Local Plan policy replaced	Relevant Core Strategy policy
CP.2 Planning obligations	CS17 Infrastructure and Developer contributions
CP.3 Limiting the need to travel	CS1 Hierarchy of centres CS13 Supporting access to new development CS31 Retail
CP.4 Greenfield development	CS2 Previously developed land and greenfield land
CP.7 Urban design	CS18 Urban design, townscape character and the historic environment
CP.12 Designing out crime	CS19 Community safety
CP.15 Energy efficiency	CS9 Energy and natural resources
CP.16 Renewable energy	CS9 Energy and natural resources
NE.1 Purposes of Oxford's Green Belt	CS4 Green Belt
NE.2 Control of development within Oxford's Green Belt	CS4 Green Belt
NE.7 Development in the undeveloped flood plain	CS11 Flooding
NE.8 Development on low lying land	CS11 Flooding
NE.9 Flood risk assessment	CS11 Flooding
NE.10 Sustainable drainage	CS11 Flooding
NE.17 Biodiversity	CS12 Biodiversity
NE.18 Special Areas of Conservation and Site of Special Scientific Interest	CS12 Biodiversity
NE.19 Sites of Local Importance for Nature Conservation and Local Nature Reserves	CS12 Biodiversity
HS.1 Provision of sites for housing	CS22 Level of housing growth
HS.2 Recycling land target	CS2 Previously developed land and greenfield land
HS.5 Proportion and mix of affordable housing to be provided	CS24 Affordable housing
HS.6 On site provision of affordable housing	CS24 Affordable housing
HS.7 Affordable housing and commercial development	CS24 Affordable housing
HS.8 Balance of dwellings	CS23 Mix of housing
HS.13 Institutional student accommodation	CS25 Student accommodation
HS.14 Speculative student accommodation	CS25 Student accommodation
EC.2 Protection of employment sites	CS28 Employment sites
EC.3 Modernising existing employment sites	CS28 Employment sites
EC.4 Loss of employment sites	CS28 Employment sites

EC.5 Changes of use of employment sites	CS28 Employment sites
EC.6 Employment diversity	CS28 Employment sites
HH.1 Protection of primary healthcare facilities	CS15 Primary healthcare
ED.3 Schools	CS16 Access to education
ED.5 Oxford Brookes University – additional development	CS29 The universities
	CS25 Student accommodation
ED.6 Oxford Brookes University – student accommodation	CS25 Student accommodation
ED.7 University of Oxford – additional development	CS29 The universities
	CS25 Student accommodation
ED.8 University of Oxford – student accommodation	CS25 Student accommodation
SR.1 Protection of indoor sports facilities	CS21 Green spaces, leisure and sport
SR.3 New indoor and open-air sports facilities	CS21 Green spaces, leisure and sport
SR.15 Community facilities	CS20 Cultural and community development
RC.1 Oxford's retail hierarchy	CS31 Retail
RC.2 Retail hierarchy – district centres	CS31 Retail
TA.1 Tourism strategy	CS32 Sustainable tourism
TA.6 Culture and art attractions	CS20 Cultural and community development

APPENDIX 3:

Quality assurance

An Inspector will assess the Core Strategy at an examination in public on the basis of legal compliance and soundness. These tests are set out in PPS12¹ and are replicated below.

Legal requirements

Under the Planning and Compulsory Purchase Act 2004 S 20(5)(a) an Inspector is charged with firstly checking that the plan has complied with legislation. This includes in particular checking

- has been prepared in accordance with the Local Development Scheme and in compliance with the Statement of Community Involvement and the Regulations²;
- has been subject to sustainability appraisal;
- has regard to national policy;
- conforms generally to the Regional Spatial Strategy; and
- has regard to any sustainable community strategy for its area.

Tests of soundness

In addition, Section 20(5)(b) of the Act requires the Inspector to determine whether the plan is “sound”. To be “sound” a core strategy should be **justified, effective** and consistent with **national policy**.

“JUSTIFIED” means that the document must be:

- founded on a robust and credible evidence base;
- the most appropriate strategy when considered against the reasonable alternatives.

“EFFECTIVE” means that the document must be:

- deliverable;
- flexible;
- able to be monitored.

¹ Paragraphs 4.48-4.52, Planning Policy Statement 12: Local Spatial Planning (June 2008) Department for Communities and Local Government

² Town and Country Planning (Local Development) (England) Regulations 2004 as amended

APPENDIX 4:

Housing delivery and trajectory

Copy of Table 19 of the SHLAA Update Report 1b (December 2009) showing potential housing delivery against appropriate targets (see SHLAA update for further details)

Calendar year	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	Total	Target	Shortfall (-)/surplus (+)
SHLAA year		-	-	-	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
A1. PPS3 5 years supply					1,903 (deliverable)																				1,903	2,000 ³	-97
A2. PPS3 5 years deliverable supply (residual method)					1,903 (deliverable)																				1,903	1,760	+143
B. PPS3 15 years supply					2,938 (deliverable and developable)					1,372 (developable)					27 (developable)										4,337	4,000 ⁴	-1,663
C. Core Strategy/SEP	821	529	665	#	2,938 (deliverable and developable)					1,372 (developable)					27 (developable)					0					4,352	8,000 ⁵	-1,648
D. New Growth Point	821	529	665	#	2,938 + 850 = 3,788 (deliverable and developable and windfall ⁶)					294															4,097	5,692 ⁷	+405

The South East Plan target of 8,000 dwellings will be met between 2006/7 and 2025/26 in the following way:

Source	Dwellings
Past completions during 2006/07	821
Past completions during 2007/08	529
Past completions during 2008/09	665
Deliverable and developable sites between 2010/11 and 2025/26	4,337
Total	6,352
Core Strategy and South East Plan target	8,000
Shortfall (and therefore windfall requirement)	1,648 ⁸

To meet the requirements of PPS3, 4,000 dwellings are required during the first 10 years of the Core Strategy period (2010/11 – 2019/20). This will be met in the following way:

Source	Dwellings
Deliverable and developable sites between 2010/11 and 2014/15	2,938
Developable sites between 20015/16 and 2019/20	1,372
Total	4,310

³ using South East Plan average of 400 dwellings per annum: 400 x 5 = 2,000

⁴ using South East Plan average of 400 dwellings per annum: 400 x 15 = 6,000

⁵ using South East Plan average of 400 dwellings per annum: 400 x 20 = 8,000

⁶ Target set included reliance on windfall which was accepted at time of New Growth Point bid

⁷ NGP figure included reliance on windfall which was accepted at the time of the NGP bid

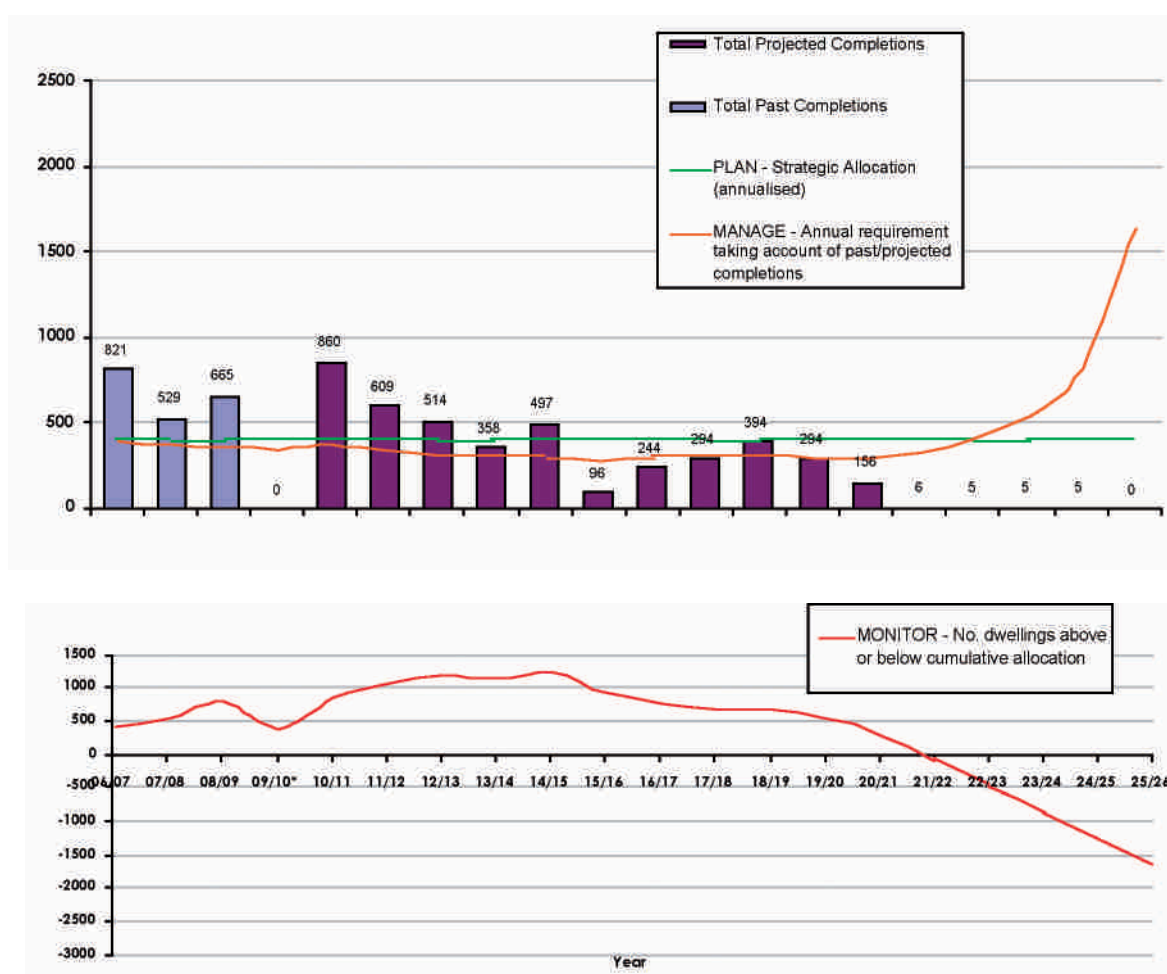
⁸ Equates to 20.6% of all housing or 119 dwellings per year between 2009/10 and 2025/26 (1,648 dwellings/17 years = 97 dwellings per year)

Completions figure for 2009/10 has to remain blank. UR1b produced in December 2009 in the middle of the monitoring year 2009/10 and dwelling completions for 2009/10 are not able to be confirmed until later in 2010. SHLAAs are also expected to illustrate land availability for the following 5 years and the next full 5 year period starts in 2010/11. Most importantly, completions during 2009/10 will be from the already identified sites or from windfalls that are already counted under small site commitments so to avoid likely duplication the trajectory does not show an estimated figure for completions in 2009/10

These housing trajectories and housing monitors indicate the potential housing supply from sites in Oxford covering the Core Strategy and South East Plan period of 2006-2026.

Scenario 1 shows the position when windfalls are not included and demonstrates the 1,648 dwelling shortfall from the 8,000 target. Scenario 2 shows the position where 170 windfall dwellings are built each year between 2009/10 and 2025/26, so exceeding the 8,000 target by 1,072 dwellings. The data tables are also shown. These figures are based upon data in the Strategic Housing Land Availability Assessment Update Report 1b (December 2009).

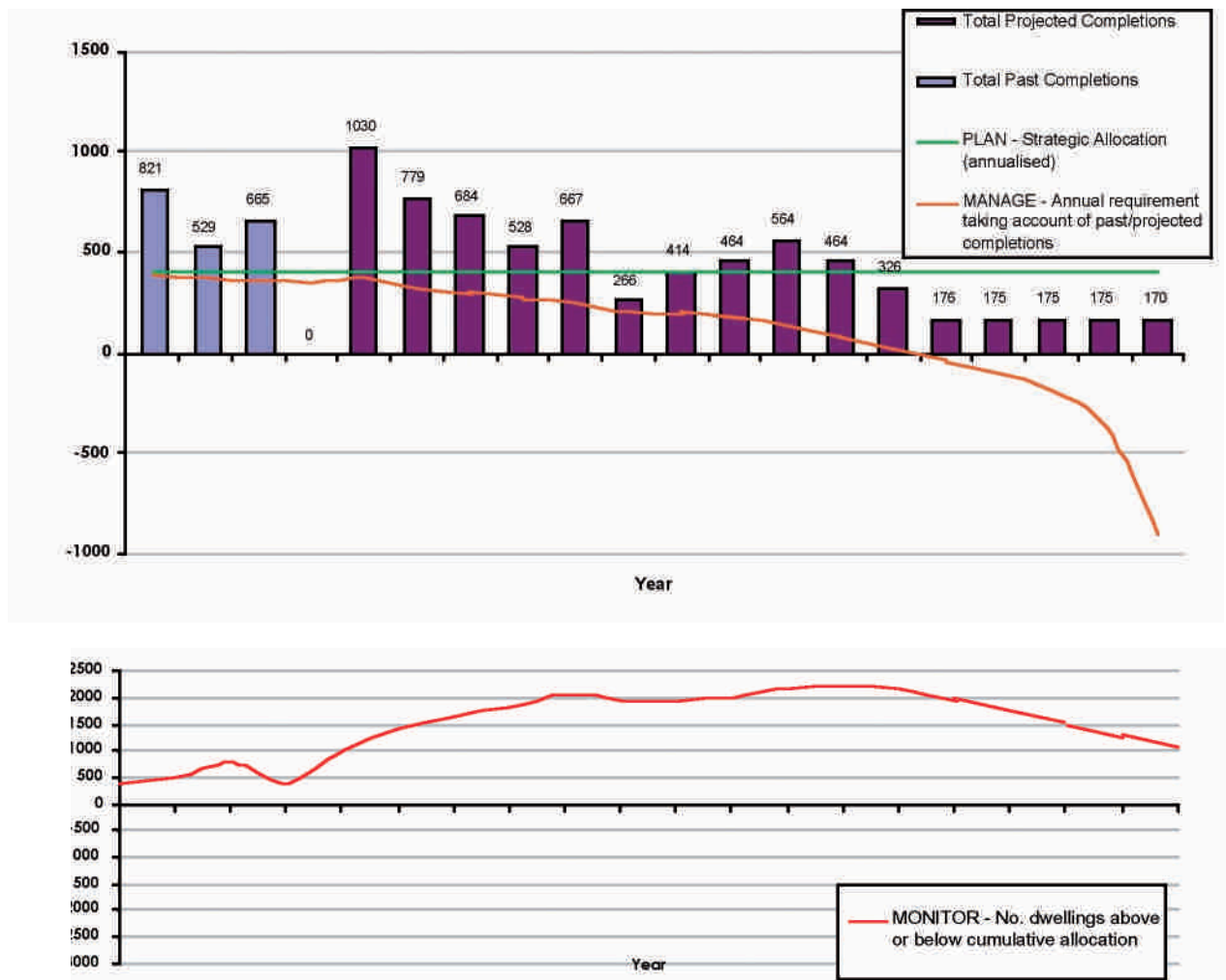
Scenario 1: Housing trajectory and monitor 2006-2026 (no windfalls)



* see footnote # on first page of Appendix 4

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	TOTAL
Residential allocated sites (deliverable)					115	115	115	115	115												575
Residential allocated sites (developable)					144	144	144	143	143	73	73	73	73	73	6	6	5	5	5		1110
Employment sites					2	2	2	2	2	4	3	3	3	3							26
Non-residential allocated sites																					0
Suitable sites with planning permission (large)					250	100	59														409
Suitable sites with planning permission (small)					250	150	96														496
Sites where permission refused but principle acceptable					3	3	3	3	3												15
Suitable sites pending decision					12	11	11	11	11												56
Basic desktop study					64	64	64	64	63	19	18	18	18	18							410
Detailed map survey																					0
Open space					20	20	20	20	20												100
Green belt land									140												140
Core Strategy strategic sites											150	200	300	200	150						1000
Nature conservation sites																					0
Small windfall sites																					0
Total Past Completions	821	529	665																		-
Total Projected Completions				0*	860	609	514	358	497	96	244	294	394	294	156	6	5	5	5	0	6352
Cumulative Completions	821	1350	2015	2015	2875	3484	3998	4356	4853	4949	5193	5487	5881	6175	6331	6337	6342	6347	6352	6352	-
PLAN - Strategic Allocation (annualised)	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
MONITOR - No. dwellings above or below cumulative allocation	421	550	815	415	875	1084	1198	1156	1253	949	793	687	681	575	331	-63	-458	-853	-1248	-1648	-
MANAGE - Annual requirement taking account of past/projected completions	400	378	369	352	374	342	323	308	304	286	305	312	314	303	304	334	416	553	827	1648	-

Scenario 2: Housing trajectory and monitor 2006-2026 (with windfalls)



* see footnote # on first page of Appendix 4

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	TOTAL
Residential allocated sites (deliverable)					115	115	115	115	115												575
Residential allocated sites (developable)					144	144	144	143	143	73	73	73	73	73	6	6	5	5	5		1110
Employment sites					2	2	2	2	2	4	3	3	3	3							26
Non-residential allocated sites																					0
Suitable sites with planning permission (large)				250		100	59														409
Suitable sites with planning permission (small)				250		150	96														496
Sites where permission refused but principle acceptable				3	3	3	3	3	3												15
Suitable sites pending decision				12	11	11	11	11	11												56
Basic desktop study				64	64	64	64	64	63	19	18	18	18	18							410
Detailed map survey																					0
Open space				20	20	20	20	20	20												100
Green belt land									140												140
Core Strategy strategic sites											150	200	300	200	150						1000
Nature conservation sites																					0
Windfall sites					170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	2720
Total Past Completions	821	529	665																		-
Total Projected Completions				0*	1030	779	684	528	667	266	414	464	564	464	326	176	175	175	175	170	9072
Cumulative Completions	821	1350	2015	2015	3045	3824	4508	5036	5703	5969	6383	6847	7411	7875	8201	8377	8552	8727	8902	9072	-
PLAN - Strategic Allocation (annualised)	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
MONITOR - No. dwellings above or below cumulative allocation	421	550	815	415	1045	1424	1708	1836	2103	1969	1983	2047	2211	2275	2201	1977	1752	1527	1302	1072	-
MANAGE - Annual requirement taking account of past/projected completions	400	378	369	352	374	330	298	269	247	209	203	180	144	84	21	-40	-94	-184	-364	-902	-

APPENDIX 5:

Neighbourhood Centres

Neighbourhood centres comprise a cluster of Class A uses in close proximity. The following is a list of current neighbourhood centres:

1. Kendall Crescent, Cutteslowe
2. North Parade Avenue, Walton Manor
3. Westlands Drive, Northway
4. Cherwell Drive, Marston
5. Old Marston Road, New Marston
6. Underhill Circus, Barton
7. Roundway and London Road, Risinghurst
8. Girdlestone Road, New Headington
9. Atkyns Road, Wood Farm
10. Cinnaminta Road, The Slade
11. Wilkins Road
12. Iffley Road
13. Oxford Road, Temple Cowley
14. Rose Hill
15. Barns Road, Blackbird Leys
16. Cowley Road, Littlemore
17. Balfour Road, Blackbird Leys
18. Abingdon Road, Grandpont
19. Abingdon Road, New Hinksey
20. Botley Road, New Botley
21. Belsyre Court, Woodstock Road
22. St. Nicholas Road, Littlemore
23. Hollow Way

Planning Policy Team

Oxford City Council
St Aldate's Chambers
109-113 St Aldate's
Oxford OX1 1DS

www.oxford.gov.uk

E: planningpolicy@oxford.gov.uk

T: 01865 252847 F: 01865 252144



If you would like a copy of this leaflet in a different language or in large print or would like further information, please contact the Planning Policy Team.

Translations available

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