

SITES AND HOUSING

Development Plan Document

Preferred Options

Consultation document

May 2011



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Foreword

We want to help shape Oxford to make it a more sustainable and a more affordable place to live and work. The recently adopted Core Strategy had a big challenge on its hands - how to best meet the housing and economic needs of Oxford to maintain a world class city with many important historical and natural assets. We had to make some difficult decisions but we believe we have delivered the best Core Strategy for a sustainable Oxford for the years to come. We are now developing the Sites and Housing DPD which will help deliver some of the more detailed matters emerging from the Core Strategy.

The Sites and Housing DPD is set out in two parts. Part A is the “Housing Policies” part and Part B is the “Site Allocations” part. Both will focus on the Core Strategy, the Oxford Sustainable Community Strategy and the City Council’s Corporate Plan key aims of delivering more housing, including more affordable housing.

The Housing Policies will include new policies against which planning applications for residential development will be judged. It will seek to deliver mixed and balanced communities across Oxford. It will set a clear framework for delivering energy efficient, sustainable homes. It will ensure high quality design to provide the best quality of life for occupants of new houses and preserve the amenity and character of local neighbourhoods. It will help improve the balance of different types of specialist accommodation such as student accommodation and houses in multiple occupation.

The Site Allocations will allocate sites for different types of development, in particular housing. These allocations will help direct and encourage developments that will deliver new affordable housing and that will help maintain a sustainable economy and support our key employment sectors focussing them on existing sites. It will promote sites to help take students out of family housing. It will reduce the need to travel and focus development in accessible locations. It will regenerate sites and make full and efficient use of land. The site allocations will encourage landowners not to leave sites sitting empty and for institutions to make better use of their existing sites. With little land to go around we must make much better use of land and not be wasteful.

Executive Summary

- i) The Sites and Housing Development Plan Document (DPD) will be part of Oxford's LDF covering the period to 2026 and will ultimately be one of the documents against which planning applications are judged. The final adopted version of the Sites and Housing DPD will allocate sites for development for housing, employment and other uses and include detailed planning policies that planning applications for residential development will be judged against. The Core Strategy policies make up the 'spatial strategy' for Oxford and the policies in the Sites and Housing need to agree with these. This document sets out preferred options for new housing policies and the allocation of sites.
- ii) Part A focuses on the Housing Policies. This covers all key areas of planning policy relating to residential development, building on the more general policies set out in the Core Strategy. Preferred options are set out on the design of houses and flats, including accessibility and parking issues; energy efficiency and renewable energy; affordable and key worker housing; student accommodation; houses in multiple occupation, and residential boat moorings. The preferred options are the approaches likely to be favoured by the City Council, however alternative options are put forward that have been considered as reasonable, and will be considered further in the light of this consultation. Some options that were considered have been rejected, where the Council considers they conflict with the aims of the Core Strategy, or with the wider best public interest.
- iii) Part B focuses on the Site Allocations. A site allocation is a planning policy that describes what type of land use, or mix of uses, would be acceptable on a specific site. Site allocations are important because they help local people understand what may happen in their neighbourhood in the future and give guidance to developers and landowner and help infrastructure providers plan for future needs. They are a positive policy towards redevelopment of the site and help ensure the right type of development happens in order to meet the aims of the Core Strategy and City Council priorities such as providing more affordable housing, helping to regenerate areas of Oxford and improving the local economy
- iv) An initial list of sites was compiled by contacting landowners and using our local knowledge. This long list of sites was then filtered based on issues including biodiversity, flood zone and Green Belt. This reduced the list to sites that did not have any intrinsic designations preventing development and to sites that met our minimum size criteria. We then consulted the public on these sites in November and December 2010. Some extra sites were identified as a result of the consultation process.
- v) Part B narrows down the options for each of the sites. It shows the steps that we have taken to work out what are the most appropriate options bearing in mind many factors, primarily the Core Strategy. We have given preferred options in most cases with the main focus on providing sites for new housing but we have also made sites available for student accommodation and community uses and have maintained employment sites to ensure that they are not lost to other uses.

Background

The Oxford Local Development Framework

- vi) Planning applications that are submitted to Oxford City Council are judged against the Local Development Framework (LDF). These applications could be anything from small house extensions to larger developments of housing and office development. Oxford's LDF is comprised of the Core Strategy, West End Area Action Plan and saved policies from the Oxford Local Plan 2001-2016 and, at the present time, the South East Plan (see Figure 1). Account must also be taken of national planning policy guidance.
- vii) The documents shown in Figure 1 are at various stages of production. The adopted Core Strategy sets out the spatial planning framework for the development of Oxford up to 2026 and is the overarching document in Oxford's Local Development Framework (LDF). It sets out the scale and general location of future development, and policies to deliver the Core Strategy vision and objectives for the next 15 years.
- viii) The Core Strategy contains high level city-wide (strategic) planning policies including the City Council's approach to development on brownfield, greenfield sites, the Green Belt, the flood plain and areas of ecological interest. It also contains policies on the level of housing development and policies on where employment, retail, university and medical research developments should be directed and allocates large strategic development sites (development sites larger than 10 hectares). The Core Strategy also sets policies for the overarching requirement to provide affordable housing and for universities to provide student accommodation and for sustainable design and construction methods to be used.
- ix) All DPDs must conform to the Core Strategy. Area Action Plans (AAPs) are also DPDs and these provide policy approaches for specific areas of Oxford to support the Core Strategy. Other DPDs will provide more detailed policy approaches for development across the whole of Oxford. Supplementary Planning Documents (SPDs) provide guidance on detailed issues of implementation of policies in the Core Strategy or other DPDs.

Extract from Core Strategy's Issues and Challenges

- x) 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. 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 including a huge demand for affordable and market housing, the need to enabling key employment sectors such as education, healthcare and R&D to continue to flourish, maintaining the city's role as an important regional centre for retail, leisure and cultural activities and meeting the day-to-day needs of Oxford residents including providing well designed, functional and sustainable homes.
- xi) 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. 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.

xii) All the competing pressures on land cannot be accommodated within a city of the size and with the character of Oxford. The overriding challenge for spatial planning is to meet essential needs and then other needs where land supply allows it. When land does become available, the best use of this land must be made. Within the range of development pressures facing the city, particularly important issues for Oxford 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.

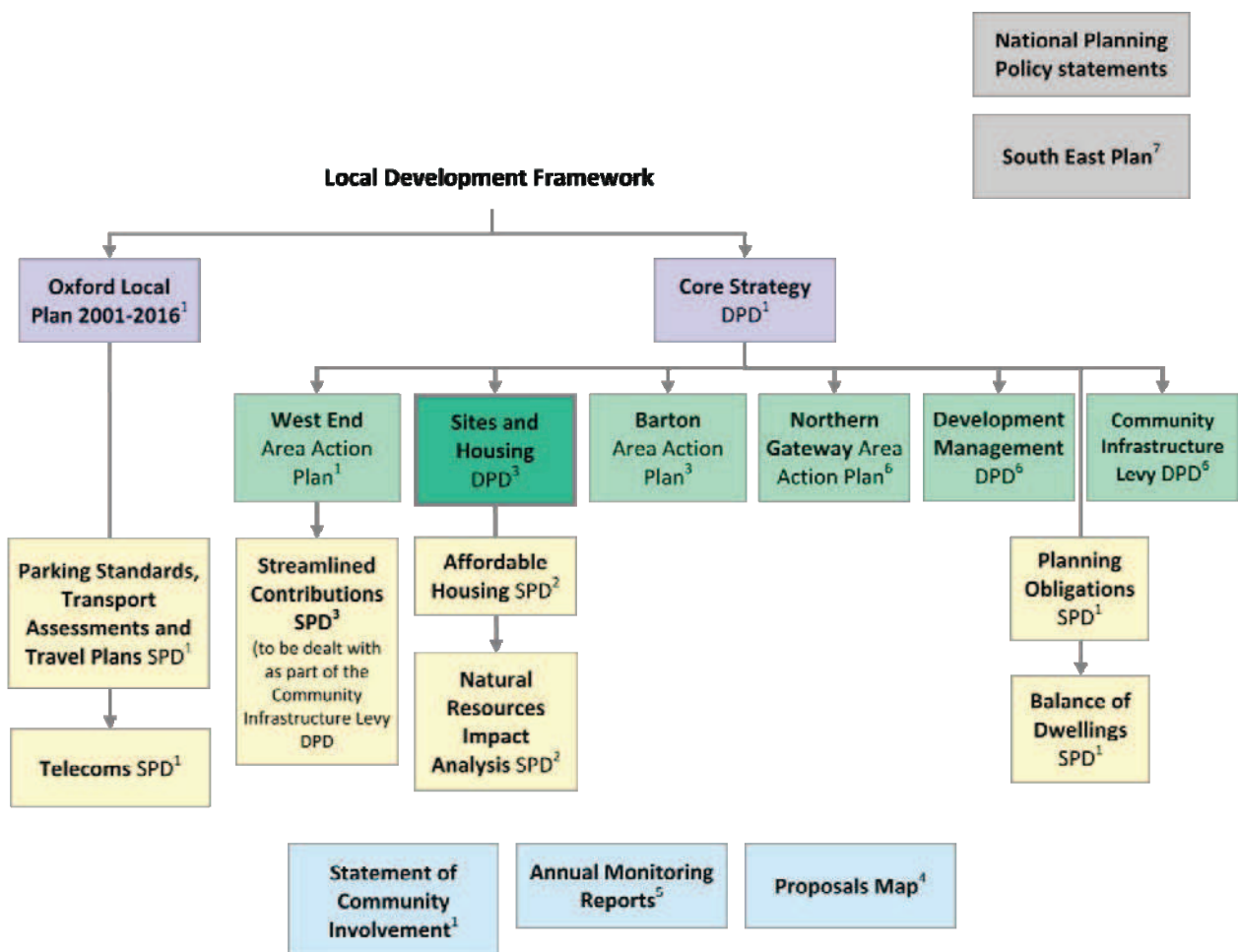


Figure 1: Oxford’s Local Development Framework

- 1 Adopted
- 2 Adopted and to be reviewed
- 3 In production
- 4 Updated when each DPD is adopted
- 5 Updated annually
- 6 Forthcoming
- 7 Proposed to be abolished through the ‘Localism Bill’

What is the Sites and Housing Development Plan Document (DPD)?

xiii) The Sites and Housing DPD will be part of Oxford’s LDF and will ultimately be one of the documents against which planning applications are judged. It will have two roles:

- (1) **Housing Policies (PART A)** to include detailed planning policies that planning applications for residential development will be judged against;
- (2) **Site Allocations (PART B)** to allocate sites for development for housing and other uses.

xiv) Similar site allocation and residential development policies already exist within the Oxford Local Plan 2001-2016 but these needed to be reviewed and many Local Plan policies will be superseded once the Sites and Housing DPD is adopted. Appendix 1 lists the policies proposed to be superseded at that point.

xv) We have produced a series of background papers to help explain aspects of the preferred options document in more detail.

xvi) Figure 2 shows the stages of the DPD and Figure 3 shows an indicative timetable of production.

Figure 2: Stages of the Sites and Housing DPD

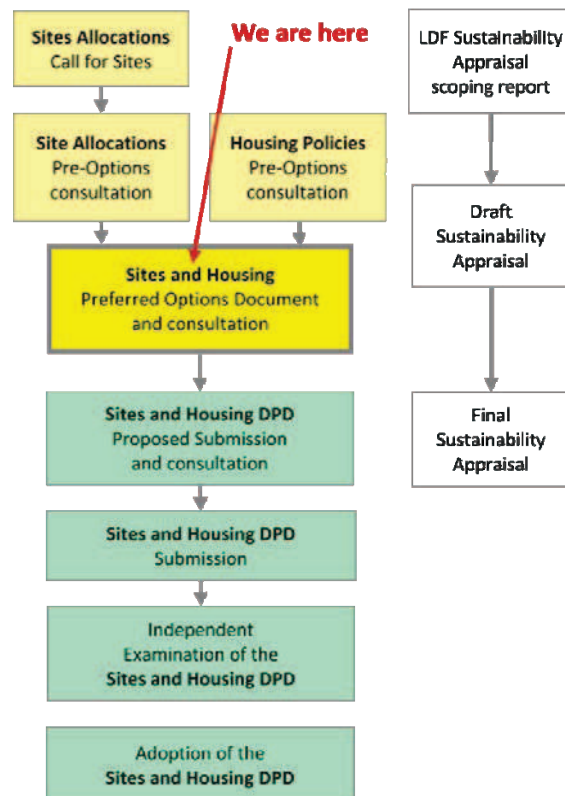


Figure 3: Timetable of the production of the Sites and Housing DPD (indicative)

Undertake Pre-Options informal consultation	Nov/Dec 2010
Publish and consult upon Sites DPD and Housing DPD Preferred Options Documents and draft Sustainability Appraisal (SA)	Jun/Jul 2011
Publish and consult upon Sites and Housing DPD Proposed Submission Document and final SA	Jan/Feb 2012
Submission to Secretary of State	Mar 2012
Examination in Public	Jun 2012
Adopt Sites and Housing DPD	Oct 2012

Sustainability Appraisal and Habitats Regulation Assessment

xvii) In April 2011 we published an updated Sustainability Appraisal Scoping Report. This identifies baseline information regarding social, economic and environmental issues within Oxford and identifies other plans and guidance, to European level, that have a bearing on the formulation of plans within Oxford. It then concludes with a set of sustainability objectives for Oxford's LDF documents to be assessed against.

xviii) A draft Sustainability Appraisal (SA) assesses the objectives of the Sites and Housing DPD (Sections A1 and B1) against the SA objectives to confirm general consistencies between the two sets of objectives. The role of the DPD, in implementing and reflecting the Sites and Housing DPD objectives, should ensure that it scores positively when appraised against the sustainability objectives.

xix) As the preferred options for the Sites and Housing DPD were developed, the draft SA assessed the DPD options against the SA objectives to predict and evaluate the effects of the options. The preferred option need not be the most sustainable, but the SA can suggest how to make each option more sustainable. The SA process has fed into the housing options to ensure all aspects of sustainability have been properly considered. The SA made suggestions for mitigation on about half of the sites considered in the Preferred Options and these suggestions are carried through into the options for the individual sites in Section B4.

xx) The Habitats Regulation Assessment requires an Appropriate Assessment on any plan which could alone, or in combination, have a significant effect on a European designated site. We will undertake a screening process to determine whether or not the DPD will have a significant effect on the European designated Special Area of Conservation at Port Meadow. This screening opinion will be submitted to Natural England. If it is likely to have a significant effect we will undertake an Appropriate Assessment to inform the Proposed Submission stage.

How to comment on this document

We are seeking comments on this document for 6 weeks between **xx June 2011** and **xx July 2011**.

You may comment on any part of the document but here are some questions to help you:

PART A – Housing Policies

- **Do you agree with the objectives for the Housing Policies? (Section A1)**
- **For any of the subject areas, do you agree with the preferred option? If not, which would be your preferred option and why? (Sections A2-A4)**
- **Are there any amendments or additions that might make a preferred option acceptable? (Sections A2-A4)**

PART B – Site allocations

- **Do you agree with the objectives for the Site Allocations? (Section B1)**
- **Are there any sites that we rejected at the Pre-Options filtering stage that you think should not have been rejected? (Appendix 4)**
- **For any of the individual sites, do you agree with the preferred option? If not, which would be your preferred option and why? (Section B4)**
- **Are there any amendments or additions that might make a preferred option acceptable? This could include the protection of certain features on the site, a specific access defined, habitat improvements or identifying where open space should be placed on the site (Section B4)**

You may comment on this document using one of the following methods:

- Answer the questions from this document through our **online consultation system** at www.oxford.gov.uk/consultation; or
- **Email** a completed electronic comment form to us at planningpolicy@oxford.gov.uk; or
- **Post** a completed comment form to us at **Planning Policy, Oxford City Council, Ramsay House, 10 St Ebbes St, Oxford, OX1 1PT**

The form for emailing or posting is available to download from www.oxford.gov.uk/sitesandhousing or paper copies can be picked up from our Ramsay House office (see above) or by calling one of the Planning Policy team on (01865) 252847.

Please ensure your comments reach us by the end of **xx July 2011**

Part A: Housing Policies

Section A1

Introduction to Housing Policies

Introduction

A1.1 The first part of this Preferred Options document looks at how Oxford City Council are likely to review the Local Plan policies that guide residential development. The new policies will be used to determine planning applications for new residential development. They will replace all of the policies in Section 7.0 – Housing of the Oxford Local Plan, and will update some saved policies elsewhere in the Local Plan.

A1.2 Part A therefore sets out options for how the City Council might approach a range of issues in managing residential development of all types and size. This includes specialist forms of housing that are common in Oxford, such as student accommodation and houses in multiple occupation (HMOs) as well as single household houses and flats.

A1.3 Most of Part A sets out two or more options for how we might write a new policy on that area. One of these is always identified as a ‘preferred option’. The preferred option is the one currently favoured by the City Council. However, alternative options are set out alongside the preferred option, which the City Council would still consider, depending on the outcome of this consultation. Many of the sections below also set out a ‘rejected option’, which the Council considers conflict with the aims of the Core Strategy or with the wider best public interest.

Pre-Options Public Consultation

A1.4 In November and December 2010, people were encouraged to come along to consultation events held in 5 sessions across the city. We wanted to give people a chance to have their say, and there were a number of ways they could comment at the events. To stimulate thought and discussion we had some introductory boards that listed questions to think about, for example should the affordable housing threshold be changed; should we be giving more, or less, priority to allocating land for student accommodation; is the aim of achieving excellence in sustainability more or less important than providing affordable housing? These boards also gave background information to ensure people were aware of constraints and parameters, for example high level strategic planning policies already in the Core Strategy, the influence of other strategies, policies and statutory bodies and the importance of being able to deliver.

A1.5 To help people comment on housing issues, five boards were set up giving an overview of issues with ‘thought bubble’ spaces where people could add their thoughts using post-it notes. There was also a facilitated housing discussion table. Displayed on this table were charts showing local ‘characters’ representing the communities of Oxford, expressing views on the issues by way of speech bubbles. People could place coloured dots to show whether they agreed or disagreed with these views, and use post-it notes to add their own thoughts.

A1.6 In February 2011, the full results of the consultation were published on the City Council’s website as a consultation report. Reference should be made to this to see the details of people’s thoughts and comments on the issues. In the sections below, an overview of comments made in response to each issue is reported.

Objectives of the Housing DPD

A1.7 Development Plan Documents are required to have a set of objectives which are used to inform policy development, and to aid assessment against the Sustainability Appraisal objectives. The Core Strategy provides the framework for the Policies DPD, so its objectives need to be drawn from or reflect the objectives and policies of the Core Strategy.

A1.8 Much of the Core Strategy Vision, and many of the spatial objectives, is relevant to the Housing Policies. In particular, the Vision aspires to:

- match growth and change with the highest standards of environmental protection and management;
- ensure that everyone has opportunities to achieve a high quality of life;
- enhance and conserve the City's outstanding heritage and its most prized green spaces;
- improve the public realm, reduce the fear of crime and achieve a standard of architecture and design that upholds Oxford's worldwide reputation;
- provide more affordable homes;
- establish mixed communities to provide a sense of place and build local identities;
- through good housing, improve our social, environmental and economic well-being, and, through good design, reduce our carbon footprint.

A1.9 Especially relevant Core Strategy Spatial Objectives are:

- plan for an appropriate mix of housing tenures, types and sizes to meet existing needs and future population growth;
- 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 distinctive character of each neighbourhood;
- 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;
- preserve and enhance Oxford's exceptional historic legacy of archaeology and monuments, buildings, designated landscapes, important views and setting, and the distinctive townscape characteristics.

A1.10 Some of these objectives have already been developed into policies in the Core Strategy (for example, developing in accessible locations (Policies CS1 and CS13), and enhancing biodiversity (Policy CS12). The main aim of the Housing DPD is to enable housing growth to help meet need, and promote balanced communities, quality of life and good design. Applying this aim, and the relevant Core Strategy objectives, to the scope of the Housing DPD, we have developed four objectives to guide its development:

Housing DPD Plan Objectives

Objective 1: Reduce carbon emissions from new residential development and move towards Zero Carbon standards in all developments.

Objective 2: Increase the supply of affordable housing in Oxford, reflecting local demand for different types of tenure.

Objective 3: Ensure all new residential development achieves high design quality, to provide good quality of life to its occupants, and enhances or preserves the amenity and character of neighbourhoods.

Objective 4: Improve the balance of residential accommodation types across Oxford, including student accommodation, houses in multiple occupation and other forms of specialist housing.

Section A2 Core principles and standards

Design, character and context

Overview

A2.1 Well designed buildings and spaces are vital to an area’s character and distinctiveness. Good design is therefore the starting point for all residential development. The options below consider core design principles for residential development. Some options relate specifically to developing on residential garden land.

A2.2 At public consultation, some people stressed the need for development to enhance character, which includes designing at appropriate densities. There were mixed views on the appropriateness of developing residential garden land for housing.

Evidence

A2.3 At the time of writing, national Planning Policy Statements PPS1 (General Principles) and PPS3 (Housing) strongly promote high quality inclusive design over the lifetime of a development. This applies to the wider area as well as individual buildings. In particular, scale and density, and connections with the wider community, spaces and services are highlighted as crucial to successful residential development.

A2.4 Both PPS1 and PPS3 also promote mixed and diverse communities, to include a variety of housing types.

A2.5 There are a number of best practice resources in circulation that advise on how to achieve good design in its context. A useful tool, promoted by CABE (now part of the Design Council), is the Building for Life toolkit.¹ New housing developments are scored against a set of 20 criteria to assess the quality of their design. Higher scores of 14 or more can be awarded a ‘silver’ or ‘gold’ standard. The criteria cover four distinct categories:

- Environment and Community: requiring protection or enhancement of the environment, and provision of facilities for

CORE STRATEGY SAYS...

Policy CS18

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.*

Planning permission will only be granted for development that:

- *respects and draws inspiration from Oxford’s unique historic environment, both above and below ground;*
- *respects the unique townscape and character that exists in different areas of Oxford;*
- *preserves and enhances the character and appearance of the surrounding area, and does not have any adverse impact on historic buildings, their settings, or on views of the skyline of the historic centre.*

SAVED LOCAL PLAN POLICIES SAVE OR DELETE?

CP.1 , CP.9, CP.11	(Core Design Principles)	Save all
HE.1 – HE.4, HE.6 – HE.10	(Historic Environment and Archaeology)	Save all
HS.22	New public open space	Delete
HS.23	Children’s play space	Delete

¹ www.buildingforlife.org

the local community;

- Character: requiring a distinct character whilst exploiting local context;
- Streets, Parking and Pedestrianisation: requiring well-designed streets and parking provision, that do not dominate buildings, and are people and pedestrian friendly;
- Design and Consultation: requiring good design, architecture and adaptability, and uses of construction techniques that enhance performance and quality.

A2.6 The Building for Life toolkit is generally more suitable for developments of 10 or more dwellings, as it covers things such as street design, connectivity and communal space. Some criteria are nevertheless valid for helping to assess the functionality, attractiveness and sustainability of smaller developments.

A2.7 Locally, the Oxford Landscape Character Assessment provides a local context for design considerations. In addition, the Council is rolling out a series of Conservation Area Appraisals. The Council has also prepared a Character Assessment Toolkit, which provides a structure for those proposing development to understand the surrounding environment and context.

A2.8 In 2007, Oxford City Council published the Balance of Dwellings SPD. The evidence base for the SPD showed that new development in Oxford was becoming dominated by small 1- or 2-bedroom dwellings, which can have a significant impact on the character of an area. Core Strategy Policy CS23 (Mix of Housing) promotes a balanced mix of all types of household, within localities and across Oxford as a whole.

PREFERRED Option A

A2.9 The preferred option reflects the Core Policies of the Oxford Local Plan, in promoting a policy that sets out core principles, whilst allowing flexibility. It builds in particular on Core Strategy Policies CS1 (Hierarchy of centres), CS18 (Urban design, townscape character and the historic environment), CS19 (Community safety), CS23 (Mix of housing), and also HS.22 and HS.23 (which relate to provision of new open space in new development).

A2.10 The preferred option policy would also require Building for Life 'silver standard' to be met as a minimum, for sites of 10 or more dwellings. Most developments should aspire to 'gold standard'. This would provide a consistent measure of overall quality, which could be incorporated into the Design and Access Statement.

PREFERRED OPTION A: DESIGN, CHARACTER AND CONTEXT

Include a policy in the Housing DPD that builds on Core Strategy. In addition, require that residential development enhances the character of the area, including its heritage, built and natural features, and reflects the following:

- The mix of dwelling sizes, types and tenures maintained are appropriately balanced, within the site and relative to Oxford as a whole, to reflect demographic and housing needs;
- The density, scale and spacing of buildings should make efficient use of land whilst reflecting the surrounding context, including any impacts on Oxford's heritage assets;
- Landscaping and boundary treatments integrate with the development form, and provide a distinction between private and public space, whilst maintaining natural surveillance of the public realm and, where there is opportunity, include planting and wildlife habitat enhancement;

- proposals should demonstrate that there will be no significant increase in surface water runoff, potentially through the use of sustainable drainage measures;
- gates across street or estate entrances will be resisted;
- The development contributes to a walkable and cycle-able neighbourhood, with streets designed or maintained to encourage human activity and natural surveillance, and slow traffic speeds. Pedestrians should be prioritised (including mobility impaired), whilst accommodating cyclists, buses, motor vehicle access and on-street car parking;
- where 20 or more dwellings are proposed, the developed site should generally provide a minimum of 10% of the total site area as public open space.

Require evidence that developments of 10 or more dwellings have been assessed against the Building for Life framework, and have demonstrably achieved, as a minimum, a score of 14 ('Silver Standard'). However the Council would always expect developers to aspire to a score of 16 or more ('Gold Standard').

REJECTED Option B

A2.11 An alternative option was considered to not include a bespoke policy on design, character and context in the Sites and Housing DPD. Core Strategy Policy CS18 would instead form the basis for assessing design quality. Given the importance of good design, the Council considers it is important to include a policy in the Sites and Housing DPD to support implementation of the Core Strategy.

REJECTED OPTION B: DESIGN, CHARACTER AND CONTEXT

Do not include a policy on design, character and context.

Residential garden land

Overview

A2.12 A contribution has been made to Oxford's delivery of housing from residential garden land in recent years. However, private gardens are valued not only by their owners or occupiers, but often by neighbours who feel they add to the character of an area. They can provide wildlife habitats, a store for surface water following rainfall, and cumulatively help to regulate local and global climate.

A2.13 Planning Policy Statement 3: Housing (PPS3) sets out a definition for 'previously developed land' (often called 'brownfield land'). Recent changes to PPS3 have excluded residential garden land from this definition. This means that gardens can now be treated differently to land that already has houses built upon it. It is therefore necessary for the Council to consider what approach to take to proposals that involve building on garden land.

A2.14 At public consultation, some felt that so-called 'garden-grabbing' and residential infill should generally be resisted. However others felt that this type of development may be appropriate, as long as there was a large enough plot of land available.

Evidence

A2.15 In Oxford, residential garden land development contributed just over 10% of all housing supply during the period 2003/04 to 2007/08. This kind of development can provide opportunities to build homes close to public transport routes, shops and other day-to-day services.

A2.16 Nevertheless, residential gardens can be an important contributor to the character of an area. As noted above, evidence on the character of neighbourhoods in Oxford is currently contained in the Oxford Landscape Character Assessment. The Oxford Character Assessment Toolkit and Conservation Area Appraisals provide additional information to support planning policy in providing information on the character of an area.

PREFERRED Option A

A2.17 Currently, the Council neither defines residential garden land as ‘greenfield’ nor as previously developed land. The preferred option therefore provides a local policy approach of residential garden land.

A2.18 The preferred option seeks to strike a balance between the contribution of gardens to local character, and the need to ensure that suitable land can be used for well-designed residential development. It also seeks to ensure that any negative impacts on biodiversity and surface drainage are properly mitigated.

PREFERRED OPTION A: RESIDENTIAL GARDEN LAND

Include a policy that defines residential garden land as separate from ‘greenfield’ (see definition below), and which requires proposals for development on garden land to comply with the following:

- proposals must respect the character of, and views from, streets, footpaths and other public areas;
- the size of plot to be developed is of an appropriate size to accommodate the proposal, taking account of the scale, layout and spacing of surrounding buildings, and the needs of those likely to occupy the development;
- proposals should not impact on the privacy, standard of daylight and general amenity of neighbouring properties;
- proposals should demonstrate that there will be no net loss of biodiversity value on the site, and where practicable measures to enhance biodiversity through habitat creation or improvement should be incorporated;
- proposals should demonstrate that there will be no significant increase in surface water runoff, potentially through the use of sustainable drainage measures.

For the purposes of the policy, **residential garden land** would be defined as follows:

Outdoor amenity land within the private or shared curtilage of a residential property or properties. Such properties include houses, flats, houses in multiple occupation (HMOs), guest houses, residential care homes and any building that was originally built as a house that has not been substantially altered.

(Outdoor amenity land would include all landscaped areas - whether turfed or planted, or otherwise – including paths, sheds, private driveways and small ancillary outbuildings. In the case

of purpose-built apartment blocks or residential institutions, outdoor amenity land would exclude large communal car parking areas and large communal storage or utility buildings.)

Option B

A2.19 This option would provide a 'light-touch' framework. It would provide a presumption in favour of development on residential garden land, provided that other relevant policies in the Core Strategy and Housing DPD (e.g. dealing with character and neighbourliness) are complied with.

A2.20 This approach may do most to promote infill development in sustainable locations. On the other hand, it would not provide as many safeguards as the preferred option against negative impacts on character, amenity and biodiversity.

ALTERNATIVE OPTION B: RESIDENTIAL GARDEN LAND

Include a policy that distinguishes residential garden land from 'greenfield' (see definition above), and which states planning permission will be granted for residential development on residential garden land, subject to other relevant local planning policies.

REJECTED Option C

A2.21 This alternative option reflects the concern some have expressed over residential garden development. It would put in place a presumption against development on garden land, unless it is infill development (i.e., between existing flank walls or extensions to existing dwellings).

A2.22 This option has been rejected, as there is a significant risk that it could reduce the number of homes built in sustainable locations.

REJECTED OPTION C: RESIDENTIAL GARDEN LAND

Include a policy to state that planning permission will be granted for infill residential development (see definition below), subject to other local planning policies.

For the purposes of this policy, **infill development** would be defined as buildings which are constructed in the space between the side (flank) walls of existing buildings, or which are extensions built onto existing dwellings. The definition would exclude any part of a private residential garden not within the above definition. Such land would be regarded as greenfield.

Policy would refer to Core Strategy Policy CS2, which states that planning permission will not normally be granted for any development on greenfield land (defined to include residential garden land), unless it is specifically allocated for development, or it is required to maintain a five-year rolling housing land supply.

REJECTED Option D

A2.23 An option to judge each case on its merits, in light of national guidance and other LDF policies, was considered. This approach has been rejected, as the changes to PPS3 have resulted in a lack of any specific policy guidance for such proposals.

REJECTED OPTION C: RESIDENTIAL GARDEN LAND

Do not include a policy in the Housing DPD regarding managing development on residential garden land. Assess on a case-by-case basis using national, other DPD and saved policies, and other relevant evidence.

Accessible and adaptable dwellings

Overview of issue

A2.24 The City Council wishes to see new homes built that are accessible to all who may wish to live in them, and visit them, including those with disabilities. It should also be borne in mind that most people will become less mobile generally as they become older, therefore homes should be able to adapt to these changing needs.

A2.25 At public consultation, there were some participants who felt that a higher priority should be given to accessibility issues for disabled people.

Evidence

A2.26 Current building regulations require new developments to have a minimum standard of accessibility to and into the entrance level of a building. However some consider that these minimum statutory standards provide only limited usability within the home for a disabled person.

A2.27 The current Local Plan Policy HS.12 (Adaptable Dwellings) refers to the Lifetime Homes Standard² for new residential development. This is a widely used national standard, which uses technical advice to ensure that the spaces and features in new homes can readily meet the needs of most people, including those with reduced mobility. The Lifetime Homes standard is a website resource, which is updated regularly.

A2.28 The Lifetime Homes website notes that whilst lifetime homes can accommodate or adapt to the needs of many wheelchair users, the standard does not match the enhanced accessibility provided by a property constructed to the Wheelchair Housing Design Standard. Only developments designed to wheelchair housing standards can ensure that not only does a wheelchair user have access to every facility inside and outside of the dwelling, but also has choice on how best to approach (and sometimes adjust) that facility to suit their particular needs.

A2.29 In developing the options below, we have had regard to the policies of the London Plan, which sets strategic planning policies for all London boroughs. The London Plan requires all new homes to meet the Lifetime Homes standard. It also expects 10% of all new homes to be built to be easily adaptable to fully wheelchair accessible.

A2.30 The Council have looked at a regional estimate of households requiring wheelchair accessible dwellings, and applied this to Oxford. Allowance has been made for an assumed backlog of households in need of wheelchair accessible housing. This has led us to conclude that 5% of all new dwellings should be designed as either wheelchair accessible, or easily adaptable to wheelchair accessible, to meet current and future need in Oxford.

CORE STRATEGY SAYS...

Section 7.2

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.

SAVED LOCAL PLAN POLICIES

SAVE OR DELETE?

CP.1 (d)	Development proposals	Save
CP.13	Accessibility	Save
HS.12	Adaptable dwellings	Delete

² www.lifetimehomes.org.uk

PREFERRED Option A

A2.31 The preferred option would ensure that the majority of new dwellings would be designed to lifetime homes standard, thus providing genuine choice for people with mobility issues. It would also ensure that most new dwellings would be adaptable to residents' changing needs. This would help meet the ambitions of the Council to meet housing need, and to reduce the extent of inequality and improve the lives of the most vulnerable members of our society.

PREFERRED OPTION A: ACCESSIBLE AND ADAPTABLE DWELLINGS

Include a policy in the Housing DPD which requires that:

- all new dwellings meet the Lifetime Homes standard, and
- on sites of 4 or more units (gross), at least 5% of all new open market dwellings (or at least 1 dwelling for sites below 20 units) are either wheelchair accessible, or easily adapted for wheelchair use.

Policy to state that where there are over-riding practical or heritage reasons that prevent full compliance with the above, flexibility may be applied as appropriate to the circumstances. For all developments to which the policy applies, the Council would expect evidence to be set out in the Design and Access Statement to demonstrate that the policy has been met.

Option B

A2.32 An alternative option is to require only that all new dwellings are expected to meet the Lifetime Homes standard, with no specific requirement for wheelchair accessible homes. This option may be more likely to help with housing delivery, but would not improve housing choice for wheelchair users.

OPTION B: ACCESSIBLE AND ADAPTABLE DWELLINGS

Include a policy in the Housing DPD which requires that all new dwellings meet the Lifetime Homes standard. Do not specify a requirement for wheelchair accessible homes.

Option C

A2.33 A further alternative is to roll forward Local Plan Policy HS.12 (Adaptable Dwellings). This requires far fewer adaptable dwellings on a given site, and would not greatly improve housing choice for people with mobility issues. It provides decision makers with considerable flexibility in determining what constitutes a 'suitable site' for adaptable dwellings.

OPTION C: ACCESSIBLE AND ADAPTABLE DWELLINGS

Policy to state that the City Council will seek, on suitable sites, at least 15% of new market houses to be easily adapted to meet the needs of people with disabilities.

REJECTED Option D

A2.34 This option would recognise that building regulations ensure that some degree of accessibility for disabled people is mandatory for all new homes. However, the regulations relate mainly to accessibility for visitors, and therefore do little to ensure that homes are suitable for occupation by people with disabilities. The option has been rejected, as it is not considered to promote social inclusion and a mix of housing types.

REJECTED OPTION D: ACCESSIBLE AND ADAPTABLE DWELLINGS

Do not include a policy that requires adaptable lifetime homes or wheelchair accessible homes on new housing sites.

Overview of issue

A2.35 The Core Strategy seeks to ensure that all new residential developments are built in a sustainable way. This is in line with the strategic objective which states: Maximise Oxford’s contribution to tackling the causes of climate change, and minimise the use of non-renewable resources.

A2.36 The Core Strategy acknowledges the national move towards Zero Carbon Developments and also requires that the Natural Resource Impact Analysis (NRIA) checklist is the means to assess this when considering development proposals.

A2.37 Comments from the consultation regarding environmental sustainability in new housing developments were mainly positive. The majority of people were in support of encouraging low carbon and energy efficient housing.

A2.38 It is worth noting that the options in this section deal specifically with residential development. Therefore the NRIA SPD would still be applied to non-residential developments in accordance with Core Strategy Policy CS9 and the NRIA SPD.

Evidence

A2.39 The NRIA SPD was designed to focus on the construction elements of a development (e.g. energy efficiency, water efficiency, renewable energy and use of recycled materials) that make the development itself sustainable. It includes a requirement that any development site of 10 or more homes should generate at least 20% of its energy requirements using renewable energy technologies.

A2.40 Since its introduction in 2006, there has been a general acceptance from the development industry that sustainability considerations need to be factored into the planning of developments. It has been a successful tool in promoting and measuring the sustainability of new developments across Oxford, including the use of small-scale renewable energy generation.

A2.41 Statutory building regulations are not part of the planning system, but have an increasingly important impact on the sustainability of new buildings. ‘Part L’ of these regulations sets minimum standards for energy efficiency in new buildings, including homes. Proposed changes to the Building Regulations to improve energy efficiency in new buildings (Part L) are due in 2013 and 2016. These proposed changes are likely to mirror the higher tier standards set out in the Code for Sustainable Homes.

CORE STRATEGY SAYS...

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 an 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.

SAVED LOCAL PLAN POLICIES

SAVE OR DELETE?

CP.17	Recycled materials	Save
CP.18	Natural Resources Impact Analysis	Save

A2.42 The Code for Sustainable Homes (CfSH) is the Government's chosen methodology for assessing the sustainability of new housing developments. In order to reach a particular level of the CfSH, there are both mandatory and optional categories. If minimum scores are not met in the mandatory categories, a nil rating is gained. One of the mandatory criteria is energy efficiency. The basic standard for meeting this criterion is now incorporated into Part L of the Building Regulations.

Viability

A2.43 The Affordable Housing Viability Study (King Sturge, 2011), examined the likely impact of applying CfSH level 4 from 2013, plus a requirement for 20% of energy requirements to be generated by on-site renewable technologies, on a sample of housing sites across Oxford. This would be additional to other planning obligation (section 106) costs, including provision of 50% of homes as affordable housing. The testing showed that these requirements would not normally make developments of 10 or more dwellings unviable. However this was not the case for the majority of sites of less than 10 dwellings.

Student accommodation

A2.44 The Local Plan set a threshold of 10 houses or flats to trigger a requirement for submitting a completed NRIA checklist. However no specific threshold was set for student accommodation, other than a floorspace threshold of 2,000m², which is more appropriate for non-residential uses. This DPD proposes to set an explicit threshold for qualifying student developments.

A2.45 It is considered that a threshold for student accommodation should be adopted that is broadly equivalent to 10 dwellings, in terms of building footprint. Appropriate thresholds, expressed as floorspace and number of student bedrooms, are set out in the options below.

Preferred Option A: Energy efficiency and natural resources

A2.46 This option would require that development proposals for housing and student developments must produce 20% of their energy from on-site renewable or low carbon technologies.

A2.47 Changes to Part L of the building regulations in 2013 and 2016 will progressively improve energy efficiency in all new developments. The Council considers that after 2013, these improved standards would supersede the energy efficiency standards set out in the NRIA checklist. Furthermore, as the standards would, by law, have to be met prior to occupation of the building, there would be no need for monitoring or enforcement once developments were completed. Building regulation standards do not need to be duplicated in planning policy.

A2.48 It is considered however that compliance with the full NRIA checklist, including the 20% on-site renewable or low-carbon energy requirement, should continue to apply to residential (and student developments) until 2013. This reflects Core Strategy Policy CS9 (Energy and Natural Resources).

A2.49 The changes to the building regulations expected in 2013 and 2016 are likely to mirror the energy efficiency requirements for level 4 and 'zero carbon' standards respectively under the Code for Sustainable Homes. However the improved standards would not require actual on-site renewable or low-carbon energy production. Therefore a local policy requirement for 20% of a site's energy requirements to be generated sustainably, within the site, would be maintained.

A2.50 Oxford has had a long history of success with the NRIA, especially the 20% on-site renewable element. This requirement has applied to residential developments of 10 or more homes. The Council considers a threshold of 10 homes, or the equivalent 20 student rooms, to be a reasonable threshold that maintains viability on all development sites.

PREFERRED OPTION A: ENERGY EFFICIENCY AND NATURAL RESOURCES

Require that qualifying development proposals produce 20% of their energy from on-site renewable or low carbon technologies.

For the purposes of this policy, qualifying developments would be:

- 10 or more dwellings, or
- 20 or more student rooms, or
- 500m² or more of student accommodation even where there are less than 20 rooms.

The NRIA would no longer apply to residential developments or student accommodation from 1st April 2013. From this date, Part L of the Building Regulations will require improved energy efficiency standards in all new homes.

Option B

A2.51 This option builds on the Core Strategy approach, but would incorporate the full Code for Sustainable Homes into planning policy from 2013. As with the preferred option, the NRIA would provide the methodology for assessing the sustainability credentials of new housing developments in Oxford until April 2013. After this, it is considered that some of the standards that are required in new homes to meet level 4 of the Code for Sustainable Homes are directly comparable to specific requirements of the NRIA checklist. An additional requirement would be to provide 20% on-site renewable or low-carbon energy on sites of 10 or more dwellings.

A2.52 The Code for Sustainable Homes (CfSH) goes further than the improved building regulation standards due to come into force in 2013. It is intended to promote even higher standards of sustainable design. For example, it includes more stringent standards on water efficiency. However the standards in CfSH are not statutory, hence it may be difficult to enforce and monitor their implementation, and their effectiveness over time.

A2.53 The different levels of energy efficiency criteria set out in the CfSH mirror the proposed advances and changes up to 2016 in Part L of the Building Regulations. However the CfSH covers a much wider set of sustainability criteria than minimum building regulations. For consistency, the Code for Sustainable Homes criteria would apply to schemes of 10 dwellings or more.

OPTION B: ENERGY EFFICIENCY AND NATURAL RESOURCES

Require that (from 2013) development proposals for 10 dwellings or more meet the following levels of the Code for Sustainable Homes and renewable energy requirements as set out below. The NRIA will continue to be applied to development proposals in its current form (with respect of residential developments until 2013). After 2013, the 20% on-site renewable or low-carbon energy element would continue to apply to 10 dwellings or more:

Year	2010	April 2013	April 2016
Assessment Methodology	NRIA	Code level 4 +20% on-site renewables/ low-carbon	Zero Carbon + 20 on-site renewables/ low-carbon

Require that development proposals for student accommodation (from 2013) meet the following levels of BREEAM Multi-Residential and renewable energy requirements set out below. For student accommodation, the NRIA would apply to development proposals of 20 units or more (or 500 m² or more of student accommodation)

Year	2010	2013	2016
Assessment Methodology	NRIA	BREEAM Multi-Residential Excellent +20% on-site renewables	BREEAM Multi-Residential Outstanding +20% on-site renewables

After 2013, the NRIA would no longer apply to residential developments (including student accommodation).

Option C: Energy efficiency and natural resources

A2.54 The Core Strategy supports the continued use of the NRIA which has been very effective in raising awareness and promoting low carbon and renewable technologies in development proposals. However, the NRIA SPD is becoming less relevant as its requirements are superseded by changes to Part L of the building regulations and the Code for Sustainable Homes.

A2.55 The NRIA SPD would be updated under this option, and would continue to be used after 2013. Nevertheless, a drawback to this approach would be inconsistencies between NRIA requirements and the CfSH, particularly in the method of assessment used.

OPTION C: ENERGY EFFICIENCY AND NATURAL RESOURCES

Maintain the current policy approach. Use the NRIA SPD as the main sustainability checklist for new developments within the City. Update the threshold at which the NRIA is applied in the Housing DPD. Thus defining “qualifying developments” from Core Strategy Policy CS9 as 10 or more residential developments or 20 or more student study rooms.

REJECTED Option D: Energy efficiency and natural resources

A2.56 The above options relate to new build (both housing and student accommodation). However there is also the issue of the existing housing stock. The Energy Savings Trust recommended that the City Council should consider reviewing planning policy to assist reducing the environmental impact of the existing housing stock. This would involve imposing a condition on planning permissions for extensions to people’s homes to require energy efficiency improvements to be made to the rest of the property (this is sometimes referred to as ‘consequential improvements’).

A2.57 The Council’s view is that it would be legally invalid to impose a condition requiring consequential improvements where an application was submitted for an extension to a property. This is because the condition in question would not pass one of the legal tests of planning conditions imposed by the Courts. The legal test in question is that “Conditions must fairly and reasonably relate to the development permitted”³. In this instance

³ The following cases introduced and gave clarification on the use of planning conditions:

Pyx Granite Co Ltd. v Ministry of Housing and Local Government [1958] 1 QB 554

Fawcett Properties Ltd. v Buckingham CC [1961] AC 636; and

Newbury DC v Secretary of State for the Environment [1981] AC 578

the “development permitted” would be the extension and not the remainder of the property. As such it would also be impossible to enforce such a condition. Thus such a condition would also fail the policy test of enforceability as set out in Circular 11/95.

A2.58 The option of including a policy which requires existing properties to make consequential improvements has therefore been rejected. Improvements to the existing building stock would be better addressed by changes to the Building Regulations to require consequential improvements.

REJECTED OPTION E: ENERGY EFFICIENCY AND NATURAL RESOURCES

Do not include a policy promoting ‘consequential improvements’ to existing homes, as such a policy would not meet the tests of fairness and reasonableness applied to planning conditions.

Car and cycle parking

(A) Car Parking

Overview of issue

A2.59 Provision of residential parking should always be carefully considered when planning for new homes. The amount of space given to vehicle parking can take up significant amounts of land. Furthermore, most of Oxford has very good accessibility to local services by walking, cycling and bus travel.

A2.60 However, too little car parking space in residential areas can cause pressure for on-street parking. It is important to balance reasonable provision that meets people's everyday needs with the efficient use of land, good design and with encouraging use of sustainable transport modes.

A2.61 At public consultation, some commented that there is a need to ensure adequate levels of parking in new development. Others felt that private residential parking should be restricted to reduce traffic generation.

Evidence

A2.62 Overall, car ownership in Oxford is significantly below towns elsewhere in Oxfordshire, and in the South East region generally. In 2001, 33% of households in Oxford did not own a car.

A2.63 National evidence suggests a clear link between cars owned per household and the number of trips made per household by car.⁴ Given Oxford's accessible nature, and the need to make efficient use of land, it is therefore not appropriate to make provision for more car parking than is absolutely necessary. However the Council also recognises that parking congestion regularly occurs in areas where the demand for parking by residents outstrips supply.

A2.64 In 2006, the Oxfordshire Design Partnership commissioned Phil Jones Associates with WSP to research residential parking demand across Oxfordshire and suggest revised parking standards to reflect this evidence.⁵ The study found from Census data that dwelling size (number of rooms) and tenure are the most important factors influencing car ownership for a particular property. In Oxford, it was found that car ownership varies significantly between different areas of the city.

Houses in multiple occupation

CORE STRATEGY SAYS...

Policy CS13

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 proposals. Low-parking development and car clubs will be sought in locations highly accessible by walking, cycling and public transport.

SAVED LOCAL PLAN POLICIES

SAVE OR DELETE?

CP.1 (c)	Development proposals	Save
CP.6 (e)	Efficient use of land and density	Save
TR.1	Transport Assessment	Save
TR.2	Travel Plans	Save
TR.3	Car parking standards	Save
TR.4	Pedestrian and cycle facilities	Save

⁴ Transport trends: 2009 Edition (DfT, 2009)

⁵ Residential Parking Research and Draft Guidance (Phil Jones Associates in association with WSP, May 2008)

A2.65 The Council is aware that particular parking pressures can occur where there are large concentrations of houses in multiple occupation (HMOs). The Council will from February 2012 have planning controls over the creation of new HMOs (3 or more unrelated occupants), and will have regard to the impact on on-street parking in determining applications for HMOs. When considering HMO applications, the Council will need to carefully assess whether additional parking is necessary to make any given HMO proposal acceptable, having regard to the adopted standard for HMOs, the size and nature of the dwelling as existing, and existing parking pressures.

Purpose-built student accommodation

A2.66 The Core Strategy Policy CS25 states that for new student accommodation, an undertaking will be secured that students do not bring cars into Oxford. In line with the Core Strategy, parking provision for new student halls will only be permitted for disabled students (blue badge holders).

A2.67 In controlled parking zones, the car-free status of student accommodation can be readily enforced by excluding the new building from any entitlement to resident permits. For developments outside of CPZs, the Council works closely with the developer and relevant institution, to ensure that, through penalties attached to occupants' lease agreements, there is a strong deterrent against students bringing cars into Oxford.

Retirement homes, nursing homes and extra care housing

A2.68 The Council's experience of specialist forms of residential development, such as extra care housing, retirement homes, and nursing homes, is that the current Local Plan standards make appropriate provision for occupants' and visitors' parking needs.

PREFERRED Option A

A2.69 The Phil Jones Associates / WSP Residential Parking Study sets out guideline parking standards that would be applicable to suburban areas of Oxford. The report recommended that it is feasible to design for car ownership below demand levels in more urban areas of the city.

A2.70 A key recommendation of the parking study report was to set out local parking standards that take greater account of the impact of allocating parking spaces to particular properties. In general, it is more efficient for residential parking to be provided as unallocated (i.e. on the street), as it can be used more flexibly throughout the day. Therefore, less parking will be required overall where some of the provision is shared between all residents and their visitors.

A2.71 Taking account of the study findings, the Preferred Option sets out maximum parking standards for 1, 2, 3 and 4+ bedroom dwellings. As these are maxima based on market housing, and include a 'growth factor' to allow for an increase in car ownership, they should accommodate all reasonable parking demands, whether in an urban or suburban neighbourhood. The option also allows for lower provision to be made in appropriate circumstances, such as for infill development in high-density urban locations, or where low-car or car-free development is deemed appropriate.

A2.72 The West End Area Action Plan sets more restrictive residential parking standards that are specific to the City centre's West End. The Transport Central Area (TCA), defined on the Oxford Proposals map, is the wider City centre where robust parking restraint measures are promoted. It is proposed that the West End standards are in future applied across the whole of the TCA.

A2.73 Separate standards are put forward for HMOs, student accommodation and specialist care housing. The standard for HMOs reflects the findings of the parking study, which showed that rented properties tend to have lower car ownership than owner-occupied ones. The current local plan standard of 1 space per 2 habitable rooms is therefore suggested as an appropriate maximum standard. Similarly, for other forms of specialist housing, the current local plan standard is suggested as appropriate.

PREFERRED OPTION A: RESIDENTIAL CAR PARKING

Outside the Transport Central Area (TCA), adopt maximum parking standards for houses and flats as set out in the PJA/WSP Residential Parking Standards report. Within the Transport Central Area, adopt maximum parking standards equivalent to those set out in the West End Area Action Plan:

Houses	1 space per dwelling
Flats	Disabled parking only

For other types of housing, readopt the maximum parking standards set out in the Oxford Local Plan.

The proposed standards for houses and flats outside the TCA are shown below. These include any spaces allocated to a property, and additional provision to be shared between all residents and visitors (whether or not in a CPZ):

<i>Bedrooms</i>	<i>Maximum parking spaces, per dwelling (total), where there is:</i>		
	<i>no parking allocated</i>	<i>1 space allocated</i>	<i>2 spaces allocated</i>
1 (inc. studios)	1.0	1.4	not permitted
2	1.5	1.7	2.3
3	1.8	1.9	2.4
4 +	2.1	2.2	2.5
HMO (C4 / Sui Generis)	1 space per 2 habitable rooms where deemed necessary		
Student accommodation	Disabled parking only (to be decided on merits using a guideline 5% of study bedrooms to provide for disabled parking)		
Retirement homes	1 space per 2 units (plus, 1 space per 2 staff)		
Sheltered / extra care homes	1 space per 2 units (plus, 1 space per 2 staff)		
Nursing homes	1 space per 3 units (plus, 1 space per 2 staff)		

Where applicable, the Council would additionally permit up to 1 additional space per staff member who permanently lives on the site. No staff parking would be permitted within the Transport Central Area, except for limited disabled provision.

The proposed maximum standards within the TCA are as follows:

1 space per house

Disabled parking only for flats and HMOs (to be decided on its merits using a guideline 5% of units to provide for disabled parking).

For all proposals, the context and character of the area would be material in determining appropriate parking provision. Parking below the maximum standard may be appropriate for infill development in high density areas, or where a controlled parking zone is in operation. Car-free housing and car clubs would be encouraged in suitable locations.

Policy would require parking provision to be designed to be well-integrated with the development. All proposals that involve creating a new vehicular access would be expected to provide some shared, 'off-plot' spaces, available to all residents and visitors, in line with the above standards.

The Parking Standards SPD would continue to provide further guidance on these matters.

Option B

A2.74 The Oxford Local Plan Appendix 3 includes residential parking standards, that distinguish the Transport Central Area as suitable for lower residential parking provision, including some car-free housing.

A2.75 Option B rolls forward the existing Local Plan approach. It therefore represents ‘business as usual’. However this approach does not fully reflect the updated evidence explained above, or the greater focus on shared on-street parking for new developments.

OPTION B: CAR PARKING

Outside the Transport Central Area (TCA), adopt the following maximum car parking standards for houses and flats:

Small-scale development: Provision to reflect the traditional layout of the properties surrounding it, up to a maximum provision of:

1 bedroom dwelling:	1 space
2/3 bedroom dwelling:	2 spaces
4+ bedroom dwelling:	3 spaces

Larger development (where a new access road is created): A maximum of two on-plot spaces per dwelling, with the overall provision across the development not to exceed the following maximum standards:

Dwellings of up to 2 bedrooms:	1.5 spaces
Dwellings of 3 bedrooms or more:	2.5 spaces

Some of this provision should be off-plot so that it is able to be shared and made available for visitors.

Within the TCA, a maximum of one off-street space per dwelling would be permitted as there are excellent alternatives to the car. (Note there are separate adopted standards for the West End area which are set out in the West End Area Action Plan.)

REJECTED Option C

A2.76 The Residential Parking Standards report recommends that it is feasible to design for car ownership below demand levels in more urban areas of the city. However this does not necessarily apply to the less densely developed ‘outer Oxford’ wards, where car ownership is on average higher.

A2.77 This option therefore proposes applying *minimum* car parking standards across much of the City. It has been rejected as it is considered to conflict directly with the Core Strategy objectives to use land efficiently, and to promote a reduction in car use, minimise the impact of traffic, and encourage walking, cycling and public transport.

REJECTED OPTION C: CAR PARKING

Define an ‘Inner Oxford parking zone’ on the Oxford Proposals Map to include the following wards: Holywell, Carfax, North, Jericho & Osney, Hinksey Park, Iffley Fields, St Mary’s and St Clements. Define remaining wards as ‘Outer Oxford parking zone’ on the Proposals Map.

Within the Inner Zone, apply *maximum* parking standards for houses and flats using the figures set out in the Preferred Option (outside transport central area) for all residential types of development.

Within the Outer Zone, apply these same standards as *minimum* parking standards, again using the figures set out in the Preferred Option (outside transport central area) for all residential types of development.

(B) Cycle Parking

Overview of issue

A2.78 One of the objectives of the Oxford Core Strategy is to “*promote a reduction in car use, minimise the impact of traffic, and encourage walking, cycling and the use of public transport.*” As a compact, urban city, Oxford already supports a thriving cycling culture, and provides opportunity to further promote cycling as people’s first choice for travel. A fundamental building block of enabling cycling is the provision of secure cycle storage within people’s homes.

A2.79 At public consultation, many people responded positively to the idea of prioritising cycle parking in new developments over car parking.

Evidence

A2.80 The Residential Parking Study⁶ surveyed a sample of Oxford households to assess average cycle ownership. It found that cycle ownership was greater in Oxford than in other parts of Oxfordshire. The average number of bikes owned by households living in houses was 2.65, and the average for households living in flats was 0.97.

Student accommodation

A2.81 Oxford Brookes University’s Green Travel Plan sets a target for 2015 of 12% of all its students to cycle to their place of study. However this covers all their campuses, including Wheatley and Harcourt Hill, and allows for a significant number of part-time students who do not live locally and therefore do not have the option of cycling. The highest target for trips by cycle relates to the School of Health and Social Care (Marston Road), which has a target of 25% of trips by cycle in 2015.

A2.82 A survey of University of Oxford students in 2009 found that 59% of all students who responded to the survey own a bicycle in Oxford. 41% of respondents said that they usually cycle to their normal place of study (compared with 52% who walked).⁷

A2.83 The Core Strategy states that occupants of all new student accommodation will be prohibited from bringing a car into Oxford, through applying an appropriate condition. This will include halls of residence occupied by students of private colleges and language schools. It is therefore important that the majority of students living in new purpose-built accommodation have the opportunity of owning a bike, for study, leisure and work purposes.

Houses in multiple occupation

A2.84 HMOs are often occupied by those studying in Oxford, many of whom rely on cycling as a cheap and convenient way of moving between home and potentially many study bases. Many people who work in Oxford

⁶ Residential Parking Research and Draft Guidance (Phil Jones Associates in association with WSP, May 2008)

⁷ Information provided by University of Oxford Estates Directorate

are also known to live in HMOs, particularly those on modest incomes, for whom cycling will also be popular. A higher requirement for HMOs compared with single household dwellings is therefore considered appropriate.

Retirement homes, nursing homes and extra care housing

A2.85 People who live in retirement homes or in extra care housing are less likely to own or regularly use cycles. Those who live in nursing homes are even less likely to cycle. Therefore, it is reasonable for these types of development to make provision on merit, to include some staff provision.

PREFERRED Option A

A2.86 It is clear from the Residential Parking Research survey that the average number of cycles per household is significantly different for houses and flats. It also indicates that the current local plan standard of 2 spaces per dwelling may not provide sufficiently for all houses.

A2.87 The Preferred Option reflects this up-to-date evidence. It also reflects the need to aspire to greater levels of cycle ownership, which in turn may result in an overall increase in cycling as a mainstream travel choice.

A2.88 The standard of provision for student accommodation gives flexibility, taking into account that more students may choose to cycle when living further away from their places of study (whereas those within close proximity are more likely to walk). The standard for HMOs, residential conversions and some infill developments on constrained plots may also need to be applied flexibly, to take account of context, location and access.

PREFERRED OPTION A: CYCLE PARKING

Adopt the following minimum standards for cycle parking for houses and flats:

Houses and flats of 3 or more bedrooms: 3 spaces per unit

Houses and flats up to 2 bedrooms: 2 spaces per unit

Adopt the following minimum standards for student accommodation:

A minimum 3 spaces for every 4 study bedrooms

Policy would state that a reduced standard of 1 space for every 2 study bedrooms may be accepted where proposals are located close to the institution where most of its occupants will be studying.

Adopt the following minimum standard for HMOs:

A minimum of 1 space per occupant

Policy would state that flexibility may, as an exception, be applied to the standard for HMOs, residential conversions or some infill developments where over-riding site-specific constraints prohibit such provision, and the proposal is acceptable in other respects.

Policy would clarify that main provision for all residential cycle storage must be secure, undercover, preferably enclosed, and provide level, unobstructed external access to the street.

Option B

A2.89 Option B rolls forward the existing requirement as set out in the Oxford Local Plan (Appendix 4), in respect of dwellings and student accommodation. No specific requirement is set out in the Local Plan for HMOs, or any other type of residential development.

OPTION B: CYCLE PARKING

Adopt the following minimum standards for residential cycle parking:

Residential dwellings: 2 spaces per residential unit

Student accommodation: 1 space per 2 resident students, plus 1 space per resident staff

Policy would state that the requirement for residential dwellings would be applied flexibly for HMOs, flats or sheltered accommodation, and, if for a change of use or extension, the feasibility of providing secure cycle parking within the dwelling curtilage would be assessed.

Affordable housing from residential development

Overview of issue

A2.90 In Oxford there is a huge need for affordable housing. The provision of new affordable housing has an important role in delivering mixed and balanced communities, both within a site, and across Oxford as a whole. There is a growing housing crisis in Oxford. Working to increase the provision of affordable, high quality housing is a key priority for the Council.

A2.91 Core Strategy Policy CS25 supports the Council’s objectives of providing an appropriate balance of housing, including a mixture of housing tenures, types and sizes to meet existing need and future population growth. The Core Strategy defines affordable housing as “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.”

A2.92 Public consultation has indicated strong support for requiring a significant proportion of development to be built as affordable housing. Some stressed the importance of fully integrating affordable housing within neighbourhoods.

Evidence

A2.93 Oxford has a huge need for affordable housing. This has been documented by numerous studies. Oxford has been described as a city with London house prices and Midland’s wages. Clearly this creates an affordability gap for many.

A2.94 The Oxfordshire Housing Market Assessment (2007) estimated that the annual shortfall of affordable housing in Oxford from 2011-2016 would be between 1,981 and 4,884 homes per year, taking account of the existing backlog and new households in need of affordable housing. Clearly if every new home built in Oxford was affordable, we would still not meet the need. The annual need will in the future increase as the backlog increases.

A2.95 On average, the cost of buying a home in Oxford far exceeds average incomes, and the cost of renting in the private sector is high. A recent Centre for Cities report⁸ confirms the increasing gap between average Oxford household income and the average cost of a home in the City. Figure 1 below highlights the uniquely poor affordability of housing in Oxford: of all the cities and towns looked at, Oxford has the second highest

CORE STRATEGY SAYS...

Policy CS24

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.

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.

SAVED LOCAL PLAN POLICIES

SAVE OR
DELETE?

HS.4	General requirement to provide affordable housing	Delete
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⁸ Cities Outlook 2011 (Centre for Cities, 2011) <http://www.centreforcities.org/outlook11.html>

house prices (behind London) but wages are similar to those paid in Swindon and Milton Keynes, where house prices are much lower.



Figure 1: City wages & cost of living Source: Cities Outlook 2011 (Centre for Cities, 2011)

Planning policy

A2.96 The Oxford Local Plan expects 50% of a development to be provided as affordable housing from any site of at least 10 dwellings, from any site with capacity to provide 10 dwellings, or on a site of 0.25 hectares or more in area. This is supported by the Affordable Housing SPD (2006) which provides further clarification that the affordable homes should be provided as 80% social rent / 20% shared ownership.

A2.97 Oxford’s Annual Monitoring Report 2010⁸ indicates that the 50% policy requirement was met on nearly all qualifying sites between April 2006 and March 2009, where full planning permission was granted. Over a four year period up until March 2010, 763 new affordable homes were built.⁹ It is clear that since the adoption of the Local Plan, its policies have been very successful in delivering affordable housing.

A2.98 In 2008, the Oxford Strategic Partnership set up an ‘Affordable Housing Select Committee’ to investigate how to deliver more affordable housing.¹⁰ The select committee identified a perverse incentive to under-develop sites which had a capacity of 10 or just over, so that the affordable housing requirement could be avoided. The impact of the 10 threshold has become known as the ‘cliff edge’ due to the sudden ‘jump’ in the cost of developing such sites compared with sites of 9 units or less.

Viability

⁹ Local Development Framework Annual Monitoring Report (December 2010)

¹⁰ Report of the Oxford Strategic Partnership Select Committee on Affordable Housing (Oxford Strategic Partnership, 2008)

A2.99 The City Council appointed property consultants King Sturge to assess the viability of providing affordable housing in the current housing market.¹¹ The viability study concluded that the majority of sites of 10 or more dwellings are viable, where 50% of dwellings are provided as affordable homes, on a no-grant basis, and where 80% of affordable units are provided as social rented units. Full section 106 costs were applied.

A2.100 The viability study identified that sites of less than 10 dwellings were generally not viable with 50% affordable housing provided on-site with full section 106 requirements. These smaller sites can however afford to make a financial contribution towards creating affordable housing elsewhere in Oxford.

Affordable rent

A2.101 The Government has recently introduced a new form of affordable housing, which is called Affordable Rent. Within this model the housing provider can charge up to 80% of the cost that someone would pay in the open market. While the City Council accepts that in parts of the Country this model may work, in Oxford where house prices are high, and market rents are especially high, this model would mean that Affordable Rent would not be affordable to those in greatest housing need. The traditional method of assessing affordability is to assume that no more than 30% of a household's income should be spent on their housing costs. In Oxford, it is highly likely that Affordable Rent would be significantly higher than 30% of the household income of those who we are trying to house.

PREFERRED Option A

A2.102 Local Plan Policy HS.4 has been successful in delivering a significant amount of new affordable housing from new development consisting of 10 or more dwellings, and creating mixed and balanced communities. Given the viability evidence, it is not considered that there is any need to amend this part of the policy.

A2.103 However, much future housing is expected to come from sites of less than 10 dwellings in future years. It is therefore important that these small sites make a contribution to mixed and balanced communities in Oxford.

A2.104 The Council has looked at the viability of these smaller sites of less than 10 units on the basis of making a financial contribution towards the provision of affordable housing elsewhere in Oxford. This would help to achieve the objective of maintaining a mixed and balanced community across Oxford as a whole. The Council found that this requirement maintains sites as viable.

A2.105 Sites of less than 4 units (gross) would be exempted from this policy, in recognition of the practical difficulties in applying the policy to very small developments. However, thresholds used in the final policy may be reviewed subject to the outcome of this consultation, and the Council therefore welcomes further comments.

PREFERRED OPTION A: AFFORDABLE HOUSING FROM RESIDENTIAL DEVELOPMENT

Policy to require that residential development on sites with capacity for 10 or more units, or which have an area of 0.25 hectares or greater, will provide generally a minimum 50% of units on the site as affordable homes.

Of the affordable homes, a minimum 80% must be provided as social rented, with remaining units provided as intermediate housing.

¹¹ Affordable Housing Viability Study (King Sturge, April 2011)

In accordance with Core Strategy Policy CS24, if it can be genuinely demonstrated that this level of provision makes a site unviable, developers and the City Council will work through a cascade approach in the following order until a scheme is made viable:

- firstly, reduce the percentage of affordable housing provided (to a minimum of 40%) by reducing the shared ownership element only;
- secondly, at 40% affordable housing, reintroduce an element of shared ownership incrementally up to 20% of affordable units;
- thirdly, make a financial contribution, that would be agreed as the highest figure possible whilst maintaining viability.

On sites with capacity for between 4 and 9 dwellings, a financial contribution will be required towards affordable housing. This would be used to support the provision of affordable housing elsewhere, towards achieving a mixed and balanced community across Oxford.

Option B

A2.106 Option B would be to apply the current 50% on-site Local Plan policy, but reducing the threshold to 4 dwellings. This option, if deliverable and viable, could achieve a mixed and balanced community on most sites, and increase the overall supply of affordable housing. However, evidence from the Affordable Housing Viability Study suggests that many sites of between 4 and 9 dwellings would be unviable.

OPTION B: AFFORDABLE HOUSING FROM RESIDENTIAL DEVELOPMENT

Policy to require residential development on sites with capacity for 4 or more units to provide generally a minimum 50% of units on the site are provided as affordable homes.

Of the affordable units, a minimum 80% must be provided as social rented, with remaining units provided as intermediate housing.

In accordance with Core Strategy Policy CS24, if it can be demonstrated that this level of provision makes a site unviable, the Council will work through a cascade approach, as set out in Preferred Option A, until a scheme is made viable.

Option C

A2.107 Option C is to only apply the 50% target for residential units *additional* to those built up to the threshold. For example, if 15 houses and flats were built, 3 of these (50% of 15 minus 9) would be provided on-site as affordable units. As this would deliver far less affordable housing on large development sites, a financial contribution would also be required for each dwelling built up to the threshold of 9.

OPTION C: AFFORDABLE HOUSING FROM RESIDENTIAL DEVELOPMENT

Policy to require that residential development complies with the following:

- for sites of 4 to 9 residential units, a financial contribution will be made towards provision of affordable housing. This would be used to support the provision of affordable housing elsewhere, towards achieving a mixed and balanced community across Oxford.

- 50% of all units additional to these first 9 will be provided as affordable housing on the development site. Of this 50%, at least 80% will be provided as social rented units and the remainder as intermediate housing.

In accordance with Core Strategy Policy CS24, if it can be demonstrated that this level of provision makes a site unviable, the Council will work through a cascade approach, as set out in Preferred Option A, until a scheme is made viable.

REJECTED Option D

A2.108 The Affordable Housing Select Committee Report recommended that only larger sites of 25 or more dwellings should be expected to provide affordable housing on-site. Below this threshold, a financial contribution should be required.

A2.109 The Council has rejected this option, on the basis that the vast majority of housing sites likely to come forward in Oxford will be for less than 25 dwellings¹². Hence, most sites would fail to achieve mixed and balanced communities. It would be extremely challenging to deliver affordable housing with the financial contributions that would be generated under this option.

REJECTED OPTION D: AFFORDABLE HOUSING FROM RESIDENTIAL DEVELOPMENT

Policy would require that residential development complies with the following:

On sites with capacity for 25 or more units, a minimum 50% of units on the site would be required as affordable housing. Of this 50%, at least 80% will be provided as social rented units and the remainder as intermediate housing.

On sites of up to 24 dwellings, a financial contribution will be made towards provision of affordable housing. This would be used to support the provision of affordable housing elsewhere, towards achieving a mixed and balanced community across Oxford.

REJECTED Option E

A2.110 The Council has considered an option that would require developers to contribute to affordable on-site dwellings that would be let under the Government's new 'Affordable Rent' model, instead of social rented homes. The Council concluded however that the new affordable rent model for provision of affordable housing is generally not appropriate for meeting housing needs in Oxford.

A2.111 House prices and market rents in the City are very high against average incomes as a whole for the City. The Council's analysis has shown that even rents set at 20% below market rents would not be affordable to those in greatest housing need. There may however be a role for affordable rented homes to meet intermediate housing demand.

A2.112 The Council has therefore rejected this option, as it fails to promote mixed and balanced communities, and does not address social exclusion within Oxford.

REJECTED OPTION E: AFFORDABLE HOUSING FROM RESIDENTIAL DEVELOPMENT

Policy would require that residential development on sites with capacity for 10 or more units should provide a minimum 50% of units on the site as affordable housing.

¹² Oxford Strategic Housing Land Availability Assessment Update Report 1c (Dec 2010)

Of the affordable units, a minimum 80% must be provided as affordable rented homes, with remaining units provided as other intermediate housing.

On sites of 4 to 9 dwellings, a financial contribution would be required. This would be used to support the provision of affordable housing elsewhere, towards achieving a mixed and balanced community across Oxford.

Options for calculating a financial contribution

A2.113 At present, financial contributions instead of on-site provision of affordable housing is only accepted in exceptional circumstances. In such cases, the contribution would currently be calculated using the formula set out in Appendix 5 of the Affordable Housing SPD.

A2.114 Some of the options above would mean many more developments contribute financially rather than providing affordable homes on-site. The Council has therefore considered the ways that these contributions could in future be calculated, and this has fed into the Affordable Housing Viability Study.

Option (I)

A2.115 Option (I) sets out a new methodology which seeks to take a financial contribution from new developments of 4 to 9 dwellings.

A2.116 On residential sites it is expected the serviced land required for affordable housing would be provided free of charge. As a rule of thumb, the 30% of the sale price of a new home is the value of the land. On this basis, the financial contribution of 15% of the sales value of all of the new homes on a development site would be required.

A2.117 The contribution would be required after half of the homes have been sold, and before the next one is sold. This improves the cash flow for the development economics, and therefore viability.

A2.118 This approach provides clarity and consistency. Developers and landowners know exactly how much the contribution will be. There is no need for independent viability assessments as the selling price of each house is publicly available.

A2.119 The financial contribution would be used towards the provision of affordable housing elsewhere in Oxford, delivering a mixed and balanced community across Oxford as a whole.

OPTION (I): FINANCIAL CONTRIBUTIONS FOR AFFORDABLE HOUSING

Council to require a contribution of 15% of the total market value of the development.

The sum would be payable once 50% of all dwelling units on the site have been sold.

The formula would be:

$$\begin{array}{r} \text{THE COMBINED SALE VALUE OF ALL HOMES ON THE SITE ON COMPLETION} \\ \text{multiplied by} \\ 0.15 \\ \text{equals} \\ \text{THE SUM PAYABLE} \end{array}$$

This sum would represent the value of affordable housing development not provided on-site, which would have otherwise benefited the wider community.

Option (II)

A2.120 Option (II) sets out the current methodology for calculation cash in lieu payments which seeks to deliver the equivalent number of affordable units on another site. The calculation seeks to cover the whole cost of providing the units (i.e. land and total build costs including fees) minus the value which the Registered Provider* can afford to pay for the units.

A2.121 This approach has worked well historically on larger sites. However the viability work has indicated that for small sites (4 to 9 homes) this methodology makes a number of sites unviable.

OPTION (II): FINANCIAL CONTRIBUTIONS FOR AFFORDABLE HOUSING

Continue to use the formula in Appendix 5 of the Affordable Housing SPD as a basis for calculating financial contributions. The formula is:

$$\begin{aligned} & \text{TOTAL NUMBER OF PRIVATE DWELLINGS} \\ & \text{multiplied by} \\ & \text{BUILD COST OF THE REQUIRED SIZE AND TYPE OF DWELLINGS} \\ & \text{plus} \\ & \text{LAND COST} \\ & \text{minus} \\ & \text{THE AMOUNT EQUIVALENT TO WHAT WOULD BE PAYABLE BY A REGISTERED PROVIDER*} \\ & \text{equals} \\ & \text{THE SUM PAYABLE} \end{aligned}$$

*A 'Registered Provider' is an organisation that buys, builds and manages affordable housing, often in partnership with the local housing authority (i.e. local council). They include housing associations.

Option (III)

A2.122 Option (III) sets out a new methodology based on the difference in value of the development with and without on-site affordable housing.

A2.123 This methodology would require detailed financial viability assessments for every application for sites of 4 to 9 homes. This process would be inefficient and lead to costly process in each case.

A2.124 The financial contribution would be used towards the provision of affordable housing elsewhere in Oxford, delivering a mixed and balanced community across Oxford as a whole.

OPTION (III): FINANCIAL CONTRIBUTIONS FOR AFFORDABLE HOUSING

Council to require a contribution based on the difference between providing 100% market dwellings, and 50% market dwellings and 50% affordable dwellings, on that site. The formula would be:

$$\begin{aligned} & \text{THE VALUE OF THE SITE WITHOUT ANY ON-SITE AFFORDABLE HOUSING} \\ & \text{minus} \end{aligned}$$

THE VALUE OF THE SITE WITH AFFORDABLE HOUSING
(ASSUMING 80% SOCIAL RENTED UNITS AND 20% INTERMEDIATE UNITS)

equals

THE SUM PAYABLE

This sum would represent the value of affordable housing development not provided on-site, which would have otherwise benefited the wider community.

Affordable housing from student accommodation

Overview of issue

A2.124 The Core Strategy makes clear how provision of affordable housing is important to ensure mixed and balanced communities across the city. The preceding section explains the huge need for affordable housing in Oxford.

A2.125 The Core Strategy also sets out a strategic policy on student accommodation. This policy recognises the implications of Oxford's large student population on the housing market.

A2.126 Section A4 of this document proposes a preferred option on student accommodation that seeks to limit the location of sites used to develop student accommodation. Nevertheless, there is significant competition for housing sites from those wishing to build student accommodation. This may, in some cases, prevent new homes being built in suitable locations – including affordable housing.

Evidence

A2.127 Evidence is set out in the preceding section showing the extent of the housing affordability crisis in Oxford. People on low and middle incomes are being squeezed out of the property market.

A2.128 A key objective of the Core Strategy is to plan for an appropriate mix of housing tenures, types and sizes to meet existing needs and future population growth. Core Strategy Policy CS23 requires a balanced mix of housing, both within each site and across Oxford as a whole, towards building balanced and mixed communities. However most proposals for new student accommodation provide only for single students, and currently make no contribution towards meeting the needs of, for example, lower income families.

A2.129 The requirement to provide affordable housing does, however, only currently apply to mainstream housing. Hence, if a developer or landowner chooses to build student accommodation instead of housing on such a site, there would be no affordable housing provided, and therefore reduced costs. This may reduce the attractiveness of developing housing on suitable sites.

A2.130 To achieve balanced communities, which including people in need of affordable housing, it is therefore considered appropriate for new student accommodation to make a contribution towards affordable homes.

Preferred Option A: Affordable housing from student accommodation

A2.131 Student accommodation meets an important housing need in Oxford, and the Council will continue to encourage new student homes in suitable locations. However, this must be balanced with the need to encourage sites for mainstream housing, particularly affordable homes. Allowing too much student accommodation would restrict the delivery of more family and affordable housing.

CORE STRATEGY SAYS...

Section 7.2 Mix of housing types & sizes

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.

Section 7.4 Student accommodation

...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.

SAVED LOCAL PLAN POLICIES

SAVE OR
DELETE?

None applicable

A2.132 Therefore, the Council considers that new student accommodation should contribute more widely to mixed and balanced communities, in the same way as standard residential development. This means making a contribution towards affordable housing, to compensate for the loss of such provision should the site have been used for housing.

A2.133 The preferred option would establish the principle of student accommodation developments making a financial contribution towards affordable housing provision in Oxford. An appropriate size threshold and delivery mechanism will potentially be established through further joint working with partners. These will take into account the impact on viability, including potential differences between university-provided and speculative student accommodation.

PREFERRED OPTION A: AFFORDABLE HOUSING FROM STUDENT ACCOMMODATION

Include a policy that requires new student accommodation to make a financial contribution towards affordable housing, which would be secured by means of a planning obligation. This would be used to support the provision of affordable housing elsewhere, towards achieving a mixed and balanced community across Oxford.

Option B

A2.134 The current saved policies of the local plan do not require proposals for new student accommodation to provide or contribute towards affordable housing. Option B would maintain this position.

OPTION B: AFFORDABLE HOUSING FROM STUDENT ACCOMMODATION

Do not include a policy that requires new student accommodation to make a financial contribution towards affordable housing.

Section A3 Houses and flats

Protecting existing housing

Overview of issue

A3.1 The Core Strategy notes that housing need and demand far exceeds the amount of available and suitable land within Oxford.

A3.2 The benefits of building new housing would be undermined if the stock of housing were to reduce elsewhere in the City. This is why the Council has, through the Local Plan, resisted the net loss of any self-contained dwelling on any site in Oxford.

Evidence

A3.3 Local Plan Policy HS.9 resists the change of use of any part of a self-contained dwelling, except to accommodate a small workspace, primary healthcare facility, nursery, local shop, or guest house

A3.4 The Council's records indicate that only a very small number of planning applications have resulted in the net loss of dwellings on a given site. Therefore, it can be concluded that Local Plan policies have been successful in preventing any significant net loss of dwellings.

PREFERRED Option A: Protecting existing housing

A3.5 The preferred option proposes continuing the aims of the Local Plan (Policies HS.9 and HS.10). However it is recognised that work practices are changing, for example more people are choosing to work or start businesses at home.

A3.6 Flexible working practices are supported. Some flexibility is therefore proposed in policy to allow partial loss of dwelling floorspace where this may support small, homegrown enterprises, or vital community infrastructure such as pre-school childcare or local GP practice. The key test will be whether the remaining residential space maintains good living conditions, and maintains the stock of family housing in particular.

A3.7 The City Council's Balance of Dwellings Supplementary Planning Document sets a minimum 75m² floor area for new family dwellings. This is consistent with standards recommended by the Design Council (formerly Homes and Communities Agency) (see options for Dwelling Space below). This is therefore recommended as the minimum to be retained in residential use.

CORE STRATEGY SAYS...

Spatial Strategy (Section 3.1 - 'key plank')

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.

SAVED LOCAL PLAN POLICIES

SAVE OR
DELETE?

HS.9	Change of use of housing	Delete
HS.10	Loss of dwellings	Delete
HH.2	Primary health care facilities in residential dwellings	Save
ED.2	Nursery education and childcare facilities in dwellings	Save

PREFERRED OPTION A: PROTECTING EXISTING HOUSING

Include policy to resist any development that results in the net loss of any whole self-contained dwellings.

The policy would also resist any partial change of use of a self-contained dwelling, unless

- the proposal maintained at least 75m² of the original floorspace as a self-contained dwelling, and
- the internal and external space standards, privacy and living conditions met the Council's requirements, and
- the scale and nature of the proposed use were compatible with the surrounding area, and not likely to give rise to a significant increase in noise nuisance, traffic or on-street parking.

Option B

A3.8 An alternative option is to roll forward the existing Local Plan Policies HS.9 and HS.10. These policies list a narrow range of specific uses that may be acceptable to justify the partial loss of a self-contained dwelling, and have worked well in the past. However they cross-reference policies HH.2 (Primary health care facilities in residential dwellings) and ED.2 (Nursery education and childcare facilities in dwellings), which are outside the remit of the Sites and Housing DPD.

A3.9 A much smaller minimum residential element is required for partial changes of use under this option, which would only ever be suitable for a small, single-person household, this leading to the loss of a family-size home. This would however continue the approach set out in the Local Plan.

OPTION B: PROTECTING EXISTING HOUSING

Include policy to resist any development that results in the net loss of any whole self-contained dwellings.

The Council would only permit the change of use of any part of a dwelling to:

- a workspace that will not generate significant traffic,
- a primary health care facility,
- a nursery,
- a local shop, or
- a guest house.

In every case of a partial change of use, the need for the proposed use would have to be demonstrated, and a self-contained residential unit of at least 25m² would have to be retained in the building.

REJECTED Option C

A3.10 A third option would be to not include a policy to resist the loss of self-contained dwellings. As this could result in a net loss of housing in Oxford over time, it would conflict with the Council's objective to meet housing need, and is therefore rejected.

REJECTED OPTION C: PROTECTING EXISTING HOUSING

Do not include a policy to protect existing housing in Oxford.

Dwelling space

Overview of issue

A3.11 One of the main themes of the Oxford Core Strategy is improving quality of life. The standard of people's homes, both within and outside the building, is crucial in meeting people's everyday needs and expectations.

A3.12 At public consultation, few views were expressed specifically on this issue. There were some general views about the need to avoid too many small units at high densities.

Evidence

A3.13 The internal living space of any proposed new dwelling is one of the first things that will be considered when assessing a proposal. The Council's planning officers have significant experience in dealing with these issues, and have used their experience in developing these options.

A3.14 At a national level, there is a history of developing minimum internal space standards for new dwellings, particularly for publicly funded affordable housing. These are normally expressed as an overall square meterage per dwelling, measured as gross internal floor area. Most recently, the Homes and Communities Agency (HCA) developed a toolkit approach (the 'Housing Quality Indicator') to assess whether new proposals provide adequate internal and external living space, based on a given number of occupants (or 'bedspaces').¹³ The minimum standards used in the assessment model have also informed the policy options below.

A3.15 In relation to private external space, the City Council's Development Management team have given careful consideration to how Policy HS.21 (Private Open Space) should be applied to different types of development. The results of these discussions have also informed the options.

(A) Internal Dwelling Space

PREFERRED Option A: Internal Dwelling Space

A3.16 The preferred option is to include a flexible, criteria-based policy for new dwellings. This would not be too prescriptive, but would set an absolute minimum area of 39m² for all types of dwelling, reflecting the HCA 'Housing Quality Indicator'. This reflects that different dwelling and room sizes will be appropriate on different sites, whilst making clear the Council's resistance to residential conversions or new-build dwellings that result in overly cramped living conditions for future occupants.

CORE STRATEGY SAYS...

Section 7 Housing (introduction)

Good-quality, affordable housing can create stable and secure family lives... Good housing can improve our social, environmental and economic wellbeing. It helps create better communities that can attract investment and skilled workers.

SAVED LOCAL PLAN POLICIES

SAVE OR DELETE?

CP.10	Siting of development to meet functional needs	Save
HS.11	Sub-division of dwellings	Delete
HS.19	Privacy and amenity	Delete
HS.20	Local residential environment	Delete
HS.21	Private open space	Delete

¹³ HCA Proposed Core Housing Design and Sustainability Standards Consultation (March 2010)
<http://www.homesandcommunities.co.uk/design-sustainability-standards>

PREFERRED OPTION A: INTERNAL DWELLING SPACE

Include a policy in the Housing DPD which sets out general criteria for assessing whether any single proposed residential unit provides adequate internal space to provide good-quality living accommodation for the intended use. Require that no dwelling is built with less than 39m² of total internal floorspace, and that this minimum standard should generally be exceeded.

Require also that:

- all units will have their own lockable entrance, kitchen and at least one bathroom;
- the space provided within each room allows for reasonable furnishing, circulation and use of domestic facilities for the occupation intended, including for desk-based home working;
- adequate storage units, or space to allow for reasonable storage and clothes drying, are designed in.
- In assessing these, ensure that the following are taken into account:
- whether adequate ceiling height, natural lighting and outlook allow proper use and enjoyment of the floorspace;
- whether the dwelling is suitable for use by a family that includes children.

Option B

A3.17 Under Option B, a more comprehensive set of minimum floorspace standards are proposed, including for homes specifically designed for families, in light of recent HCA work on space standards. These are consistent with the standard for family homes referred to in the preferred option for Protecting Existing Housing above. The HCA Housing Quality Calculator incorporates the modern space requirements of a comfortably functioning home.

A3.18 It is proposed that a 'family dwelling' would be defined as any self-contained house or bungalow of 2 or more bedrooms, or any self-contained flat either with 3 or more bedrooms or otherwise deemed likely to encourage occupation by a family including children.

OPTION B: INTERNAL DWELLING SPACE

Require that all new residential development meets the following minimum internal space standards (rooms to be measured as gross internal floor area):

- For all self-contained dwellings, the total habitable room space is no less than 30m², and the total gross internal area of the dwelling is no less than 39m²;
- For family dwellings, the total habitable room space is no less than 50m², and the total gross internal area of the dwelling is no less than 75m².

Require that each self-contained unit has its own lockable entrance, kitchen, at least one bathroom and adequate internal storage space.

REJECTED Option C

A3.19 A further alternative would be to roll forward the existing Local Plan Policy HS.11. In most cases a self-contained unit of this size would be considered too small to offer an adequate standard of living, therefore this option has been rejected.

REJECTED OPTION D: DWELLING SPACE

Policy to retain existing policy approach as set out in Local Plan policy HS.11, which sets a minimum internal floorspace standard of 25m². Policy wording would be amended to include new-build development as well as conversions.

(B) Outdoor space

PREFERRED Option A: Outdoor space

A3.20 A flexible, criteria-based approach is proposed for determining whether adequate provision has been made for private gardens (or equivalent outdoor amenity space). The criteria reflect the experience of development management officers, of which factors have the greatest influence on what makes a proposal acceptable.

A3.21 Local Plan Policy HS.21 (Private open space) includes supporting text that indicates a minimum 10 metre length of garden will generally be expected for family houses. The Council no longer considers that it is necessary to provide a minimum length of garden, as it is the overall size, shape, privacy and context of the garden, rather than the length, which is most important. It is anticipated that flexibility would be applied within certain contexts, for example where proposals are located in the City or district centres, close to a public park, or are for a change of use above a shop unit.

PREFERRED OPTION A: OUTDOOR SPACE

Include policy that generally requires all new dwelling units to have direct and convenient access to an area of private open space. This could be in the form of a private garden or patio, shared private amenity space, balcony or terrace. Require that the following criteria be considered in assessing whether adequate space has been provided:

- The location and context of the development;
- The orientation of the outdoor area in relation to the sun;
- The degree to which enclosure and overlooking impact on the proposed new dwellings and any neighbouring dwellings;
- The overall shape, access to and usability of the whole space to be provided.

Policy would also take account of the type of home proposed, using the following criteria:

- Houses of 2, 3 or more bedrooms should provide a private garden, of adequate proportions for the size of house proposed, for exclusive use by occupants of that house;
- Flats of 3 or more bedrooms should provide either a private balcony or terrace of useable level space, or, in the case of ground floor flats, direct access to a private or shared garden, with some defensible space;
- 2 bedroom flats should comply with the same requirements as 3 bedroom flats, with the exception that access to a private shared garden will be acceptable as an alternative to a private balcony or terrace;
- 1 bedroom flats should provide either access to a private shared garden, or to a private balcony or terrace of useable level space;

- Adequate space and provision should be made in respect of all residential units for the safe, discreet and conveniently accessible storage of refuse, recycling, secure cycle storage and, where appropriate, a motorcycle or scooter.

For this policy option, the terms 'private garden' and 'private shared garden' mean private amenity areas that are appropriately screened, landscaped and receive adequate natural light, and which exclude side accesses, space used principally for vehicular or cycle parking, waste storage or any other space deemed of limited amenity value.

Any private shared garden would need to be of an appropriate size for the number of units, and number of occupants, who would be using it, and subject to appropriate management controls to ensure proper maintenance.

Option B

A3.22 This option sets specific minima which are drawn from the HCA 'Housing Quality Indicator'. This option provides more precise guidance, but takes less account of contextual factors.

OPTION B: OUTDOOR SPACE

Include a policy that requires all new dwelling units to have direct and convenient access to an area of private open space, using the same definitions as set out in Preferred Option A. Specify the following minimum size thresholds:

- Houses of 2, 3 or more bedrooms should provide *at least 22m²* private garden for exclusive use by occupants of that house;
- Flats of 3 or more bedrooms should provide either a private balcony or terrace providing *at least 6m²* of useable level space, or, in the case of ground floor flats, direct access to a private or shared garden, with some defensible space;
- 2 bedroom flats should comply with the same requirements as 3 bedroom flats, with the exception that access to a private shared garden will be acceptable as an alternative to a private balcony or terrace;
- 1 bedroom flats should provide either access to a private shared garden, or to a private balcony or terrace of *at least 5m²* of useable level space.

Additional provision should be made in respect of all residential units for the safe, discreet and conveniently accessible storage of refuse and recycling.

The policy would further state that these standards would be treated as an absolute floor, with more generous standards expected for larger dwellings or where otherwise appropriate to the context. Adherence to these minima would not necessarily make outdoor space provision acceptable.

Option C

A3.23 Local Plan Policy HS.21 (along with supporting text) has been found to be overly prescriptive in some cases. Nevertheless, the policy has been used with some success to resist development of residential houses that lack adequate provision of useable garden space. It is therefore reasonable to consider rolling forward the existing policy approach.

OPTION C: OUTDOOR SPACE

Retain the approach used in the Oxford Local Plan (Policy HS.21), which requires each dwelling to have access to some form of private open space without setting detailed requirements. Family dwellings would generally be expected to have garden length of 10 metres.

Living conditions (Privacy and Daylight)

Overview of issue

A3.24 One of the main themes of the Oxford Core Strategy is promoting social inclusion and improving quality of life. The way in which houses and flats relate to one another will have a significant impact on both existing and prospective new residents.

A3.25 Privacy and overlooking issues are a common reason for people objecting to developments adjoining or close to their properties. Many of these are small in scale, such as for household extensions, or small infill developments.

A3.26 At public consultation, some people specifically commented on the importance of maintaining privacy for neighbours. Some also highlighted the need to prevent privacy and overlooking problems.

Evidence

A3.27 The City Council's development management officers have a wealth of experience in dealing with development that may have an impact on privacy and overlooking. This experience has fed directly into the development of the policy options.

A3.28 Appendix 6 of the Oxford Local Plan provides guidance on sunlight and daylight standards. This is based on principles set out in a Buildings Research Council good practice guide, which explains the '45° code'. The code is used to broadly assess whether household extensions and other buildings are likely to lead to a significant loss of daylight. Details on the 45° code are shown in Appendix 2: note these have been updated to provide a greater degree of technical accuracy.

A3.29 However, the code is only ever used as an indicative tool, and cannot fully assess whether a new building unduly overbears or overshadows an existing one. In assessing such impacts, the Council will always take account of overall context, orientation of neighbouring properties' windows, and other factors that may impact on privacy and amenity. This will always require professional judgement, rather than quantifiable standards.

A3.30 The Council has also published a series of technical notes that set out guiding urban design principles that are applied to small household extensions and modifications.¹⁴ These do not form part of the development plan, as they are not applicable in all circumstances, and are intended to be used flexibly.

PREFERRED Option A: Privacy, amenity and neighbourliness

A3.31 The experience of officers is that Local Plan policies have been fit-for-purpose, as they provide flexibility for decision-makers to assess proposals on their merits. The particular circumstances and context will generally be different for each proposal. The existing policy criteria include some well-established principles, to ensure key material factors are taken account of when developing close to existing residential properties.

CORE STRATEGY SAYS...

Policy CS18

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

- *responding appropriately to the site and its surroundings.*

SAVED LOCAL PLAN POLICIES

SAVE OR
DELETE?

CP.1	Development Proposals	Save
HS.19	Privacy and Amenity	Delete

¹⁴ See Oxford City Council website: www.oxford.gov.uk/PageRender/decP/Pre-Application_Advice_occw.htm

A3.32 The preferred option consolidates these key principles to apply specifically to residential development. The aim of the preferred option is to propose a clear and user-friendly set of criteria for developers, decision-makers and neighbours.

PREFERRED OPTION A: LIVING CONDITIONS (PRIVACY AND DAYLIGHT)

Include a policy which states that all new residential development will be assessed for its impact on residential amenity including outlook, privacy, and exposure to sunlight and daylight, in respect of both existing and new dwellings. Policy would require that the following are considered in assessing compliance with this:

- impact on the functional needs of all dwellings, including internal and external circulation and amenity space;
- degree of overlooking to and from neighbouring properties or gardens, in a way that significantly compromises privacy;
- orientation of neighbouring properties' windows in relation to the new development, in respect of access to sunlight and natural light to both existing and new dwellings, and solar gain;
- whether development is of an overbearing nature, including the degree of enclosure resulting from development;
- changes to boundary treatments such as fences and hedges;
- likelihood of significantly increased nuisance as a result of noise or light disturbance to existing or prospective new residents.

In respect of access to sunlight and daylight, the Council would use as guidance the '45° code'. However the policy would be clear that compliance with the 45° code does not necessarily make a proposal acceptable.

Option B

A3.33 An alternative option considered would involve setting out more prescriptive design standards, aimed at providing a high degree of certainty for developers and decision-makers. The drawback with this approach would be using a 'one-size-fits-all' approach to a multitude of different contexts. It would in particular be difficult to apply in high-density neighbourhoods, or on constrained sites that nevertheless offer opportunity for well-designed, sustainable development.

OPTION B: LIVING CONDITIONS (PRIVACY AND DAYLIGHT)

Set out a policy that requires all residential development to be assessed against a detailed technical design guide, within an appendix to the Housing DPD. This would draw on evidence from the Building Research Council and the City Council's informal design guidance leaflets, and specify standards relating to:

- generally applying the 45° rule;
- minimum garden to building ratios;
- minimum separation distances between the fronts and rears of houses and blocks of flats, and between windows to habitable rooms;

- the depth and bulk of rear extensions to terraced houses;
- specify minimum separation distances between side walls for detached and semi-detached houses.

Policy would also state any other considerations that may be material to impact on privacy, outlook and amenity. The policy criteria would not be presented as exhaustive.

REJECTED Option C

A3.34 An option of not including a specific policy on living conditions for neighbours was considered. This would rely on developers and decision-makers referring to national planning guidance and best practice, and the Core Strategy, in designing and assessing proposals. This option was rejected, given the importance of neighbours' amenity, and uncertainty over the future form of national planning policy.

REJECTED OPTION C: LIVING CONDITIONS (PRIVACY AND DAYLIGHT)

Do not include a policy on living conditions (privacy and daylight).

Section A4 Specialist forms of housing

Student accommodation

Overview of issue

A4.1 The provision of new purpose built student accommodation provides the opportunity to relieve pressure from the private housing market.

A4.2 New purpose built student accommodation is needed if both Universities and private colleges are to provide accommodation for their students. However the City Council recognises that post-graduate students may have different requirements and needs that their under-graduate counterparts.

A4.3 Managing the location of new purpose built student accommodation on unallocated sites is an important part of delivering Core Strategy policy CS25.

A4.4 The Local Plan approach has been altered by the adoption of the Core Strategy. Occupancy restrictions (ensuring occupancy for one of the two Universities) are no longer in place for speculative student accommodation.

A4.5 There was a general feeling from the public consultation that the concentration of students was too high in particular parts of the City (mainly East Oxford and Headington). There was mixed opinion regarding what to do about new student accommodation. Some people were supportive, whereas others felt that the only way to promote balanced communities in Oxford was to prevent further expansion of University students. Of particular concern was parking pressure being exacerbated by student accommodation. It was felt that strict curbs on car use by students were important.

A4.6 It should be noted that the City Council is proposing to introduce a policy that would require student accommodation developments to make a contribution towards affordable housing in Oxford. This is set out in Section A2.

Evidence

A4.7 The options presented here respond to both the public consultation and to the changes made to the Core Strategy. A decision has been made to include location-based criteria to guide new student accommodation to appropriate locations across the City.

CORE STRATEGY SAYS...

Policy CS25

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.

SAVED LOCAL PLAN POLICIES

SAVE OR
DELETE?

None (Policies HS.13 and HS.14 superseded by Core Strategy Policy CS29)

PREFERRED Option A: Student accommodation

A4.8 This policy option aims to direct student accommodation away from residential areas and towards areas that are generally busy in order to minimise the noise and disturbance created by students passing residential properties late at night.

A4.9 It would also ensure that students had access to the local transport network which would assist in the national planning objective of reducing the need to travel. This would encourage walking, cycling and public transport by being prescriptive about the broad locations where student accommodation is acceptable.

A4.10 The approach also protects against the conversion of existing purpose-built student accommodation and provides flexibility for a range of sites to come forward.

A4.11 Student accommodation should be well designed and in accordance with policies on urban design found elsewhere in the LDF. Larger developments above a threshold of 20 student rooms should provide communal space, such as a common room, to ensure a high standard of occupier amenity.

PREFERRED OPTION A: STUDENT ACCOMMODATION

Include a policy to expect development to be located in one of the following areas:

- on or adjacent to an existing college, University campus or other campuses with teaching facilities (e.g., hospitals); or
- in the City centre or a District centre; or
- located directly adjacent to a *main thoroughfare* that has a good bus service in Oxford (see definition below); or
- on allocated sites.

Exceptions would only be considered if it can be demonstrated that development would not lead to an unacceptable increase in movement of students past residential properties off the main thoroughfares.

Larger developments (over 20 bedrooms) will be expected to provide an area of communal space within the development such as a student common room.

All developments would be subject to a planning condition or legal agreement that a management regime be implemented on site, from first occupation and on an ongoing basis.

With regard to existing student accommodation, require no loss of purpose built student accommodation to any other use.

A4.12 For the purposes of this policy option, *Main Thoroughfare* is defined as a main radial route, or cross-route which serves as a main connector between radial routes, including the B4495 'inner ring road' but excluding all routes that do not have a bus service with a minimum 15 minute daytime frequency, and excluding the main ring road (i.e., the A40, A4142, A423 and A34).

Option B

A4.13 Option B would rely on the Core Strategy and Site Allocations for the provision of student accommodation. This would allow flexible assessment of planning applications for new student accommodation

on their merits. However there would potentially be fewer safeguards of residential amenity and less control over developments on unsuitable sites.

OPTION B: STUDENT ACCOMMODATION

Do not include a specific policy for student accommodation proposals.

REJECTED Option C

A4.14 It could be argued that Option C would ensure that the institutions in question had control over the land that they were developing prior to the development proposals taking place. Sites that are owned by or in the control of the institutions that wish to occupy the development have a high certainty of being delivered for that specific purpose.

A4.15 However in a small city such as Oxford, with competing interests for available land, there is likelihood that such restrictions could stifle the delivery of purpose built student accommodation for the very institutions that are trying to reduce the number of full-time students in the private rented sector, in particular the two universities. For this reason, this option has been rejected.

REJECTED OPTION C: STUDENT ACCOMMODATION

Require that, outside those sites specifically allocated for student accommodation in the Site Allocations DPD, the following criterion is applied to development proposals for student accommodation:

- that it is only provided on sites that are owned or controlled by the institution that would occupy the development.

Houses in multiple occupation

Overview of issue

A4.16 On 6 April 2010, amendments were made to the Use Classes Order and the General Permitted Development Order to introduce, among other things, a new class of residential development – C4: Houses in Multiple Occupation. These are commonly referred to as ‘small HMOs’. The Sui Generis HMOs which existed under the previous legislation are still considered as HMOs, but these are now commonly referred to as ‘large HMOs’ which, in broad terms, consist of more than six occupants.

A4.17 The new use class – C4: Houses in Multiple Occupation describes a house that contain between three and six unrelated occupants who share basic amenities. However, properties that contain the owner and up to two lodgers do not constitute HMOs for these purposes.

A4.18 Oxford has the 14th highest number of houses in multiple occupation, or HMOs in England and Wales. HMO’s play an important role in meeting people’s housing needs in Oxford. However, in some cases high concentrations of HMOs, often associated with students, can be associated with parking problems, accumulations of domestic rubbish and, sometimes, late night noise disturbance. They also reduce the number of houses available for family households, and therefore have a significant impact on the wider housing market.

A4.19 Currently the City Council has no control over conversions of single dwellings into a small HMO that falls within planning Use Class C4. However from February 2012, a new local planning order, known as an ‘article 4 direction’, will give the Council planning controls over all new HMOs. The Council will therefore introduce a new planning policy, to provide a framework for deciding whether or not to grant planning permission for any new HMO.

A4.20 In January 2011, the City Council was the first local authority in the Country to introduce full ‘additional’ licensing for all existing and new HMOs. This will improve the condition and management of HMOs across the City, and within the next three years should provide a record of the majority of HMOs in Oxford.

A4.21 Public consultation suggested general support for introducing a greater level of control for new HMOs. However, some people felt that better management of HMOs would be preferable to imposing greater planning restrictions.

Evidence

A4.22 Core Strategy Policy CS25 requires that all increases in university academic or administrative accommodation are matched by increases in purpose-built student accommodation. It also requires that the number of full-time students living outside of purpose-built student accommodation be restricted to 3000. The policy is broader than the Local Plan policy that it replaced since the occupation of student accommodation is now restricted to students in full-time education on academic courses of one academic year or more. This now includes students on full-time courses enrolled at language schools as well as at the two universities.

CORE STRATEGY SAYS...

Policy CS23

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 need.

SAVED LOCAL PLAN POLICIES

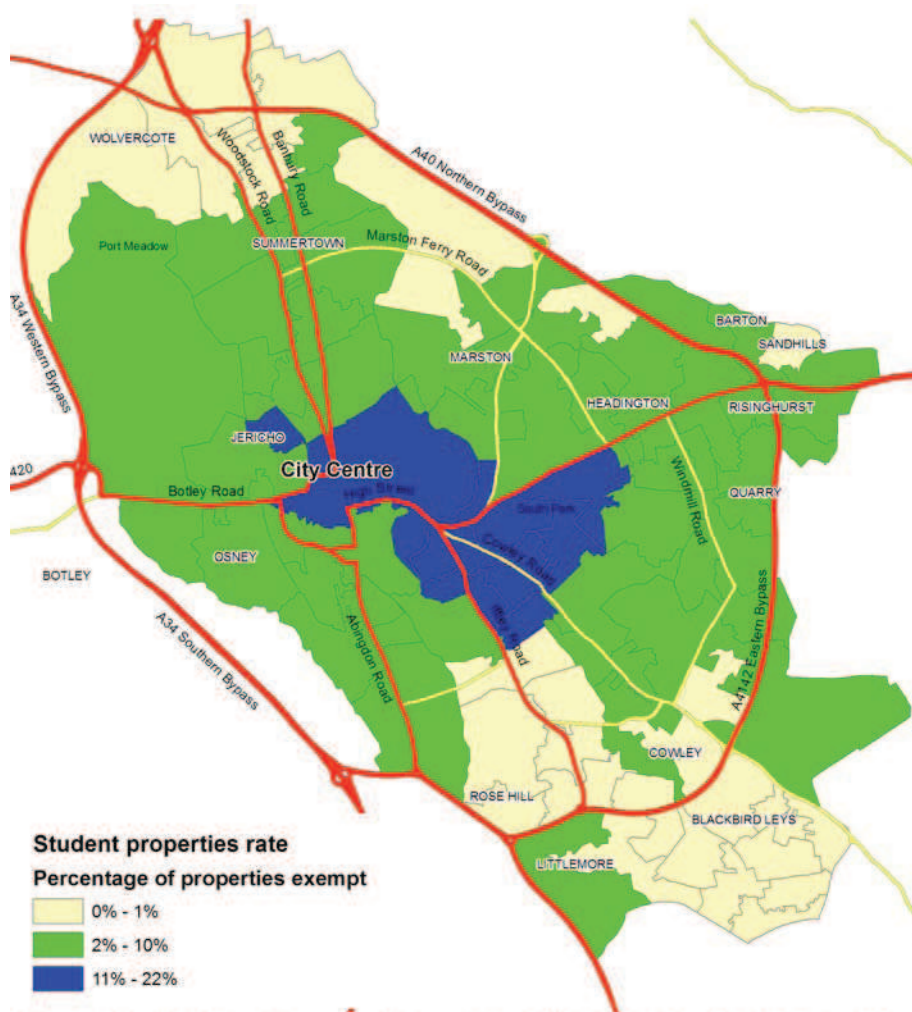
SAVE OR
DELETE?

HS.15	Houses in Multiple Occupation	Delete
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A4.23 Oxford Brookes University have recently communicated that they will be charging £9,000 a year for tuition fees from 2012. As a result of this, Oxford Brookes are looking to improve the university experience for their students. One of the consequences of this is that there are likely to be lower undergraduate numbers.

A4.24 Oxford has the highest number of students, as a proportion of the local population, of any place in the South East region. This contributes to the city's vibrant private rented sector: at the time of the last Census, 26% of households were privately rented. It is estimated that some 5,000 households in Oxford are HMOs, which represents about 8% of all households. About 5% of all households are occupied solely by students, therefore an estimated 60% of all HMOs are student properties (approximately 3,000 properties).

A4.25 Some areas of Oxford are known to have particular concentrations of HMOs. This has been demonstrated by mapping the distribution of student properties (i.e. households that are exempt from paying Council Tax). Figure 2 shows that there is a particularly high concentration of student households in East Oxford, Jericho and the City centre. This can be compared with a map analysis of complaints to the City Council's Environmental Health team that are thought to relate to HMOs (Figure 3). Comparison of the two maps suggests a relationship between the two.



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Figure 2: Proportion of student properties exempt from Council Tax due to sole occupation by full time students (excluding halls of residence), February 2010

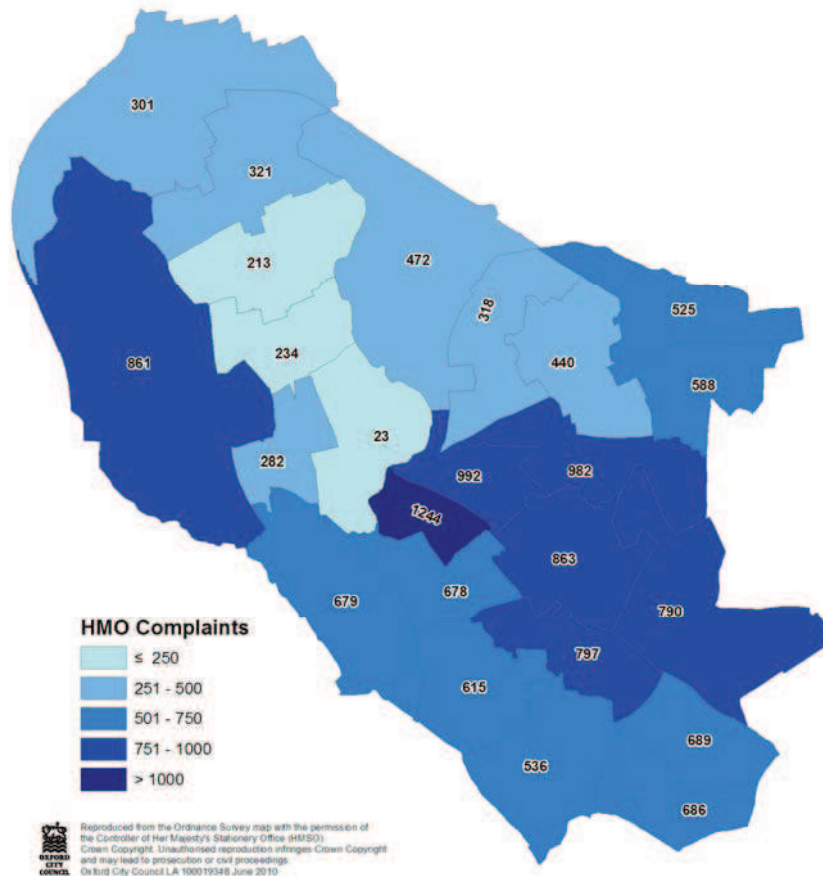


Figure 3: Distribution of all service requests relating to HMOs

PREFERRED Option A: Houses in Multiple Occupation

A4.26 The Core Strategy has strategic objectives both to improve quality of life for all, and to achieve an appropriate housing mix to support strong and diverse communities. It is also important that the city continues to provide flexible forms of accommodation to support a dynamic Oxford population, which includes both a large number of students and many young professionals: these groups often struggle to afford the cost of living in self-contained households.

A4.27 Planning policy should therefore strike a balance between flexible, affordable accommodation and the need to sustain a balanced and established community. As such, the preferred option puts forward a threshold for the proportion of properties, within a particular segment of street, which may become HMOs. The City Council considers that allowing the number of HMOs to exceed this threshold would represent a potential over-concentration of HMOs. Therefore, creation of any further HMOs above the threshold would be resisted.

A4.28 Currently, a blanket restriction on HMO creation applies in the former ‘East Oxford Registration Zone’. The application of a robust threshold-based policy, supported by evidence from HMO licensing records, would generally prevent further HMOs being created in this area. Therefore, the preferred option would no longer require the ‘East Oxford HMO Registration Area’ which would be deleted from the Proposals Map.

PREFERRED OPTION A: HOUSES IN MULTIPLE OCCUPATION

Policy to state that any proposal to create a new HMO, including the change the use of any dwelling to an HMO, will only be permitted where the proportion of properties within 100 metres of street length either side of the property does not exceed 20%.

Street length will be measured to include:

- the frontage either side of the proposed development, including frontage that wraps around corners or that is bisected by a road or footpath, and
- the frontage either side of the point directly opposite the proposed development, including frontage that wraps around corners or that is broken by a road or footpath.

Policy to require full compliance with the City Council's guidance on amenity and facilities in HMOs (published by Environmental Development). Require that any new HMO includes refuse storage space that is adequate in size and accessible, and that adopted policy for car and cycle parking is complied with.

For the avoidance of doubt, the policy would state that the Council will seek to prevent any HMO that has formerly been a single household dwelling from being converted to smaller self-contained units, unless the proposal complies with the Balance of Dwellings SPD.

Option B

A4.29 The Local Plan includes Saved Policy HS.15 – Houses in Multiple Occupation, which uses a street threshold-based approach. It also seeks to prevent any further HMO creation within the former 'East Oxford HMO Registration Area' (a large area shown on the adopted Proposals Map that covers the East Oxford area surrounding Cowley Road and Iffley Road).

A4.30 This option carries forward the existing Local Plan policy, and therefore represents the 'business as usual' option. It should, however, be noted that the Local Plan policy only currently applies to proposals for HMOs classed as 'Sui Generis' (generally 7 or more occupants). From February 2012, the policy would also apply to small 'Class C4' HMOs (generally 3 or more unrelated occupants).

OPTION B: HOUSES IN MULTIPLE OCCUPATION

Maintain a maximum threshold of 25% of properties in any single street as a proportion of total units permitted to become HMOs (either C4 or Sui Generis). Within the former East Oxford Registration Area as defined on the adopted Proposals Map, do not permit any change of use to or creation of additional HMOs.

Policy would also require:

- appropriate provision to be made for car and cycle parking;
- adequate levels of amenity for occupiers;
- refuse storage space that is adequate in size and accessible, and
- that good access into, and within, the building is retained.

Option C

A4.31 An option is put forward that would extend the existing area of constraint – the former 'East Oxford HMO Registration Area' – to include all areas that are shown to currently have more than 10% of properties exempted from Council Tax due to student occupation. This would update a boundary that was based on the former mandatory HMO licensing regime, that is now superseded by additional licensing. Within the updated

area, all proposals for HMOs would be resisted. Outside the area of constraint, a threshold of 20% of properties within a 100m length of street would be applied.

OPTION C: HOUSES IN MULTIPLE OCCUPATION

Policy to state that any proposal to create a new HMO, including the change of use of any dwelling to an HMO, will only be permitted where the proportion of properties within 100 metres of street length either side of the property does not exceed 20%.

(See Preferred Option for how this could be defined.)

Within an area that has more than 10% of properties as Council Tax exempt due to student occupation, do not permit any change of use to or creation of additional HMOs. (Note this is likely to include areas shown in blue in figure 2 above.)

REJECTED Option D

A4.32 The City Council has considered the option of not having any planning policy that restricts or seeks to influence the number of HMOs in Oxford. This option has been rejected, as it is not considered to meet the objective of improving the balance of accommodation and communities in Oxford and its neighbourhoods.

REJECTED OPTION D: HOUSES IN MULTIPLE OCCUPATION

Do not include a policy to manage the creation of new HMOs in Oxford.

REJECTED Option E

A4.33 A further option would have been to resist the creation of any further HMOs in Oxford. The Council considers this would not be a sustainable approach. There will always need to be some flexibility in residential tenure and household composition, given the high student population in Oxford, including postgraduates, and affordability issues faced by young, economically active professionals.

A4.34 An entirely restrictive policy may also have the perverse effect of discouraging landlords of existing HMOs to rent to families. The reason is that family occupation would constitute a C3 use, therefore C4 (HMO) use of the property would be lost, leaving no option of reverting the property back to HMO use, as planning permission would be refused.

REJECTED OPTION E: HOUSES IN MULTIPLE OCCUPATION

Policy to set a presumption against any further development of HMOs in Oxford.

Key worker housing

Overview of issue

A4.35 In Oxford, around 46% of workers are employed in the public sector and higher education.¹⁵ The City has a high concentration of hospitals, as well as the main offices for the City and County Councils. A significant number of these, including many occupations based in hospitals and local authorities, are classed as 'key workers'.

A4.36 The concept of key worker housing is to ensure those working for particular organisations, which have local recruitment or retention difficulties, are more able to live in the area.

A4.37 Both affordable and market housing can be classed as key worker housing. Key workers can be in housing need and therefore qualify for affordable housing, or purchase key worker housing on the open market.

Evidence

A4.38 Planning Policy Statement 3 – Housing (PPS3) provides a definition of key workers, which refers to eligibility for Key Worker Living programmes plus others employed within the public sector identified by the (former) Regional Housing Board. In summary, these include the following broad occupations:

- clinical NHS staff;
- teachers and nursery nurses;
- police, probation and prison officers;
- some local authority officers;
- firefighters;
- some military services personnel.

A4.39 In Oxford, around 27% of the workforce is employed in the public sector (i.e. by local councils or the Government), within which the occupations listed above would fall. However a further 19% are employed in the higher education sector, including lecturers, academic researchers and administration staff. Higher education has, in common with public sector, faced challenges for staff recruitment and retentions. These occupations are also considered vital for Oxford as a World Class City.

A4.40 Housing for key workers is not in itself defined as affordable housing (as defined in PPS3 and the Core Strategy). Some key workers (for example, these on a low income) may nevertheless qualify for affordable

CORE STRATEGY SAYS...

Section 7.2

Oxford is home to many public-sector employers of key workers such as NHS Trusts, police and fire service. These and other local employers are concerned that they have recruitment and retention difficulties due to high cost housing in Oxford. At present Oxford uses the definition as set out by the Regional Housing Board, but the Homes and Communities Agency allows for local areas to define what constitutes a key worker, and Oxford is keen to do this. The issues of affordability, need, how to deliver key worker housing, and what the local definition of a key worker should be, will be reviewed in the Development Management DPD. Key worker housing will be supported where its provision is in addition to the required level of affordable housing.

SAVED LOCAL PLAN POLICIES

SAVE OR
DELETE?

HS.16	Staff Accommodation	Delete
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¹⁵ Oxford City Council Corporate Plan 2011-15

housing as much as anyone else with a particular housing need. Other key workers who do not have a priority housing need would not qualify for affordable housing.

A4.41 Due to the high level of housing need in Oxford, the City Council believes that people in key worker occupations should not be given as high priority as those in greatest housing need (i.e. households that qualify for social rented housing). As set out in the Core Strategy, the Council will therefore no longer accept key worker housing as a substitute for the general requirement for affordable housing provision.

A4.42 However, the Council remains supportive of public sector and higher education employers providing staff accommodation, aimed at key workers, where they choose to develop land, provided that the normal requirement to provide affordable housing is met. The Council accepts that affordable housing provided in this way may be conditioned to prioritise occupation by key workers, as long as those key workers also qualify for affordable housing. In particular, intermediate types of housing are often attractive to key workers.

Definition of Key Worker

A4.43 The City Council proposes to set a local definition of 'key worker' for the purposes of the policy options set out below. This definition would include all those who are currently eligible (as summarised in the list above), and additionally would include certain occupations within the higher education sector. These are likely to include all staff of Oxford Brookes University or the University of Oxford who are lecturers, researchers, readers, technicians or perform a specialist administrative role, who are in the payroll of the relevant university.

A4.44 The City Council will work with the relevant bodies to refine this definition ahead of proposed submission of the development plan document.

PREFERRED Option A: Key Worker Housing

A4.45 Given Oxford's constrained land supply, and a worsening housing crisis, there is a need to prioritise affordable housing. The Council considers there are sufficient ways of delivering housing restricted to key workers, including both affordable and market housing, without the need for a specific policy requirement. It is therefore proposed that this policy be deleted from the Local Plan.

PREFERRED OPTION A: KEY WORKER HOUSING

City Council would adopt a local definition of key worker as set out above, to additionally include some higher education staff. The Council would set out its support for key worker housing schemes, on condition that its provision is in addition to the level of affordable housing required in other DPD policies.

Option B: Key Worker Housing

A4.46 Option B would take forward the existing local plan policy. Policy HS.16 in the Local Plan seeks to deliver key worker housing as part of staff accommodation, but does not require affordable housing where the developer has entered into a key worker agreement with the City Council. This approach reflects the benefits of these employers providing staff accommodation on their own land, thus addressing staff retention issues and easing the general housing situation in Oxford.

OPTION B: KEY WORKER HOUSING

Include a policy which requires new residential development on land owned or controlled by an employer that has entered into a key worker agreement with the City Council (using the proposed local definition as set out above) provided:

- at least 80% of the residential units to be created are to be subject to a planning obligation limiting occupation to those eligible for key worker housing (as defined);
- the site is not designated as a protected employment site under Policy CS28; and
- the site is not likely to be needed for the operational purposes of the employer.

To avoid doubt, such developments will be exempt from Core Strategy Policy CS24 – Affordable Housing.

Residential moorings

Overview of issue

A4.47 Residential moorings may contribute to the overall supply of housing across the City.

A4.48 The acceptability of new moorings will depend on site circumstances, but they must comply with other policies in the LDF.

A4.49 The consultation highlighted that some people felt that alternative forms of low-impact housing should be promoted. Suggestions included more residential boat moorings

Evidence

A4.50 It is known that there is a need for both residential moorings and visitor moorings in the City. Residential moorings are each occupied on a long-term basis by a permanent resident of the area, whereas visitor moorings are short-stay (usually 24 or 48 hours)

for visitors to the City. Given the fact that there is only a limited amount of acceptable space along the waterways for any type of moorings, there is a need to balance the needs of visitors to the city with the need of residents. This section deals with the issue of residential moorings rather than visitor moorings.

A4.51 In 2010, some work was undertaken by Oxford Brookes University Joint Centre for Urban Design on behalf of British Waterways, exploring opportunities for canalside regeneration. This has informed continuing discussions between the City Council and other stakeholders aimed at ensuring good management of Oxford's waterways. These round table discussions will further feed into the final draft policy on residential moorings.

PREFERRED Option A: Residential Moorings

A4.52 The preferred option closely reflects the current Local Plan Policy HS.17. This 'business as usual' approach provides a range of criteria which are considered appropriate for dealing with proposals for new residential moorings.

CORE STRATEGY SAYS...

Section 7.2

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.

SAVED LOCAL PLAN POLICIES

SAVE OR
DELETE?

HS.17	Residential Moorings	Delete
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PREFERRED OPTION A: RESIDENTIAL MOORINGS

Include a policy indicating support for new residential moorings on Oxford's canal and two rivers, on condition that the following criteria are met:

- they do not conflict with British Waterways or the Environment Agency's operational requirements;
- there is adequate servicing including water supply, electricity, and disposal facilities for sewage and rubbish;
- there is adequate car parking if required;
- there is adequate access for emergency vehicles, and
- there will be no significant effect on the amenity and conservation interest of the waterway.

Option B

A4.53 Option B proposes no policy on residential moorings in the Housing DPD, on the basis that policy criteria on design, amenity and other issues set out elsewhere in the LDF are sufficient to determine whether applications for residential moorings are appropriate.

OPTION B: RESIDENTIAL MOORINGS

No Policy

Part B: Site Allocations

Section B1

Introduction to Site Allocations

Introduction

B1.1 A site allocation is a planning policy that describes what type of land use, or mix of uses, would be acceptable on a specific site. Similar current policies can be seen in Section 14 of the Oxford Local Plan 2001-2016. However, many of the Local Plan allocations have become out of date or have been already built on and new sites have come forward so we now need to review them.

B1.2 Site allocations are important because they help local people understand what may happen in their neighbourhood in the future and give guidance to developers and landowners. They are a positive policy towards redevelopment of the site and help ensure the right type of development happens in order to meet the aims of the Core Strategy and City Council's key priorities.

B1.3 When submitting a planning application for development, landowners and developers must take into account any site allocation policy that relates to the site otherwise their proposal is unlikely to get planning permission.

B1.4 We have streamlined the number of sites being looked at for allocation to focus on those that are really needed to help deliver the key priorities of the Core Strategy – its spatial strategy. If we do not think an allocation will meet some of these key priorities then we will not actively support an allocation on it. This doesn't mean a proposed development couldn't happen, or that it might not be supported should an application come in, it just means that landowners or developers should focus their efforts on the planning application rather than an allocation.

B1.5 Local Plans were part of the previous planning system and their approach was to allocate sites that we wanted to see developed for certain uses but there was less emphasis on the deliverability of sites so some sites have not been developed. This was made worse by the impact of the recession. In order to maximise the chances of developments happening we have built in flexibility to the allocations so that if the market or the needs of the landowner change, the site allocation policy is flexible enough to respond so that a site is not left undeveloped and vacant. This DPD tries to closely resemble what developments are likely to happen in Oxford in the period to 2026.

Objectives of the Site Allocations

B1.6 As explained above, the main reason we will allocate sites is to help deliver the key priorities of the spatial strategy as set out in the Core Strategy. The key theme emerging prominently from the Core Strategy, Sustainable Community Strategy, Regeneration Framework, Corporate Plan and the Oxfordshire Local Investment Plan is the need for new housing, in particular affordable housing. The Core Strategy includes a target for 8,000 new dwellings between 2006 and 2026 so the Sites DPD will give significant emphasis to the need for housing.

B1.7 Other issues also have relevance and these will be considered as part of the refinement of the options as explained in Section B3. In determining the objectives we also considered the key issues that emerged from the public consultation at the Pre-Options stage specifically infrastructure, traffic issues and local character.

Sites DPD Plan Objectives

Objective 1: To allocate appropriate sites for housing to contribute to the overall housing requirement as set out in the Core Strategy

Objective 2: To allocate sites for any use other than housing where, on balance against other competing land uses, it would be an appropriate use that would help deliver key priorities of the Core Strategy

Objective 3: To promote regeneration and the reuse of previously developed land and make full and efficient use of all land

Objective 4: To ensure that all site allocations identify any site specific infrastructure requirements

Objective 5: To ensure that all allocated uses are appropriate to the character of the site and its neighbourhood

Objective 6: To ensure that all site allocations are in accessible locations or that their accessibility can be improved to minimise overall travel demand

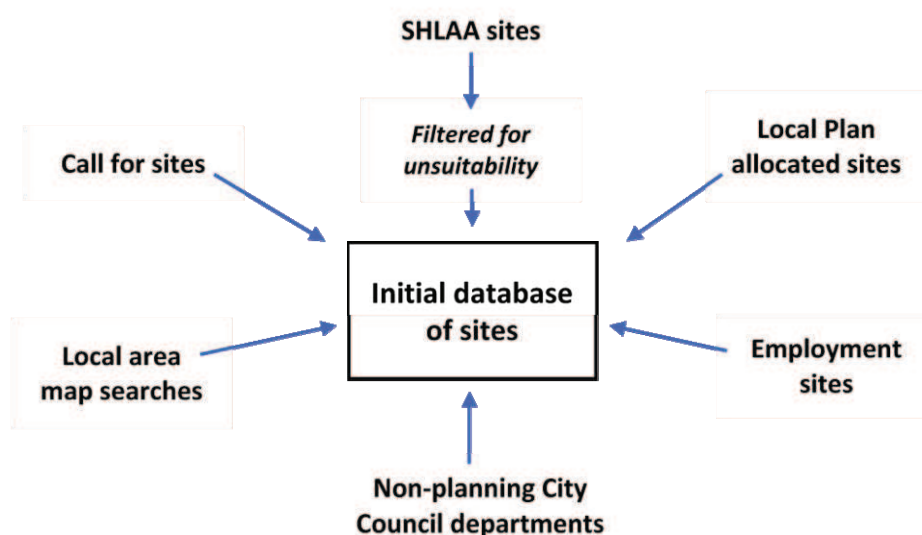
Section B2

What did we do during the Pre-Options stage?

Compiling the initial list of sites

B2.1 The first step was to compile a comprehensive list of potential sites to consider for allocation. Figure 3 summarises the sources of information used to collate the initial database of sites which consisted of almost 200 sites. [Background Paper 1](#) provides further information of how the initial list was compiled.

Figure B1: Summary of the sources of information used to collate the initial database of sites



Filtering the sites at the Pre-Options stage

B2.2 Before consulting people for the first time on possible sites at the Pre-Options stage, we filtered the sites. This included a 'strategic sift' which excludes sites that may breach higher level policies and sites below a threshold and sites far through the planning process. Also excluded were sites that were within the strategic sites in the Core Strategy (West End, Land at Barton, Northern Gateway, Land at Summertown) and sites that clearly could not be delivered. [Background Paper 1](#) provides further information on how the sites were filtered at the Pre-Options stage. The issues considered in filtering the sites at this stage were:

- Size of site
- Current progress through the planning system
- Biodiversity designations ([Background Paper 2](#))
- Green belt designation
- Flood zones and the sequential test ([Background Paper 3](#))
- Site characteristics
- Deliverability of the site

Public consultation

B2.3 During late November and early December 2010 we carried out a public consultation on the sites remaining in the list after the Pre-Options filtering process. The purpose of this consultation was to involve local communities in the earliest stages of discussions about the potential sites before any decisions were made and before the options for each site were narrowed down. The consultation focused on contacting local people and local organisations rather than all stakeholders at this stage. The comments received from this consultation are one of the considerations that have helped us determine the options for each site in Section B4. The options of 33 of the sites were refined or amended as a result of the consultation. Results of the consultation are available in the Pre-Options consultation report¹.

Sites added following the public consultation

B2.4 During the public consultation we also asked people whether they had any suggestions for further sites to include in the list. Landowners and officers also identified a few further sites following the Pre-Options consultation. These sites are listed in Appendix 3.

B2.5 The City Council's Parks and Leisure department commissioned a draft study to assess the need for new cemetery space and to identify sites within and around Oxford that may be suitable for providing new cemetery space. The draft study identified the top four sites, three of which are within Oxford. The Horspath Site (#82) was already being considered as it is an existing allocated site but the two additional sites are included in the list in Appendix 3.

Summary of sites rejected before or at the Pre-Options stage

B2.6 We rejected a number of sites before the Pre-Options consultations. Further sites were suggested at the consultation and some of these were also rejected. In total 121 sites were rejected. These sites are listed in Appendix 4 along with the reasons for their rejection. In some cases, rejections were as a result of the site being incorporated within another site.

¹ *Sites and Housing DPD: Pre-Options. Report on the Public Consultation.* (Feb 2011) Oxford City Council
<http://www.oxford.gov.uk/PageRender/decP/PreOptionsPlanningEvents.htm>

Section B3

Developing the Preferred Options for the sites

What are Preferred Options?

B3.1 Each site that had been not rejected was then considered in more detail as to whether it would be suitable for development and, if so, for what uses or mix of uses. Options should be reasonable and discrete. This means that we are not including a long list of options for each site if these uses have not been suggested or are not likely to be a key priority for the Core Strategy.

B3.2 The options for each site have been identified and refined using the process in this Section B3 as well as consideration of the public consultation at Pre-Options. Specific options resulting from the refinement process and further detail about each site, including maps, are in Section B4.

How were the Preferred Options developed?

Stage 1: Identifying options

B3.3 We compiled a list of options using suggestions made by landowners and the public and key priorities set out in the spatial strategy of the Core Strategy. We have included suggested uses either as discrete options or as part of a mixed use development where appropriate. On every site we include a “do not allocate” option reflecting the situation if we chose instead to rely on existing topic-based Local Plan policies and LDF policies. Existing Local Plan site allocations will be superseded upon adoption of the Sites and Housing DPD.

B3.4 The Core Strategy has a target of 8,000 new dwellings between 2006 and 2026. Allocating sites for housing helps the delivery of these sites as they give certainty and guidance to developers. The Sites DPD is not to be expected to identify all the sites to meet the target because some housing development will come from windfalls and from small infill sites. Due to the importance of delivering housing, the Site Allocations will give significant emphasis to the need for housing when identifying options for the sites and therefore housing will be considered as an option on each site where it is reasonable and suitable.

B3.5 The Core Strategy requires both universities to ensure that all increases in student numbers are matched at least by an equivalent increase in student accommodation and that overall numbers of students living outside of purpose built accommodation is reduced to no more than 3,000 students. We will assist the two universities by allocating sites for student accommodation to help them meet the target but there is no obligation for the City Council to identify all the sites that may be required because some development may be provided on windfall sites. [Background Paper 4](#) sets out our approach to identifying the most appropriate sites for student accommodation and this fed into the options for relevant sites.

B3.6 All current saved Local Plan policies, Supplementary Planning Documents and Local Development Framework policies will apply to any allocation. For example, all sites ultimately allocated for housing will be expected to meet the requirements for affordable housing and the balance of dwellings among other

relevant policies. Other relevant policies include urban design, conservation areas, open space, sustainable construction, car and cycle parking standards, developer contributions, flood risk assessments, biodiversity studies among others.

Stage 2: Assessing options against the key priorities of the Core Strategy

B3.7 Each option is considered against whether it would help deliver one of the three key priorities of the Core Strategy’s spatial strategy. This is shown with a ✓ or ✗ against the options. Our approach is to only pursue an allocation on a site if it will help deliver a key priority. The three key priorities of the spatial strategy are:

Key priority of spatial strategy	How allocating a site will help achieve the key priority
<p>Reducing the need to travel</p>	<ul style="list-style-type: none"> • Reducing the need to travel by first focussing hospital and medical research on existing sites • Reducing the need to travel to new campuses by locating new academic development on existing sites • Encouraging the development of town centre uses within the city and district centres <p>Site allocations can help meet this priority by focussing new developments in the most accessible locations to minimise travel demand such as in the city and district centres. University academic uses should be focussed on existing sites. Medical research and hospital-related development should be focussed on existing sites in Headington and Marston and further sites if required. Many uses may be able to reduce the need to travel but the priority is to allocate sites for uses with locational policies within the Core Strategy such as retail, academic and hospital-related development.</p>
<p>Regeneration and the reuse of previously developed land</p>	<ul style="list-style-type: none"> • Making full and efficient use of land by locating new academic development, hospital and medical research on existing sites • Encouraging housing, employment and community uses in regeneration areas • Where greenfield sites are developed create new publicly accessible sports facilities or open space to build communities <p>Site allocations can help meet this priority by locating employment and community facilities in areas in need of regeneration and using previously developed land (PDL) efficiently. Whilst less desirable than building on PDL, development on some greenfield land within the built up area can open up new public open space for local people to help strengthen communities. Further information is in Background Paper 2.</p>
<p>Meeting Oxford’s housing and employment needs</p>	<ul style="list-style-type: none"> • Delivering new housing (also a priority of the Sustainable Community Strategy, Regeneration Framework and the Corporate Plan) • Achieving ‘managed economic growth’ through the protection and modernisation of existing employment sites • building on Oxford’s strengths by focussing hospital and medical research on existing sites as well as identifying further sites if necessary • Assisting the universities by allocating sites for student accommodation to reduce students living in traditional family dwellings <p>Site allocations can help meet this priority by allocating sites for housing, for student accommodation to release family housing, for institutional uses and by protecting employment sites to help achieve managed economic growth. Allocations of these uses help infrastructure providers plan for future needs.</p>

Stage 3: Identifying a preferred option and rejecting options

B3.8 An option is rejected if it would not meet a Core Strategy key priority (✖) or if it is contrary to the proposed policy on the location of student accommodation (see Section A4). An option is also rejected where the deliverability column states “No” as options must at least have the potential to be deliverable otherwise the allocation will be pointless.

B3.9 A “preferred option” is identified for each site in the light of the information on deliverability and whether it would help meet a key priority or priorities. In some cases no preferred option was identified because the options have different strengths and weaknesses and it is difficult to identify a preferred option at this stage.

B3.10 Any planning precedent is also considered which could include an existing Local Plan allocation, the Local Plan Inspector’s Report and planning history. An existing allocation is a starting point but we also consider whether or not the planning policy background had changed since that allocation to help decide if the Local Plan allocated use is still appropriate.

Section B4

Preferred options for individual sites

Summary of the Preferred Options chosen

B4.1 The key priorities of the Core Strategy were set out in Section B3. Here is a brief summary of how the preferred options, if they were taken forward as allocations, would help deliver these key priorities. 209 sites have been looked at in total. After filtering at the Pre-options stage, 93 sites have been considered for allocation in the Preferred Options document. 18 of these are proposed not to be allocated typically because the proposed use would not help deliver a key priority or because a key priority could be better achieved without an allocation. This leaves 75 sites being proposed for an allocation for a specific use or mix of uses.

Housing

B4.2 34 of the sites have housing as a required use within the preferred option with a further 17 sites with housing as a possible use. This means that housing could be delivered on almost 70% of the sites being proposed for an allocation. These allocations are positive policies towards the development of much needed housing in Oxford. Of these, five sites have been identified specifically to help the County Council deliver new Extra Care housing for the elderly. If the emerging affordable housing policy in Part A was taken forward, on site affordable housing would continue to be expected on all sites with a capacity for 10 or more dwellings or greater than 0.25 ha in area. A financial contribution would be sought on all sites with a capacity of 4-9 dwellings.

Employment

B4.3 The Core Strategy does not allocate new non-strategic sites for employment but seeks to maintain and protect existing employment uses and diversify the employment base. No employment generating sites would be lost through the allocations. As a result of allocations, or not allocating and relying upon the Protected Key Employment Site status, 11 sites would be allocated or protected for employment uses. The protection of such sites will ensure that economic growth is managed and not lost to other uses especially at a time when private sector employment is expected to provide jobs to replace those lost in the public sector. Employment at two of the sites, Blackbird Leys Road and Wolvercote Paper Mill, would be start-up units which would encourage small businesses and diversify the employment base.

Regeneration Areas

B4.4 There have been specific sites identified for redevelopment in each of the five regeneration areas identified in the Core Strategy. These include a new community centre and housing at Northway, redevelopment of the derelict Marywood House in Wood Farm, redevelopment of the poor quality Court

Place Gardens graduate accommodation in Rose Hill, new Extra Care housing in Barton and a mixed use redevelopment of the centre of Blackbird Leys.

New Public Open Space

B4.5 The partial development of some private open space which currently has no public access will provide opportunities to create new public open space some potentially with sports facilities too. New public open space would be provided in many areas of Oxford including in Jericho at the Canalside site, in East Oxford at Lincoln College sports ground, the bowls club and Herbert Close, in Headington at the Former Barton Road cricket ground, in Blackbird Leys at the Kassam Stadium, in Cutteslowe at the Oxford University Press sports ground and at Wolvercote Paper Mill. Disused overgrown allotments in Littlemore would be partially developed in order to create better open space for the community.

Student Accommodation

B4.6 Ten of the sites are proposed to be allocated for student accommodation which would most likely be for the University of Oxford or Oxford Brookes as they are on their land. A further 14 sites have student accommodation as a possible use on the site. Each of the sites allocated for student accommodation comply with the proposed policy approach to the location of student accommodation set out in Part A. This new approach responds to concerns by local communities regarding anti-social behaviour from students when walking back to their accommodation at night along residential streets. The approach ensures that all new student accommodation is directly accessed off either a main thoroughfare, in the city or a district centre or on an existing teaching campus. These allocations for student accommodation will help focus students in purpose built accommodation away from quieter residential streets.

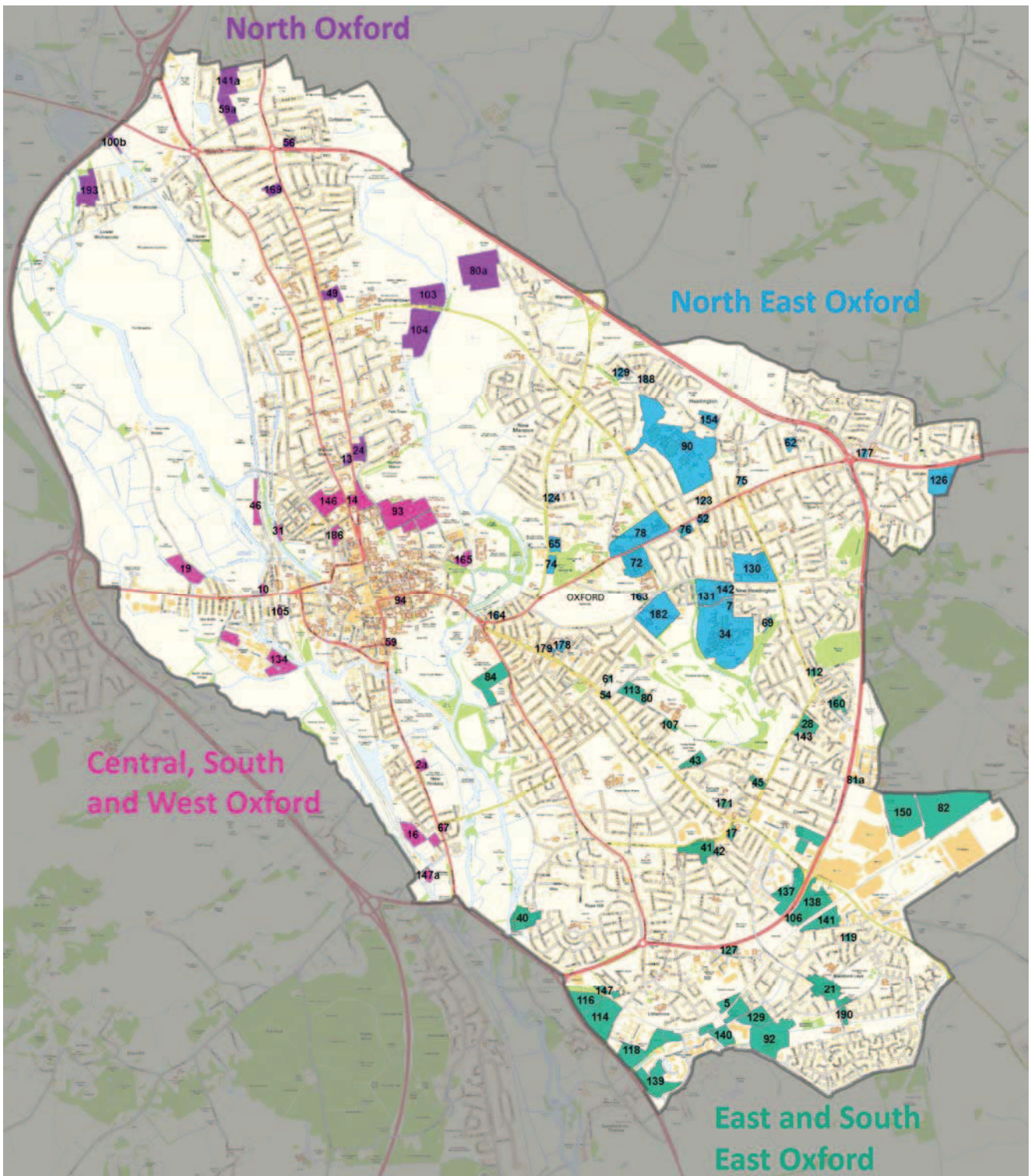
Focussing development on existing sites

B4.7 All new university academic development is focussed on existing academic sites and campuses except for two which are immediately adjacent to existing sites which are the Former Government Buildings adjacent to the Oxford Centre for Islamic Studies and King Edward St and High St adjacent to Oriel College. New hospital and medical research is located on existing sites in Headington, Marston and Littlemore except for an expansion of mental health care in the field adjacent to Littlemore Mental Health Centre.

City-wide map of sites

B4.8 Figure B2 shows all the sites that are being considered for allocation that had not been rejected at the Pre-Options stage. We have placed the sites within one of four areas of Oxford to make it easier for you to identify sites close to you. There is a summary sheet for each site on the following pages.

Figure B2: Sites being considered for allocation in the Preferred Options document



Individual site options

B4.9 We have created a form for each site. Figure B3 gives an explanation of what is within each site form

Figure B3

Site name

Site reference number

We have placed the sites within one of four areas of Oxford to make it easier for you to identify sites close to you. Each area has a different colour

This contains factual information about the site as well as any suggestions made by the landowner and public. For some sites we received many comments from the public so we have summarised some key points very briefly here. Further detail can be found in the Pre-Options consultation report

This section usually contains three paragraphs. The first summarises information about the site and any known issues that might affect a site's suitability for a use

The second paragraph summarises briefly what the landowner would like to see on the site and what the people said at the public consultation in Nov/Dec 2010

The third paragraph contains our brief analysis of the suggestions and issues


The first column lists the options. A "Do not allocate" option is always included. Other options are identified using the process in Section B3. In most cases we have identified a preferred option and any rejected options.

Deliverability is not about whether the option is acceptable in planning terms but it is about how likely it would be for the development to get built if it was allocated for that use. We have put either n/a (for the do not allocate option), Yes, Likely, Uncertain, Unlikely or No. Further information on deliverability can be found in [Background Paper 5](#). Options are rejected if they have a 'No'.

East and South East Oxford

BT Site

Site area: 1.581 hectares / 3.930 acres
 Ward: Eye Valley
 Current use: Telecommunications operational land (MDF staff, 88 parking spaces, telegraph pole storage)
 How site was identified: Local Plan allocated site and call for sites plans
 Designations: None
 Flood Zone: FZ 1
 Local Plan allocation: ES.12 – student accommodation for Oxford Brookes University
 Planning history: Nothing relevant
 Landowner: BT but Telford Trillium have 1.5M yr lease
 Landowner suggestions: Housing (preferred); student accommodation
 Public consultation: Open space; increase in impermeable land surfacing is of concern



Analysis

The site is in a largely residential area, but with a variety of uses nearby, including student halls and a golf club. It is located on a fairly busy road with access is from James Wolfe Road. The site is currently used to as a depot with the staff due to be relocated and as storage for telegraph poles which will also be moved. Two buildings on the site are buildings of local interest so any proposed redevelopment of the whole site would first need to show why they could not be incorporated into the development.

The landowner would prefer the site to be allocated for housing but would also consider student accommodation possibly as part of a mixed use scheme with housing. Oxford Brookes University have expressed an interest in it being used for student accommodation. Public consultation suggested open space.

The site is currently allocated in the Local Plan for student accommodation. Being on a main thoroughfare, this use would comply with the proposed Housing OPD policy for locating student accommodation. The site would also be suitable for both housing as a policy for either or both uses is preferred.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing or student accommodation uses may come forward filling the gaps of a good site for these uses.	-
2. Allocate for a mix of residential with student accommodation (PREFERRED OPTION)	Yes, landowner's preferred uses	Would help deliver other much needed housing or purpose built student accommodation. Mixed use can prevent the changes in land use made over the course of the plan period and ensure viability and deliverability.	✓
3. Open space (REJECTED OPTION)	No, would not be a viable use for the landowner	Would improve access to public open space but would be inefficient use of a brownfield site.	✗

This is a brief summary of the consequences of allocating the site for this use.

The final column shows whether or not the use helps deliver one of the key priorities of the Core Strategy's spatial strategy as set out in Section B3. ✓ means it positively helps deliver a key priority, ✗ means that is would have a negative impact on the key priorities, '-' is neutral. Options are rejected if they have a ✗.

Allotments Abingdon Road

2a

<i>Site area:</i>	0.86 hectares / 2.12 acres
<i>Ward:</i>	Hinksey Park
<i>Current use:</i>	Disused allotments
<i>How site was identified:</i>	Suggested in pre-options consultation
<i>Designations:</i>	Green belt; disused allotments; view cone (very small part)
<i>Flood Zone:</i>	3b
<i>Local Plan allocation:</i>	Policy SR.4 states that planning permission will be granted for the development of outdoor sports facilities on the disused allotments
<i>Planning history:</i>	None
<i>Landowner:</i>	No registered estate
<i>Landowner suggestions:</i>	n/a
<i>Public consultation:</i>	New site suggested during the pre-options consultation for allotments



Analysis

The site is overgrown disused allotments and is bounded by the Abingdon Road, sports pitches and grazing land. The Local Plan identified it for new outdoor sports facilities but since the adoption of the Local Plan no such proposal has come forward. There are limited options for developing this site because it is in the Green Belt and Flood Zone 3b.

The suggestion that it should be brought back into use as allotments was made at the public consultation. This would be compatible with the designations on the site and appropriate considering its former use.

It is questionable whether allotments would be delivered on the site as no obvious interest has been shown by the unknown landowner in maintaining the allotments or bringing them back into use so, with deliverability so uncertain, an allocation for allotments is likely to be inappropriate. However, should the landowner at some point seek to bring them back into use, given their historic use, this would not be contrary to policy provided the existing Local Plan SR.4 designation for outdoor sports facilities was removed. The policy designation for the site could revert to the general protection of allotments policy SR.8. An allocation would not be required to bring the allotments back into active use.

Options	Is the option deliverable?	Consequences of an allocation?	Core Strategy key priority?
1. Do not allocate and remove Local Plan SR.4 policy designation for outdoor sports facilities and revert to allotment protection policy SR.8 (PREFERRED OPTION)	n/a	Would enable the former allotments to be brought back into use if the landowner wanted. The landowner would need to overcome the protection of allotments policy, which there is scope to do, in order for the landowner to deliver outdoor sports.	-
2. Retain existing designation for outdoor sports facilities	Unlikely, landowner unknown.	Would mostly likely remain an overgrown site and may prejudice ability for allotments to be brought back into use. Would require removal of the legal allotment designation by application to the Secretary of State.	-

Allotments at East Minchery Farm

5

Site area: 1.3 hectares / 3.21 acres
Ward: Littlemore
Current use: Disused allotments
How site was identified: Non-planning Council department
Designations: protected allotments
Flood Zone: FZ 1
Local Plan allocation: None
Planning history: None
Landowner: Oxford City Council
Landowner suggestions: Housing
Public consultation: Bring back into allotment use.



Analysis

The site is currently overgrown scrub and is on the edge of the residential area of Littlemore adjacent to the Cowley Branch line. Existing access is from a track off Priory Road which would need to be widened and improved. Priory Road is a quiet residential street and it is unlikely that any use that generates much traffic, especially lorries, would be suitable. There are some large trees on the west edge of the site and a public right of way crosses part of the site. The allotments have fallen into disuse. The Littlemore area was identified in the Green Space Study as being an area with a shortage of public open space.

The site is owned by the City Council whose asset management team consider it could be suitable for some housing development. A group representing local people have drawn up ideas to use the site as communal open space. The public consultation suggested that it should be brought back into allotment use. However, should the landowner at some point seek to bring them back into use, given their historic use, this would not be contrary to policy. An allocation would not be required to bring the allotments back into active use.

At present the site is overgrown and the City Council’s Parks and Leisure department has no plan to replace the allotments. A limited amount of development could deliver resources to provide some good quality safe and overlooked open space for the local community which could perhaps with some allotments or communal garden area.

Options	Is the option deliverable?	Consequences of an allocation?	Core Strategy key priority?
1. Do not allocate and retain SR.8 designation	n/a	With the City Council unlikely to have resources to bring the allotments back into use, the site is likely to remain vacant but would enable the former allotments to be brought back into use if the landowner wanted.	-
2. Allocate for residential with a greater proportion of public open space than would normally be required (PREFERRED OPTION)	Likely, landowner’s preferred use. Requires partial removal of legal allotment designation	Delivers much needed housing (although less than Option 3) whilst also opening up new public open space to bring back into use some allotments or communal garden area for the local community. Would require partial removal of the legal allotment designation by application to the Secretary of State.	✓
3. Allocate the whole site for residential with standard provision of open space	Likely, landowner’s preferred use. Requires removal of legal allotment designation	Delivers more housing than Option2 but would result in a significant loss of public open space. Open space that would be provided would be likely to be formal open space rather than allotments or communal garden. Would require removal of the legal allotment designation by application to the Secretary of State.	✓

Ambulance Resource Centre

7

<i>Site area:</i>	0.58 hectares / 1.43 acres
<i>Ward:</i>	Churchill
<i>Current use:</i>	Ambulance resource centre
<i>How site was identified:</i>	Call for sites
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	Part of DS15 Churchill Hospital- hospital, medical research and staff accommodation.
<i>Planning history:</i>	None
<i>Landowner:</i>	South Central Ambulance NHS Trust
<i>Landowner suggestions:</i>	Housing (linked to hospital staff), extra care housing, B1 R&D, academic institutional, primary health care, hospital and medical research main uses in area are medical.
<i>Public consultation:</i>	No comments on site



Analysis

The site is part of the Churchill Hospital site with vehicular access off Churchill Drive and good bus links. The current buildings are single-storey and floorspace could be increased on the site by redeveloping these buildings at an appropriate density and scale. Uses linked to the hospital or relating to the adjacent residential area would be most appropriate.

The South Central Ambulance NHS Trust say that the site will become available in future, probably by April 2016. They consider a variety of uses would be suitable with their preferred uses being housing for hospital staff or for further hospital related activities.

The Core Strategy seeks to focus hospital development on existing sites to reduce the need to travel between sites. This site is a hospital related use adjacent to the Churchill Hospital site. The Oxford Radcliffe Hospitals NHS Trust (ORHT) think there will be opportunities on the Churchill site for some redevelopment by 2016 so there is potential for the sites to be development together if it would help facilitate delivery of the sites. ORHT believe they can accommodate their future needs on the Churchill Hospital site so there may not be a need for further hospital related facilities on this site, however, a joint redevelopment of this site and the Churchill site may allow for reconfiguration and consolidation of hospital uses. It would also be suitable for a number of other uses suggested by the landowner but, considering that housing is a priority of the City Council, housing is considered as the other most suitable use. The dwellings could be occupied by key workers who work at the hospital but it is not considered necessary to add this restriction in a policy because any housing development proposed with key worker housing is likely to be acceptable in principle provided that other policy requirements for affordable housing are also met. Noisy industrial uses would not be suitable next to a hospital.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for any of the following uses: hospital related uses, medical research, primary health care or residential. B1(b) and B1(c) acceptable provided that they are linked to hospital uses. Opportunities should be taken to reduce car parking provision on site. (PREFERRED OPTION)	Yes, landowner's preferred uses	Focuses hospital uses onto existing sites whilst a mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. Development could take place in conjunction with development on the main Churchill Hospital site. Promotes the redevelopment of a brownfield site.	✓

Avis site

10

- Site area:* 0.32 hectares / 0.79 acres
- Ward:* Jericho and Osney
- Current use:* Car rental, tool hire, residential and hotel annexe
- How site was identified:* Call for sites
- Designations:* City centre archaeological area; high buildings area
- Flood Zone:* FZ 3a
- Local Plan allocation:* None
- Planning history:* Last permission in 98 for car hire/storage for 10 years
- Landowner:* Christ Church
- Landowner suggestions:* Housing
- Public consultation:* Boatyard; residential



Analysis

The site adjacent to the river, housing and the Botley Road. This is busy area close to the Oxford railway station so it is a very sustainable location. A wide range of uses could be possible on this site, although the site is in flood zone 3a, which means that an assessment in a level 2 SFRA will be required to check the site could pass the exceptions test and a flood risk assessment would be required with any application. The site is currently includes Sui Generis uses and residential. The Sui Generis uses do not generate significant employment so it is not necessary for modernisation of an employment use. The existing uses of tool hire and car rental businesses are also not ideal in a residential street. The properties fronting Botley Road form an annexe to the River Hotel opposite so their loss would be subject to Policy TA.4. The three residential dwellings at the north of the site contribute to the character of this residential street and should be retained.

The landowner would like to develop the site for housing. The public consultation showed support for housing with an additional suggestion of a boatyard.

There is a recognised need for short stay accommodation, especially in city centre and arterial roads to promote tourism within Oxford. The loss of a hotel in this very sustainable location would be resisted unless it could be shown that it was not viable to keep that use. The use of the site for residential development is considered the most suitable use in this predominantly residential area subject to the Level 2 Strategic Flood Risk Assessment.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	Being a brownfield site a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for residential which could be car-free. Retain three dwellings in north part of the site. Loss of the River Hotel annexe on Botley Road is subject to TA.4. (PREFERRED OPTION subject to Level 2 SFRA)	Likely, mainly the landowner’s preferred use	Delivers much needed housing. Promotes the redevelopment of a brownfield site. The existing uses are mainly Sui Generis and development would not result in the significant loss of employment. Local Plan policy TA.4 would ensure that short stay accommodation could not be lost unless non-viability evidence is submitted or an occupier cannot be found.	✓
3. Include a boatyard as part of Option 2 (REJECTED OPTION)	No, not a use the landowner has suggested	Boatyard is unlikely to be a viable option on quite a small site. Would not be required if boatyard provided at an alternative site such as Canalside (#31)	-

Banbury Road and Bevington Road

13

Site area: 0.52 hectares / 1.28 acres

Ward: North

Current use: Non-residential institutional (University of Oxford)

How site was identified: Call for sites

Designations: Conservation area

Flood Zone: FZ 1

Local Plan allocation: No

Planning history: Minor applications, mainly approved

Landowner: University of Oxford

Landowner suggestions: Academic institutional

Public consultation: No further development - at capacity



Analysis

This site is within an area that contains a number of university academic buildings in substantial attractive buildings. There are also many listed buildings near the site. It is just outside the conservation area, but the effect on the conservation area and the listed buildings will need to be considered in any future development.

Currently the site comprises buildings in functional academic use. The University of Oxford wish to intensify this use on the site, to make more efficient use of the site. As the site is adjacent to the Radcliffe Observatory Quarter and the University's science area it is ideally located to accommodate more functional academic uses. There was some concern at the public consultation that the site is already at capacity.

The Core Strategy seeks to focus academic uses on existing sites so promoting further development on this site would help achieve this aim. Although the site is in a sensitive area, it is considered that there is likely to be some potential to intensify the existing use without harming the character of the area.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. Non-academic uses may come forward risking the loss of academic uses on an existing site.	-
2. Allocate for academic institutional uses (PREFERRED OPTION)	Yes, landowner's preferred use	Focuses academic uses onto existing sites. Promotes more efficient use of a brownfield site.	✓

Banbury Road (7-19)

14

<i>Site area:</i>	0.64 hectares / 1.58 acres
<i>Ward:</i>	North
<i>Current use:</i>	D1 non residential institution
<i>How site was identified:</i>	Call for sites
<i>Designations:</i>	Conservation area; high buildings area; listed buildings
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	Series of very minor alterations.
<i>Landowner:</i>	University of Oxford
<i>Landowner suggestions:</i>	Academic Institutional
<i>Public consultation:</i>	No comments on site



Analysis

This site is within an area that contains a number of university academic buildings in substantial attractive buildings. The site is in a conservation area and mainly consists of listed buildings. The presence of the listed building limits full redevelopment potential and any use of the remaining area would need to have regard to the setting of the listed buildings. Access to the small parking area is off Woodstock Road currently but is single carriageway so the access could not accommodate any increases of vehicle movement. There is a high potential for archaeological interest related to Civil war defences, medieval features and a possible Saxon cemetery.

Currently the site accommodates University academic uses. The University of Oxford would like to provide additional floorspace on this site for teaching and research.

The Core Strategy seeks to focus academic uses on existing sites so promoting further development on this site would help achieve this aim. The restrictions on the site, especially from the presence of listed buildings, means that it is unlikely to be suitable for other uses. The amount of additional floorspace is likely to be small, but it is considered that some increase is possible, subject to the detailed design proposals of a planning application. The site would be suitable for car free development, being in a controlled parking zone, close to amenities and with good public transport links.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. Non-academic uses may come forward risking the loss of academic uses on an existing site.	-
2. Allocate for academic institutional uses (PREFERRED OPTION)	Yes, landowner's preferred use	Focuses academic uses onto existing sites. Promotes more efficient use of a brownfield site.	✓

Bertie Place Recreation Ground

Site area: 3.37 hectares / 8.33 acres
Ward: Hinksey Park
Current use: Recreation ground and vacant land
How site was identified: DS.7-Primary School
Designations:
Flood Zone: FZ3b but FZ3a for sequential test
Local Plan allocation: Replacement New Hinksey Primary school, school playing fields and replacement public open space
Planning history: No applications
Landowner: Oxford City Council
Landowner suggestions: None
Public consultation: Must retain some play area



Analysis

The site is comprised of two separate parts. The larger west site is overgrown open space and is close to the railway. Access to it is limited to footpaths at various points but an option for a vehicular access, across the stream, could be via John Towle Close. The west site has previously been used for tipping so is likely to need remediation. It may also fall into Noise Exposure Category C being close to the mainline railway and streamside habitats around the edge of the site would need to be protected and enhanced. A small part of the west site is in flood zone 3b. The smaller east site is in a quiet residential area bounded on three sides by housing and on the west side by a campsite. There are a number of trees surrounding the site which should be retained. Vehicular access would be from Bertie Place and any development of the site would need to include adequate means for vehicles to turn as Bertie Place is a short road with little opportunity for vehicles to park. The access from Bertie Place is onto Abingdon Road is very busy at peak times so uses that result in a lot of peak time vehicle movements would be a concern.

The east site is allocated in the Local Plan for a primary school and the west site for school playing fields and replacement public recreation ground but as yet this has not been developed. The east site therefore already has a precedent for its redevelopment. Oxfordshire County Council would like the allocation retained to act as a reserve site if there was no school to serve the West End or other education provision to serve the area. The public consultation suggested that some play area should be retained.

County Highways have raised concerns about the level of traffic that would be generated at the junction with Abingdon Road if the allocation for a school was retained. The east part of the site would be suitable for residential development being in a residential area already and would not deliver the level of traffic that a primary school would. The west part of the site could provide replacement open space facilities and could make the area more accessible. A use which reserves the site for a school which would default to residential development if the school was no longer required is considered the preferred option. A time limit could be considered for developing the school. A transport assessment would be required for any new school development.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	East site would remain as public open space although there is a precedent set for its redevelopment for an alternative use.	-
2. Allocate east site for new primary school and west site for school playing fields and replacement public open space. If new school provision not required then east site is allocated for residential and west site for replacement public open space (subject to SFRA 2 and transport assessment)	Uncertain, not known if site would be needed or delivered by County Council. Residential is landowner's preferred use	Provides site for a new school and replaces public open space but a good housing site could be left sterilised if consensus on school provision.	✓

Between Towns Road

17

Site area: 0.56 hectares / 1.38 acres
Ward: Cowley
Current use: Mixed Use (Swan garage, petrol station and club)
How site was identified: Local Plan allocated site and SHLAA and Small Area Study
Designations: None
Flood Zone: FZ 1
Local Plan allocation: DS.8 - development that includes any of the following uses: retail or offices (A2 & B1) on the ground floor; and residential, primary health care facilities and childcare facilities.
Planning history: Various minor applications
Landowner: At least four landowners
Landowner suggestions: Variety (see below)
Public consultation: No comments



Analysis

This site comprises a mix of uses including the a garage, petrol filling station, a veterinary centre, betting shop and a Conservative club (addresses being the Swan Motor Centre and numbers 13, 15, 17 and 19 Between Towns Road). It is on a busy road with very good bus links. It is within the Cowley Primary District centre boundary which was recently expanded in the Core Strategy but no development has yet occurred.

The owner of the Swan garage is keen to redevelop that site and would consider a wide variety of uses including housing, B1c, retail, student accommodation, primary healthcare, hotel and community facility. The owner of Nos. 13-15 would like to redevelop the site for housing although if he cannot find a site to relocate his veterinary business, he would like to build a larger veterinary building on the site with some flats above. It has not been possible to contact the owner of No.17. An application is due imminently for the redevelopment of No.19 for student accommodation.

The site is currently underused and more active frontages would improve the site. But as the site is owned by at least four different landowners, this makes deliverability of the whole site difficult. With no contact from the owner of the middle site (No.17) makes it inappropriate to allocate the whole site. Taking the remaining parts, No.19 is below 0.25ha which is below our threshold. The Swan Motor Centre and Nos. 13-15 sites together total 0.25ha although the owner of Nos. 13-15 has specific plans which would most likely be able to proceed independently. Being a brownfield site and within Cowley Primary District Centre the redevelopment of the Swan Motor centre for a variety of uses could be achieved through a planning application alone. The preferred option is therefore not to allocate the site.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	It is a brownfield site within Cowley primary district centre so a variety of uses could be acceptable without the need for an allocation. With three landowners it is unlikely to be a comprehensive redevelopment so not having an allocation makes it easier for different landowners to take their sites forward for redevelopment.	-
2. Allocate for mixed use development appropriate to a district centre	Unlikely, it has not been possible to contact the landowner of the central property	Promotes the redevelopment of a brownfield site however unlikely to be deliverable due to different aspirations of the landowners.	✓

Binsey Lane disused allotments

19

<i>Site area:</i>	3.7 hectares / 9.14 acres
<i>Ward:</i>	Jericho and Osney
<i>Current use:</i>	disused allotments with no buildings
<i>How site was identified:</i>	Call for sites
<i>Designations:</i>	Green Belt; Protected allotments
<i>Flood Zone:</i>	FZ3b
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	None
<i>Landowner:</i>	Christ Church college
<i>Landowner suggestions:</i>	Sport and Leisure
<i>Public consultation:</i>	Needed as allotments; sports use; outdoor sport and recreation; cemetery



Analysis

This site is a former allotment sites surrounded by a variety of uses including allotments, storage yards, retail, residential and outdoor sports and on two sides are Bulstake Stream and Botley Stream. Access along the narrow Binsey Lane limits the amount of uses that would be suitable. Lighting along the road may need to be improved and there would need to be passing places although light pollution could be an issue as the site juts out into the Green Belt.

The suggestion that it should be brought back into use as allotments was made at the public consultation which would be appropriate considering its historic use. No obvious interest has been shown by the landowner in maintaining the allotments or bringing them back into use but should the landowner at some point seek to bring them back into use, given their historic use, this could be achieved without an allocation. Respondents to the public consultation also thought it suitable for sports use and a cemetery but cemeteries are not suitable in Flood Zone 3b.

The landowner would like to use the site for outdoor sports use which is a compatible use in the Green Belt so without an allocation the landowner only needs to overcome the protection of allotments policy SR.8 to deliver it which includes criteria to allow for the loss of disused allotments. In addition, the City Council does not feel strongly that it should be outdoor sports and so is not minded to put forward such a case for the change of use of these allotments. For these reasons it is not felt that an allocation is appropriate or necessary because outdoor sports could be delivered through a planning application alone with evidence to overcome the loss of the allotments provided by the landowner.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	Would enable the former allotments to be brought back into use if the landowner wanted. The landowner would need to overcome the protection of allotments policy, which there is scope to do, in order for the landowner to deliver outdoor sports.	-
2. Allocate for outdoor sports facilities	Yes, landowner's preferred use	Improves access to sports facilities in West Oxford but prevents allotments coming back into use in the future. Would require the City Council to justify the loss of the allotments for an alternative use that is not a priority. Would require removal of the legal allotment designation by application to the Secretary of State.	-
3. Cemetery (REJECTED OPTION)	No	A cemetery is not suitable in Flood Zone 3b.	-

Blackbird Leys Road

- Site area:* 5.34 hectares / 13.20 acres
- Ward:* Blackbird Leys
- Current use:* Mixed use (retail, educational, leisure and community uses).
- How site was identified:* Local Plan allocated site
- Designations:* None
- Flood Zone:* FZ2 but FZ1 for sequential test
- Local Plan allocation:* Most of the site in DS.10 – Regeneration zone allocated for mixed use development to make better use of land and buildings, enhance the area and strengthen its role as a central focus for the Blackbird Leys estate
- Planning history:* OCVC college campus pending decision on college redevelopment and residential
- Landowner:* Various including Oxford City Council, Oxfordshire County Council and OCVC
- Landowner suggestions:* Oxford City Council: Mixed use
OCVC: College, residential and sports
- Public consultation:* shops/improve shops; new swimming pool, new library; the library is important



Analysis

This site includes the Blackbird Leys Community Centre (#20), The Blackbird Public House (#172) and Oxford and Cherwell Valley College (#136) sites. The site is within the new Blackbird Leys District Centre and is a regeneration area in the Core Strategy. It currently consists of a mix of uses including a pub, community centre, local shopping parade and college campus. The area is in the centre of Blackbird Leys and so has good accessibility on foot and by bus. Being a new district centre in the Core Strategy focuses district centre uses onto the site.

OCVC are keen to redevelop the college to include some residential and sports pitches. Oxford City Council would like to improve local facilities and provide new housing in the area. The public consultation suggested improved shops and facilities.

The intention in the Core Strategy is to continue to seek regeneration opportunities in the area so any uses that improve facilities, the retail, employment opportunities (especially start up businesses) and housing in the area would be encouraged. There are a number of different buildings, uses and landowners on the site so to agree a comprehensive plan for the site is quite difficult for an allocation policy but due to the need to regenerate the area a positive policy promoting redevelopment is considered helpful and appropriate.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site within the district centre so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for mixed use development to include retail, start-up employment units, live work units, residential, education, sport and leisure, community facilities and other uses appropriate for a district centre (PREFERRED OPTION)	Likely, if not comprehensively developed site could be delivered as piecemeal developments	Promotes more efficient use of a brownfield site. Whilst development would be focussed here due to being a district centre, it is particularly important to focus the right types of uses and employment units to encourage regeneration. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓

Bradmore Road

24

<i>Site area:</i>	1.84 hectares / 4.55 acres
<i>Ward:</i>	North
<i>Current use:</i>	Faculty housing and student accommodation
<i>How site was identified:</i>	Local Plan allocated site and Call for sites
<i>Designations:</i>	Conservation area; listed buildings
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	Part of DS.9- teaching, research and student accommodation
<i>Planning history:</i>	None
<i>Landowner:</i>	University of Oxford
<i>Landowner suggestions:</i>	Housing; students (University of Oxford); academic Institutional
<i>Public consultation:</i>	Any infill in back gardens could damage the area; at capacity



Analysis

This site is within an area that contains a number of university academic buildings in substantial attractive buildings. It is in the central conservation area and includes listed buildings. There is a high potential for prehistoric and Roman archaeological interest. Many of the buildings contribute to the character of the conservation area and it is unlikely that a major redevelopment of the site would be possible without damaging its character. Uses must be appropriate in the conservation area and listed buildings.

Currently the site accommodates faculty housing and student accommodation for the University of Oxford. The University wish to increase the amount of graduate accommodation provided on the site, to help increase the number of students in university provided accommodation and because there is predicted to be an increase in the proportion of graduate students, and provide academic institutional uses.

There was some concern at the public consultation that the site is already at capacity and that infilling would damage the character of the area. Although the site is in a sensitive area, it is considered that there is likely to be some potential to intensify the existing use, although this can only be fully explored with a detailed planning application.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. Non-academic and student accommodation uses may come forward risking the loss of these on an existing site.	-
2. Allocate for academic institutional, student accommodation and faculty accommodation (PREFERRED OPTION)	Yes, landowner's preferred uses	Focuses academic uses onto existing sites. Meets the emerging policy for the location of student accommodation on existing sites. Promotes more efficient use of a brownfield site.	✓

BT Site, Hollow Way

- Site area:* 1.58 hectares / 3.90 acres
- Ward:* Lye Valley
- Current use:* Telecommunications operational land (100 staff, 88 parking spaces, telegraph pole storage)
- How site was identified:* Local Plan allocated site and call for sites
- Designations:* None
- Flood Zone:* FZ 1
- Local Plan allocation:* DS.12 – student accommodation for Oxford Brookes University
- Planning history:* Nothing relevant
- Landowner:* BT but Telereal Trillium have 130 yr lease
- Landowner suggestions:* Housing (preferred); student accommodation
- Public consultation:* Open space; increase in impermeable hard surfacing is of concern



Analysis

The site is in a largely residential area, but with a variety of uses nearby, including student halls and a golf club. It is located on a fairly busy road with access is from James Wolfe Road. The site is currently used to as a depot with the staff due to be relocated and as storage for telegraph poles which will also be moved. Two buildings on the site are buildings of local interest so any proposed redevelopment of the whole site would first need to show why they could not be incorporated into the development.

The landowner would prefer the site to be allocated for housing but would also consider student accommodation possibly as part of a mixed use scheme with housing. Oxford Brookes University have expressed an interest in it being used for student accommodation. Public consultation suggested open space.

The site is currently allocated in the Local Plan for student accommodation. Being on a main thoroughfare, this use would comply with the proposed Housing DPD policy for locating student accommodation. The site would also be suitable for both housing so a policy for either or both uses is preferred.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing or student accommodation uses may come forward risking the loss of a good site for these uses.	-
2. Allocate for a mix of residential and/or student accommodation (PREFERRED OPTION)	Yes, landowner’s preferred uses	Would help deliver either much needed housing or purpose built student accommodation. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓
3. Open space (REJECTED OPTION)	No, would not be a viable use for the landowner	Would improve access to public open space but would be inefficient use of a brownfield site.	✗

Canalside Land, Jericho

31

<i>Site area:</i>	0.49 hectares / 1.21 acres
<i>Ward:</i>	Jericho and Osney
<i>Current use:</i>	Part boat hire base, garages and open space; part vacant and derelict workshops and boat repair yard
<i>How site was identified:</i>	Local Plan allocated site and SHLAA
<i>Designations:</i>	Conservation Area; high buildings area
<i>Flood Zone:</i>	FZ3b but FZ3a for sequential test
<i>Local Plan allocation:</i>	DS.13 - mixed-use development to include residential, community centre, public open space/square, replacement riverside/canal uses; new bridge over the Oxford Canal for pedestrians and cyclists.
<i>Planning history:</i>	Most recent application for 54 flats refused and dismissed on appeal in 2008; New Community Centre granted outline permission in 2010
<i>Landowner:</i>	Spring Residential Ltd (in administration); Oxford City Council; British Waterway; Church of England
<i>Landowner suggestions:</i>	None
<i>Public consultation:</i>	Boatyard/facilities; community site; residential; may affect conservation area and Grade 1 Listed Building.



Analysis

This former boatyard and workshops site has been vacant and derelict since 2006. Part of the site to the north is still used by a boat hire facility while 12 garages and open space occupy the land owned by the City Council. The site is in a sensitive area within the new Jericho conservation area and adjacent to the Grade 1 listed St Barnabas Church. It has a long planning history but the most recent planning application on the major part of the site was for 54 flats, winding hole, public square, lifting bridge and boat repair berth but this was dismissed on appeal over concern over inadequate provision for canalside facilities and effect on the character and appearance of the setting of the church.

Public consultation, including that for the planning application, showed the strong sense of local feeling for new community facilities, replacement boatyard facilities and the delivery of a good design. Four local community organisations are working together to protect the canal heritage of Jericho, and are developing a fund-raising strategy for the possible purchase of the site in the future. They are concerned that other developers may be unable to provide a scheme that meets the needs of the community.

The appeal inspector concluded that the proposed canal user facilities were inadequate and that replacement facilities should be provided either at Jericho or at an equally accessible site. Having been the previous site for boatyard, and with the capacity to accommodate it, this site is considered most suitable to replace the facilities. The preferred option therefore states that an operating boatyard (with a facility for DIY repairs) should be provided on the site alongside other uses listed in the Local Plan policy. An operating boatyard should include a wet dock, and allow craneage on site for two narrowboats to be lifted out of the water for on-site maintenance or repair simultaneously, with possible supporting chandlery and associated workshop facilities.

Building heights should reflect the form and scale of surrounding development, particularly surrounding the area of public open space. Building heights should not exceed 3 storeys. Finished design should respect the waterfront heritage of the site, the conservation area and Grade 1 Listed Building. The use of vernacular materials would be appropriate, with the choice of surface detailing around the open space area and in the through routes requiring the use of good quality products. It is hoped that the wall separating the Church and the proposed new square can be demolished to open up the square and views of the Grade 1 listed building.

A new community centre is required in Jericho which was established during the 2005 appeal on the site. To assist the provision of a new community centre on the site, the City Council has agreed that the land it owns at Dawson Place, can be

released to help deliver the Community Centre. The landowner of the major part of the site (Spring Residential) has also offered additional land to add to the adjacent City Council Land on Dawson Place. This now has outline planning consent and should be retained at this or an alternative location on the site. The canal hire base, accessed from Combe Road, occupies the northern part of the site and is a long established use and should also be retained.

As with any allocation for residential, it will be expected to provide the required 50% affordable housing in line with policy requirements. Any allocation will be subject to a level 2 SFRA showing that the site could meet the exceptions test, and any application would require an FRA.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain as protected open sports facilities	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean the site could come forward without the boatyard or community centre.	-
2. Allocate for a mixed-use development that includes residential, community centre, public open space/square, replacement operating boatyard on site and a new bridge over the Oxford Canal for pedestrians and cyclists. (PREFERRED OPTION subject to SFRA2)	Likely, the community organisations are developing a fresh site master-plan and fund raising strategy to develop these uses.	Delivers much needed housing. Would also meet the needs of the local community including re-providing a boatyard. Allocation very similar to the previous Local Plan designation but strengthens wording with regards to boatyard facilities. Promotes the redevelopment of a brownfield site. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓

Churchill Hospital Site

34

<i>Site area:</i>	22.73 hectares / 56.17 acres
<i>Ward:</i>	Churchill
<i>Current use:</i>	Hospital
<i>How site was identified:</i>	Local Plan allocated site
<i>Designations:</i>	Adjacent to SSSI
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	DS.15 - primarily hospital use with other ancillary uses of medical research and key worker accommodation for staff
<i>Planning history:</i>	Various hospital related permissions
<i>Landowner:</i>	Oxford Radcliffe Hospitals NHS Trust
<i>Landowner suggestions:</i>	Housing, B1b, B1c, education, student accommodation, academic institutional, primary healthcare, hospital, medical research, hotel
<i>Public consultation:</i>	Animal research; no further development until access resolved reducing traffic



Analysis

The site is adjacent to housing, institutional uses and open space including a SSSI to the east. There is a public right of way crossing part of the site. Part of the site is an important Roman pottery manufacturing site, so there is a high potential archaeological interest. There are frequent buses to the site and in the vicinity of the hospital. Many buildings do not make efficient use of land and floorspace could be increased on the site by redeveloping these buildings at an appropriate density and scale. A public right of way runs across the site.

The Oxford Radcliffe Hospitals NHS Trust (ORHT) has been developing a strategy to deliver their anticipated business plans and operational requirements. ORHT seek to optimise the benefits of existing assets from new developments, acquisitions and disposals. Selective disposal of some individual plots within the Churchill site is seen as an important part of the strategy. ORHT are confident that their future operational requirements can be met on the land retained.

The options for whole site therefore need to consider the retained hospital site and also consider other possible uses for parts of the site. The Core Strategy focuses hospital related development on the existing sites in Headington and Marston so hospital related uses should remain the main focus of the site. Being a brownfield site with good public transport to the city centre and Oxford Brookes University, many other uses would be suitable. The NHS Trust consider a range of accommodation, care, business and academic needs that complement the hospital environment could be suitable so the preferred option is to be flexible to accommodate future needs and retain links to the hospital where appropriate. Noisy industrial uses would not be suitable next to a hospital.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate the site for primarily hospital related uses. Other suitable uses are either include residential; education; academic institutional; primary health care; student accommodation (linked to teaching on the site). B1(b) and B1(c) are acceptable provided that they are linked to hospital uses. Opportunities should be taken to reduce car parking provision on site, to open up footpaths and to improve public transport (PREFERRED OPTION)	Yes, landowner's preferred uses	Focuses hospital uses onto existing sites whilst a mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. Development could take place in conjunction with development on the main Churchill Hospital site. Promotes the redevelopment of a brownfield site. Will require an integrated approach to public transport provision.	✓

Court Place Gardens

40

- Site area:* 3.89 hectares / 9.61 acres
- Ward:* Rose Hill and Iffley
- Current use:* University of Oxford graduate housing
- How site was identified:* Call for sites
- Designations:* Within 200m of SSSI SAC. West part is a SLINC rejected as a Local LWS; conservation area; listed building
- Flood Zone:* FZ3b but FZ2 for sequential test
- Local Plan allocation:* None
- Planning history:* Change of use of part of the grounds of Court Place to a Nature park
- Landowner:* University of Oxford
- Landowner suggestions:* Housing; graduate students for the University of Oxford
- Public consultation:* Boatyard/facilities; hotel; right of way through grounds for Rose Hill residents; eco homes through self build scheme



Analysis

The site is close to the river and isolated and rural in parts. The west part of the site has dense tree coverage and we understand that there is a covenant relating to the SLINC site. Court Place itself was the original Iffley Manor House and is a listed building. Care should be taken to respect and enhance the setting of the Listed Building. Graduate accommodation has already been built in part of the grounds but it is of poor design. Existing main access is from River Road and secondary access is from Church Way. Any impact on the nearby SSSI could be mitigated by Sustainable Urban Drainage Systems.

The landowner would like to redevelop the graduate accommodation to make better use of the land whilst respecting the setting of the listed building. They would consider new graduate accommodation or housing or a mix of the two. Public consultation suggested a boatyard but this could require significant removal of trees so likely to be unsuitable or accessible. Opening up access through the site for pedestrians should be explored.

Whilst the site is not in a location specified in the emerging policy for the location of student accommodation, it would be family accommodation for graduates so this would reduce the potential for anti social behaviour at night. There may be some scope to increase the density of development without detriment to the conservation area and listed building and without expanding much beyond the existing developed area or developing on the wooded area.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for residential and/or graduate student accommodation, without developing on the nature park or flood zone 3a and 3b (PREFERRED OPTION)	Yes, landowner's preferred uses	Promotes more efficient use of a brownfield site. Would help deliver purpose built student accommodation but may also deliver much needed housing and potentially improve the setting of the listed building. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓
3. Allocate site for a hotel (REJECTED OPTION)	No, not a use that the landowner would pursue	The Core Strategy requires tourist facilities to be located on the main arterial roads. It would generate significant traffic in a quiet residential area. Would not be an efficient use of the site.	✗
5. Allocate west part of the site for a boatyard (REJECTED OPTION)	No, not a use the landowner has suggested	A significant number of trees would need to be removed within the conservation area to create a boatyard and associated vehicular access	-

Cowley Centre

41

Site area: 3.65 hectares / 9.02 acres
Ward: Cowley
Current use: Retail A1-A5 with residential above
How site was identified: Local Plan, SHLAA and call for sites
Designations: DS.18 Cowley Centre Templars Square
Flood Zone: FZ 1
Local Plan allocation: DS.18- Primarily retail with any of food and drink, public house, commercial leisure, primary health care, childcare and residential on upper floors
Planning history: Effect on amenities of residential above-noise and disturbance from takeaway
Landowner: Oxford City Council but Zurich Assurance have long lease
Landowner suggestions: Zurich support redevelopment potential for a range of uses.
Public consultation: No comments



Analysis

This site, known as Templars Square Shopping Centre, is within the new Core Strategy designation of a primary district centre and comprises principally retail uses with service uses. Residential exists on upper floors in a tower block in the centre. The centre is served by three multi-storey car parks. The shopping centre and surrounding area is dated and is in need of improvements, especially to the public realm, in order to attract more shoppers and a better range of shops.

The landlord considers that it is suitable for a wide range of uses, underpinned by retail (food and non-food) but with potential for academic institutional, primary healthcare, sport / leisure and community facilities as well. There were no public comments on the site. The County Council would like the development to help facilitate a possible bus interchange if required.

Given the size of the centre and its role as a primary district centre, it can potentially accommodate a range of uses whilst retaining the main retail element. Other uses could include some residential, community uses and many town centre uses. It is important to have a positive policy encouraging development considering the development opportunities here and the need for improvements.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site within the primary district centre so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for primarily retail with any of the following uses: leisure; residential; employment; community uses and other uses appropriate for a district centre. Development should help deliver a possible bus interchange (PREFERRED OPTION)	Likely, landowner seeks a range of uses	Promotes more efficient use of a brownfield site. Whilst development would be focussed here due to being a primary district centre, it is particularly important to recognise the development opportunities of this site which should be explored. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓

Cowley Community Centre

42

- Site area:* 0.26 hectares / 0.64 acres
- Ward:* Cowley
- Current use:* Vacant, former community centre
- How site was identified:* Non-planning Council department and SHLAA
- Designations:* Primary district centre
- Flood Zone:* FZ 1
- Local Plan allocation:* No
- Planning history:* Minor applications
- Landowner:* Oxford City Council
- Landowner suggestions:* Housing and community use
- Public consultation:* Retain for community use



Analysis

The site is within the new Core Strategy designation of a primary district centre and is surrounded by retail, offices and housing. It is in the heart of the primary district centre with very good bus routes.

The Cowley Community Centre used to be on the site but it is now demolished and vacant pending new development. A project that combines this site, along with two further sites in Northway (including site #129), is being taken forward by a housing association and development group to deliver housing and replacement community facilities. A planning application will be submitted to provide a community facility and residential on this site. The public commented that they would like to see the community use retained.

Being a district centre the site is very suitable for a community facility and residential. Development should help improve the public realm of this area of the district centre.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean a community facility was not provided risking the loss of a good site for this use.	-
2. Allocate for community facility and residential (PREFERRED OPTION)	Yes, landowner's preferred uses	Promotes the redevelopment of a brownfield site. Delivers much needed housing and provides a community facility	✓

Cowley Marsh Depot

43

- Site area:* 1.7 hectares / 4.20 acres
- Ward:* Cowley Marsh
- Current use:* City works
- How site was identified:* Local Plan allocated site and Non-planning Council department and SHLAA
- Designations:* View cone (a small part)
- Flood Zone:* FZ1
- Local Plan allocation:* DS.19 - residential and any of employment (Class B1b or c); live/work units; primary health care; childcare; community use; student accommodation.
- Planning history:* Nothing in last 10 years
- Landowner:* Oxford City Council
- Landowner suggestions:* Housing; student accommodation
- Public consultation:* Keep as Council owned - indoor skate park; new pool and ice rink; return to park



Analysis

The site is adjacent to the Cowley Marsh park and is currently in use as a depot for the City Council’s waste and recycling vehicles with access from Marsh Road. The park is an historic open space, as noted in the Landscape Character Appraisal of Oxford so any development would need to be sensitive to its location and improve its setting. It is a meadow landscape typical of Oxford.

The City Works depot is likely to move from the site making it available for development and the landowner would like to consider housing or student accommodation.

Due to the bulk and nature of the depot, the redevelopment of the site to almost any other uses should improve the setting of the park if well designed. Recent SFRA data amended the flood zones along Boundary Brook quite considerably meaning the site is now in Flood Zone 1, making housing and student accommodation a suitable use which would lead to a reduction in vehicle movements, especially heavy vehicle movements. Housing development could be well designed and could overlook the park providing a safer environment for users of the park. A flexible allocation with a mix of uses is likely to maximise the land value of the site which will enabling the depot to be relocated to a more suitable location. In turn this will allow a more appropriate development to be located next to the park. The site is in a suitable location for student accommodation provided pedestrian access is from the southern corner of the site, as this allows access almost directly onto the Cowley Road. A precedent for housing and student accommodation has already been set in the existing Local Plan allocation.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing or non-student accommodation uses may come forward risking the loss of a good site for these uses.	-
2. Allocate for residential and/or student accommodation (PREFERRED OPTION)	Yes, landowner’s preferred uses	Would help deliver either much needed housing or purpose built student accommodation. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓
3. Allocate for park and/or leisure uses (REJECTED OPTION)	No, would not be viable for the landowner	Site most likely to remain vacant until a more viable use could be permitted.	-

Crescent Hall

45

Site area: 0.96 hectares / 2.37 acres
Ward: Cowley Marsh
Current use: Oxford Brookes student accommodation
How site was identified: SHLAA
Designations: None
Flood Zone: FZ 1
Local Plan allocation: None
Planning history: Applications for student accommodation from early 90s (some refused initially including on appeal)
Landowner: Oxford Brookes University
Landowner suggestions: None
Public consultation: No comments on site



Analysis

The site is in a predominantly residential area fronting Hollow Way on one side, which is a fairly busy street with a mix of uses, and access off Crescent Road. The site is currently in use as purpose built student accommodation.

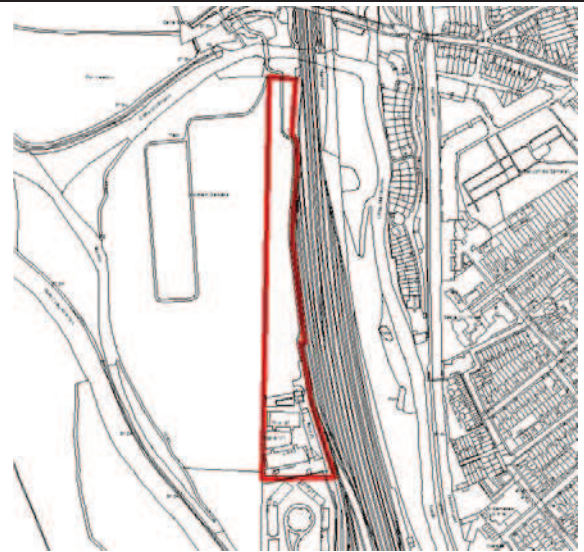
Oxford Brookes University would like to relocate students closer to the Headington campus which would mean closing Crescent Hall and redevelop the site housing. Crescent Hall is about 18 years old and its life would almost be up by the end of the DPD period (2026).

Whilst this site is not in the more popular radius of the Headington campus, it is on a Brookes Bus route and students can cycle and walk to the Headington campus from here and it is within walking distance to Cowley Centre and frequent buses up the Cowley Road to the city centre. The Core Strategy Inspector did not accept that Oxford Brookes University’s relocation strategy was appropriate. It is considered that this remains a good site for student accommodation and that it should not be lost to another use as this would mean Oxford Brookes University finding an alternative site at the same time as being expected to ensure that no more than 3,000 students were living outside of university-provided accommodation. This approach is explained in more detail in the Background Paper on Student Accommodation.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	The Core Strategy seeks to maintain the number of students living outside of purpose built student accommodation so student accommodation likely to remain.	✓
2. Allocate for student accommodation (PREFERRED OPTION)	Likely, not the landowner’s preferred use but it is its existing use and Oxford Brookes need student accommodation	Promotes the redevelopment of a brownfield site. Would maintain purpose built student accommodation at a time when the Core Strategy seeks to maintain the number of students living outside of purpose built student accommodation.	✓
3. Allocate for residential	Yes, it is the landowners preferred option	Promotes the redevelopment of a brownfield site. Would deliver much needed housing but would lose an existing purpose built student accommodation site which would be illogical when Oxford Brookes are seeking further sites.	✓ x

Cripley Road (Roger Dudman Way)

Site area: 1.53 hectares / 3.78 acres
Ward: Jericho and Osney
Current use: C2 residential institution
How site was identified: Local Plan allocated site and call for sites
Designations: Within 200m of SSSI SAC; view cone (small area at north)
Flood Zone: FZ2 but FZ1 for sequential test
Local Plan allocation: DS.22 – student accommodation
Planning history: Planning permission granted for graduate student accommodation (517 bedspaces)
Landowner: University of Oxford
Landowner suggestions: Students (University of Oxford)
Public consultation: Strong concern about overshadow and make flooding on the allotments worse; depends on the detailed design; full of wildlife; poor access especially for emergency vehicles;



Analysis

This site is a narrow area of former railway sidings at the northern end of Roger Dudman Way. It is adjacent to the Cripley Meadow Allotments which is a popular and well used site. The whole site has been granted planning permission for 517 bedspaces although only the most southerly block has been built to date. As the planning permission has been implemented, the rest of the development could be developed at any time without an allocation or further planning application although the landowner would need to reapply should they want to redesign the development. Any impact on the nearby SSSI could be mitigated by Sustainable Urban Drainage Systems.

We received comments through the public consultation which included representation from 268 allotment holders. They were very concerned about the possible overshadowing and loss of morning light to the allotments. They were also concerned that development here would push known badger sets onto the allotments which they say has happened in the past following development at Castle Mill. There was also concern that flooding would increase on the allotments.

The precedent for student accommodation on this site has already been established with a planning permission and local plan allocation so an allocation for student accommodation is accepted. However, with potentially a new application to come in from the University, the opportunity should be taken to try to address issues raised through the public consultation. Sunshine is vital to the productivity of allotments so any development should be designed in such a way as to not cause unacceptable overshadowing onto the allotments. As there are known badger setts on site a biodiversity study will be important to ensure adequate mitigation. An allocation for development would be subject to a biodiversity survey and, in order to minimise the chances of badgers moving onto the allotments, a contribution should be made to improve fencing along the allotment boundary. A Flood Risk Assessment required of an application here will be important to assess and minimise flooding on the allotments. The access is restricted so is most suited to a car free development such as student accommodation. The Highway Authority will consider the suitability of the access for emergency vehicles.

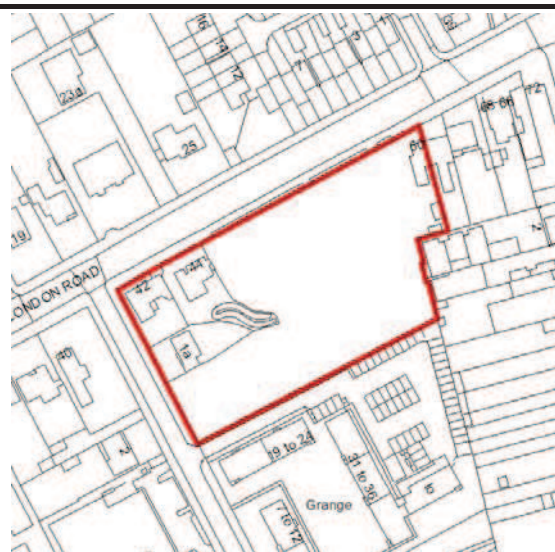
Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	The site has an extant planning permission for student accommodation which could be built without an allocation or further planning applications. The principle for student accommodation has a precedent. It is a brownfield site although no other uses likely to come forward for the site due to the narrowness of the site and being owned by the University of Oxford.	-
2. Allocate for student accommodation. Design of any development should minimise any overshadowing onto the allotments. A contribution will be	Yes, landowner's preferred use	Promotes the redevelopment of a brownfield site. Whilst it would conflict with the emerging policy for the location of student accommodation, the site has a precedent for student accommodation and it is not considered to lead to an unacceptable	✓

<p>sought to improve fencing along the allotment boundary (PREFERRED OPTION subject to biodiversity study)</p>		<p>increase in the movement of students past residential properties off the main thoroughfares.</p>	
<p>3. Allocate for car-free residential (REJECTED OPTION)</p>	<p>No, the landowner considers this a key site for student accommodation</p>	<p>Promotes the redevelopment of a brownfield site. If housing, site would most likely need to be a car free development due to the narrowness of access and the site but would still require access for emergency and refuse vehicles. May be difficult to design family housing so as to avoid habitable rooms facing the noise of the railway.</p>	<p>✓</p>

Dorset House, 42 and 44 London Rd & 1A Latimer Rd

52

<i>Site area:</i>	0.67 hectares / 1.66 acres
<i>Ward:</i>	Headington
<i>Current use:</i>	Vacant and residential
<i>How site was identified:</i>	Local Plan allocated site and Call for sites
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	DS.27 - key worker accommodation; library; institutional; students; education
<i>Planning history:</i>	New application pending decision but recommended for approval
<i>Landowner:</i>	Quintain
<i>Landowner suggestions:</i>	Housing; extra care housing; retail (food); student accommodation
<i>Public consultation:</i>	Student accommodation; housing/key workers; retain the 2 attractive houses; private and social housing; library



Analysis

The site fronts onto the busy London Road close to Oxford Brookes University's main Gipsy Lane campus and Headington district centre, although at the side and rear the site adjoins a fairly quiet residential area. The main Dorset House has been demolished but No. 42 London Road retains the character of the former buildings. The site is allocated in the Local Plan for mixed use and it suggests some appropriate uses including student accommodation.

The landowner is seeking student accommodation on the site and **there is an application pending a decision in April 2011** which officers are recommending for approval. The application also retains the important No.42 London Road after some negotiation. The public response was generally in support of some development with suggestions including housing and student accommodation and a new library.

This site is suitable for student accommodation being on a main thoroughfare and for residential. The County Council are very unlikely to provide a new library and retail in this location would not focus retail in the commercial centres in line with the Core Strategy and PPS4 sequential tests

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	Planning application for student accommodation to be recommended for approval. It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing or non-student accommodation uses may come forward risking the loss of a good site for these uses.	-
2. Allocate for student accommodation and/or residential (PREFERRED OPTION)	Yes, landowner is pursuing planning application for student accommodation	Promotes the redevelopment of a brownfield site. Would help deliver either much needed housing or purpose built student accommodation. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓
3. Allocate for a library (REJECTED OPTION)	No, County Council unlikely to provide new libraries	Promotes the redevelopment of a brownfield site with a community use	✓
4. Allocate for retail (REJECTED OPTION)	Yes, a use suggested by the landowner	Promotes the redevelopment of a brownfield site but would not focus retail in the commercial centres in line with the Core Strategy and PPS4 sequential tests	✗

East Oxford Bowls Club

Site area: 0.3 hectares / 0.74 acres
Ward: St Clements
Current use: Disused bowling green and foundations from demolished bowling pavilion
How site was identified: Non-planning Council department
Designations: Protected open air sports facilities; Bartlemas conservation area; view cone
Flood Zone: FZ1
Local Plan allocation: No
Planning history: Nothing relevant
Landowner: Oriel College
Landowner suggestions: Housing; student accommodation
Public consultation: Totally unsuitable; too small; will affect rural setting of Bartlemas conservation area; replace recreational use; small scale housing; build student accommodation here instead of nursery site



Analysis

The site is in a busy residential area between the Cowley Road and allotments. There used to be a pavilion on the south eastern end of the site but the site is now vacant and disused. Access to the site would be created onto Bartlemas Close. The site is within the Bartlemas conservation area and the Conservation Area Appraisal recognises the importance of maintaining the setting and views of Bartlemas hamlet, which includes the chapel (Grade I listed), house and farmhouse (both Grade II* listed). It also notes that “the bowling green site is important both in terms of creating a setting for the conservation area and as an area of green open space.”

The landowner would like to develop student accommodation or housing on the site. Public consultation comments thought that the site was inappropriate and would affect the conservation area but some people considered that development would be more suitable here than on the former Bartlemas Nursery site.

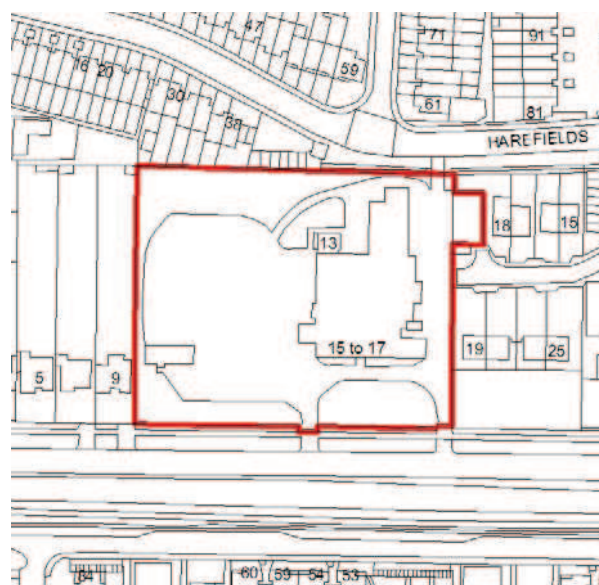
The openness of the bowling green is important to provide views into the conservation area. Developing the whole site is likely to have a detrimental effect on the conservation area as it would not maintain the rural character and sense of seclusion. However, bringing the site back into active use, rather than it remaining vacant, could provide benefits such as creating improved public views into the conservation area through some new public open space. There may be some scope to develop the south east part of the site where the bowling pavilion used to stand for a small number of well designed dwellings overlooking a new public open space on the remainder.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	Site may remain as disused outdoor sports unless applicant can overcome loss of sports facility policy in Core Strategy.	-
2. Allocate for student accommodation and/or residential	Yes, landowner’s preferred uses	Would help deliver either much needed housing or purpose built student accommodation but likely to destroy important views into the conservation area.	✓
3. Allocate the south east part of site (former bowling pavilion) for a small number of well designed dwellings retaining public open space on the remainder of the site (PREFERRED OPTION)	Likely, landowner’s preferred use. Partial development would provide some return	Delivers much needed housing whilst maintaining the views into the conservation area and the rural setting of the listed buildings. Brings the site back into active use rather than it remaining vacant and derelict. Will up new public open space for the local community.	✓

Elsfield Hall

56

<i>Site area:</i>	0.76 hectares / 1.87 acres
<i>Ward:</i>	Wolvercote
<i>Current use:</i>	B1 office (east side) and parking area (west side)
<i>How site was identified:</i>	Local Plan allocated site and SHLAA (west side) plus landowner suggestion (east side)
<i>Designations:</i>	Protected key employment site (east side); none (west side)
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	DS.29 – residential development
<i>Planning history:</i>	Permission granted in 2003 in west side for 24 x 2 bedroom flats for the elderly on 3 floors but not implemented.
<i>Landowner:</i>	Oxford City Council
<i>Landowner suggestions:</i>	Housing
<i>Public consultation:</i>	Development here ok; residential; should not be developed



Analysis

The site as originally considered consisted of the car park on the west part of the site but following the pre-options consultation the suggestion by the landowner was to include the east part of the site too which comprises of a B1 office. The west part is allocated in the Local Plan for housing and was granted planning permission for this use but it was never built. A precedent therefore already exists for housing on the west side. The east side is a protected key employment site and the occupier has a lease due to expire in 2014. There is an existing access off Harefields although some improvements may be required to enable a suitable access passed the office.

The landowner would like the whole site to be considered for redevelopment for housing. Since part of the site is a Protected Key Employment Site any allocation of the site should, as a preferred option, retain the existing level of employment. This safeguards the existing employment use but allows the development potential of the site to be fully explored to include some further uses. The existing office building takes up quite a large proportion of the site so careful design will be needed to be able to retain the same level of employment whilst allowing for other uses.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain protected key employment designation on east site	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing uses may come forward risking the loss of a good site for housing. East site would remain in employment use unless the policy against the loss of employment was met.	✓ ✗
2. Allocate for a mix of residential and employment. The existing level of employment should be retained. (PREFERRED OPTION)	Likely, a use suggested by landowner	Promotes more efficient use of a brownfield site. Will ensure that there is no loss of employment on the site but would use the land more efficiently and deliver much needed housing.	✓

Faculty of Music

- Site area:* 0.32 hectares / 0.79 acres
- Ward:* Holywell
- Current use:* University of Oxford teaching accommodation
- How site was identified:* Call for sites
- Designations:* Conservation area; City centre archaeological area; high buildings area
- Flood Zone:* FZ3a; FZ2 for sequential test
- Local Plan allocation:* No
- Planning history:* Nothing relevant
- Landowner:* University of Oxford
- Landowner suggestions:* Student accommodation; academic institutional
- Public consultation:* Not redevelopable; should be kept for educational use



Analysis

The site is currently used for University of Oxford academic uses. It is within the city centre commercial area close to academic, retail and office uses. It is in a sensitive location as it backs onto Christ Church meadow and it is in a conservation area. The site is situated on St Aldate's and is unlikely to be suitable for uses that require parking or generate much traffic. There is a high potential for archaeological interest such as the site of the Crutched Friars.

The site is currently occupied by the University of Oxford's Faculty of Music but the plan is for it to be relocated to the Radcliffe Infirmary site (Radcliffe Observatory Quarter). The University would like the site to be able to be used for academic uses with potential for student accommodation as well to allow flexibility. Public consultation did not think the site was developable and that it should be kept in its existing use.

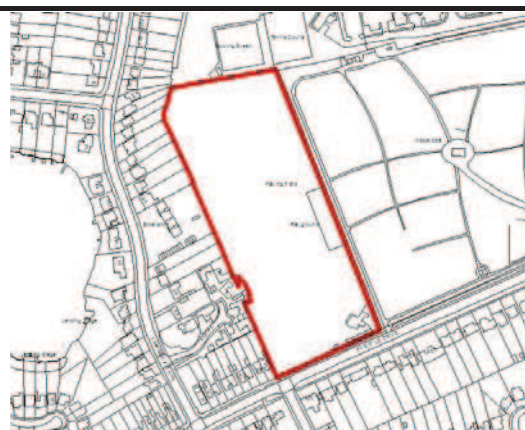
This is a suitable site for academic uses being close to the core of the University of Oxford. Student accommodation here would comply with the proposed approach to location student accommodation being in the city centre.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. Non-academic uses may come forward risking the loss of academic uses on an existing site.	-
2. Allocate for a mix of academic institutional uses and student accommodation (PREFERRED OPTION)	Yes, landowner's preferred uses	Promotes more efficient use of a brownfield site. Focuses academic uses onto existing sites. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓

Five Mile Drive Recreation Ground

59a

<i>Site area:</i>	2.69 hectares / 6.65 acres
<i>Ward:</i>	Wolvercote
<i>Current use:</i>	Recreation ground and sports pitches
<i>How site was identified:</i>	Draft new cemetery space study
<i>Designations:</i>	Protected open air sports facilities
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	No
<i>Planning history:</i>	Nothing relevant
<i>Landowner:</i>	Oxford City Council
<i>Landowner suggestions:</i>	Cemetery
<i>Public consultation:</i>	Site added after pre-options consultation



Analysis

This site is currently sports pitches with an associated car park and pavilion. It is enclosed on three sides by mature trees and hedges. The pitches are used by the Summertown Stars U13's football club.

There is a future shortage of cemetery space and the City Council has recently commissioned a cemetery study to assess need and possible sites for a new cemetery. The draft report identifies this site as joint second when considering issues such as landscape character, access, sustainability and environmental conditions. The ranking was not based upon weighing up the sites against alternative uses. Existing access to the site is off Five Mile Drive although as use as a cemetery access could also be through the existing cemetery and its current access onto Banbury Road. This site was not included in the pre-options consultation as the cemetery study had not been progressed far enough, however, there was some public concern raised at locating a cemetery here when it was suggested some years ago.

Development of this site for a cemetery will result in the loss of sports pitches but with options extremely limited for a new cemetery, this loss is considered to be outweighed by the need for cemetery space. With any development the playing field on the site should be re-provided unless sports facilities are not needed in the local area in which case improvements to other sports facilities in Oxford would be expected.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain protected open air sports facilities designation	n/a	Playing pitches would remain for use by football clubs and the public unless Core Strategy policy against loss of sports facilities was overcome. An alternative site would need to be found for a new cemetery.	-
2. Allocate for an extension to Wolvercote Cemetery. The playing field should be re-provided or contribution made to other facilities.	Yes, it is owned by Oxford City Council	Will provide new cemetery space to serve Oxford but will not meet entire cemetery need identified. Football may need to find alternative pitches.	-

Former Bartlemas Nursery

61

<i>Site area:</i>	0.25 hectares / 0.61 acres
<i>Ward:</i>	St Clements
<i>Current use:</i>	Vacant former nursery building
<i>How site was identified:</i>	Call for sites
<i>Designations:</i>	Conservation area; view cone (part)
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	Conservation Area consent for demolition allowed on appeal. Appeal for student accommodation dismissed in May 2011.
<i>Landowner:</i>	Oriel College
<i>Landowner suggestions:</i>	Student accommodation
<i>Public consultation:</i>	Unsuitable for development; too small; negative effect on conservation area and listed buildings; students on Bowls Club instead; should be sensitive and small-scale retaining community use; perfect to develop



Analysis

The nursery school site is a redundant plot on the western edge of the conservation area, abutting the full length of Bartlemas Farmhouse garden. Access to the school is via a narrow lane. The purpose of the conservation area is to maintain the setting and views of Bartlemas hamlet, which includes the chapel (Grade I listed), house and farmhouse (both Grade II* listed). The Bartlemas Conservation Area Appraisal notes that this site requires attention to bring the site back into active use and to make a positive contribution to the overall character of the conservation area, either by adapting the existing buildings or possibly through the construction of new and appropriately designed structures.

The landowner would like to develop student accommodation on the site. The results of the public consultation were mixed. The majority of people were concerned that development would be negative for the area but some people seemed content with some small scale sensitive development.

An application for student accommodation by the landowner was dismissed in May 2011 on the basis that the historic environment would be affected by the design of the proposal and that the scheme would exacerbate unacceptable parking pressures in the vicinity to the detriment of highway safety. The Inspector gave the Bartlemas Conservation Area Appraisal significant weight which recognises the redevelopment of the nursery as an enhancement opportunity, but that it must take full account of the proximity to the listed buildings, the relationship between each of the buildings and the special character of the conservation area as a whole. The inspector concluded that the proposal was *"of a scale and presence that failed to reflect the nature of built form in the conservation area"*.

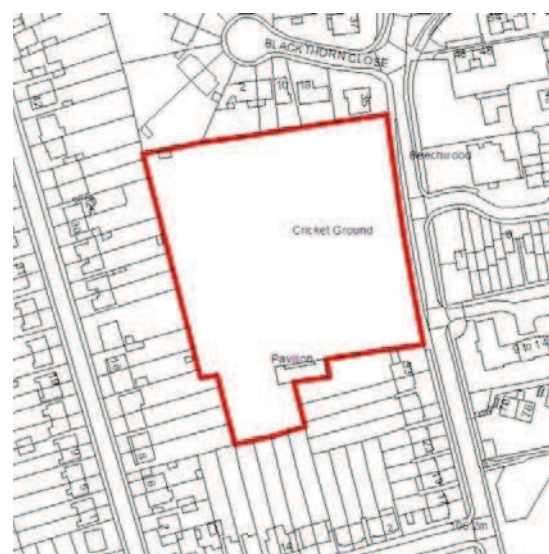
The Conservation Area Appraisal considers that some development could make a positive contribution to the area so an allocation for redevelopment would be appropriate. A sensitive development ought to be achievable and existing design policies would help ensure this. The site would conflict with the new emerging policy for the location of student accommodation not being on a main thoroughfare leading to students walking past residential properties. This site is therefore not considered suitable for student accommodation under the emerging policy and is rejected as an option. The suggested community use would not be a viable option for the landowner and would result in the site being left vacant until such time a more viable use would be permitted.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing or non-student accommodation uses may come forward risking the loss of a site for these uses.	-
2. Allocate for residential (PREFERRED OPTION)	Uncertain, not a use suggested by the landowner	Promotes the redevelopment of a brownfield site. Would help deliver much needed housing. Would potentially enhance the conservation area.	✓
3. Allocate for student accommodation (REJECTED OPTION)	Yes, is the landowner's preferred use	Promotes more efficient use of a brownfield site. Student accommodation here would be contrary to emerging policy.	✓
4. Allocate for a community facility	No, not a use the landowner has suggested	Site would be likely to remain vacant.	-

Former Barton Road Cricket Ground

62

<i>Site area:</i>	1.02 hectares / 2.52 acres
<i>Ward:</i>	Barton and Sandhills
<i>Current use:</i>	Disused cricket ground
<i>How site was identified:</i>	Call for sites and SHLAA
<i>Designations:</i>	Protected open air sports facility
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	No
<i>Planning history:</i>	Refusal for residential development in 2003 due to loss of greenfield site and loss of sports not mitigated.
<i>Landowner:</i>	Thomas Homes (option only)
<i>Landowner suggestions:</i>	Housing
<i>Public consultation:</i>	public open space; allotments; covenant preventing "unsuitable development"; replace facilities; housing sensible but must be sensitive to nearby Conservation Area; are other open spaces nearby for people; better with housing than as it is.



Analysis

The site is along a residential street and access would be from Barton Road. The site is a former cricket pitch which has been vacant and unused for many years. The land is not needed as a cricket pitch and it has no public access.

A developer would like to build housing with new public open space on the site. Public consultation responses were mixed with some people wanting public open space and some housing. Allotments were also suggested but the City Council has no plans to create new allotments. Oxford Brookes suggested it for student accommodation.

This is a residential area so housing would be an appropriate use. The loss of the former sport facility could be mitigated by making a contribution to the improvement of Margaret Road pavilion in Headington. Development of the site could open up new public open space for the local community since it had no access previously. This open space should be on the frontage so that it would be integrated into the local community and people would feel welcome to use it.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	Site may remain as disused outdoor sports unless applicant can overcome loss of sports facility policy in Core Strategy.	-
2. Allocate for residential with a greater proportion of public open space than would normally be required. The open space should be provided on the Barton Road frontage. Sports facilities should be re-provided on the open space or contribution made. (PREFERRED OPTION)	Yes, preferred use of the developer with an option on the site	Delivers much needed housing whilst also opening up new public open space for the local community. The loss of outdoor sports facilities would be mitigated.	✓
3. Allocate for student accommodation with open space requirements as Option 2 (REJECTED OPTION)	No, a housing developer has an option on the site	Would help deliver purpose built student accommodation but would conflict with emerging policy for the location of student accommodation not being on a main thoroughfare leading to students walking through residential areas.	✓
3. Allocate for allotments (REJECTED OPTION)	No, the City Council has no plan to provide new allotments	Would provide new allotments for local people but site most likely to remain vacant until a more viable use could be permitted.	-

Former Government Buildings

65

<i>Site area:</i>	1.28 hectares / 3.16 acres
<i>Ward:</i>	Headington Hill and Northway
<i>Current use:</i>	Storage area for OCIS
<i>How site was identified:</i>	Local Plan allocated site and Call for sites
<i>Designations:</i>	View cone (north part)
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	DS.31 - Oxford Brookes University purpose-built student accommodation and teaching / administration accommodation where neither use should dominate (also relates to site to north)
<i>Planning history:</i>	Permission to use site as a storage area
<i>Landowner:</i>	Oxford Centre for Islamic Studies
<i>Landowner suggestions:</i>	Student accommodation; accommodation for staff and visiting lecturers; ancillary teaching and social space
<i>Public consultation:</i>	student accommodation; use for OCIS staff and students is appropriate; affordable housing; no more student accommodation in Marston



Analysis

The site is along the busy Marston Road and is adjacent to student accommodation in John Garne Way and opposite academic uses of the University of Oxford's Oxford Centre for Islamic Studies (OCIS). Existing access is from Marston Road. The pedestrian and cycle way of Cuckoo Lane edges the site which is rural in character enclosed by mature vegetation and should be retained as a green route. There is a high potential for archaeological interest as the site is near identified Civil War defences and the Fairfax siege line.

The original Local Plan allocation related to the area including the plot to the north which is being developed for student accommodation by Oxford Brookes. Under the existing Local Plan policy, the southern area would be expected to be developed for teaching and academic uses by Oxford Brookes, however Oxford Brookes do not require the site for this purpose. The landowner, OCIS, is keen for it to be used by the OCIS predominantly as residential for students, visiting lecturers, staff and their families with some ancillary teaching and social space. Public consultation seemed in general support of uses for OCIS and affordable housing but mixed response to further student accommodation in the area.

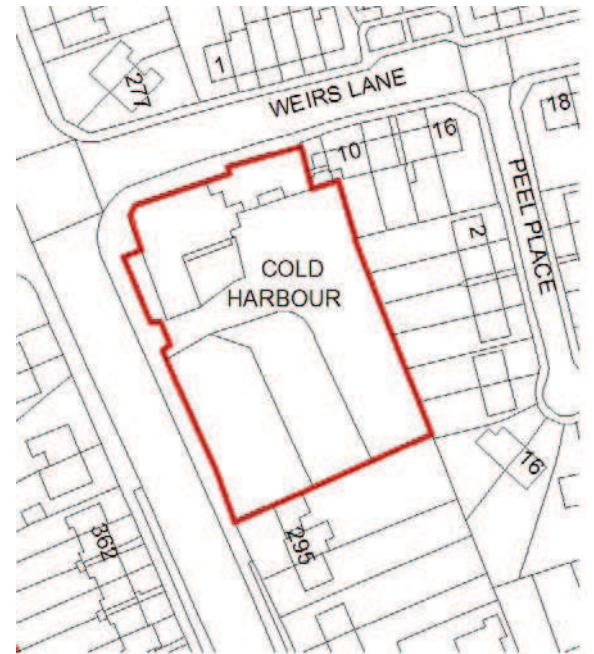
It seems appropriate and sustainable for the site to be used by OCIS as it would consolidate their academic activities with the main site opposite.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. Non-academic uses may come forward risking the loss of academic uses on a site already allocated for this use.	-
2. Allocate for mixed use to include residential, student accommodation and academic institutional uses (PREFERRED OPTION)	Yes, landowner's preferred uses	Promotes the redevelopment of a brownfield site. Delivers much needed housing but not as much as Option 3. Focuses academic uses onto a site already allocated for this use. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓
3. Allocate for residential	Uncertain, OCIS would like site academic uses too	Promotes the redevelopment of a brownfield site. Delivers much needed housing but would require OCIS looking for an alternative site.	✓

Fox and Hounds pub & former petrol station

67

Site area: 0.32 hectares / 0.79 acres
Ward: Hinksey Park
Current use: Vacant and derelict pub and former petrol station land
How site was identified: SHLAA
Designations: Within 200m of SSSI
Flood Zone: FZ3a
Local Plan allocation: No
Planning history: Appeal in progress for retail and residential. Original application refused on lack of comprehensive development (that prejudiced redevelopment of petrol station site), design, too much car parking and poor amenity space for residential
Landowner: Tesco and Sterling Estates
Landowner suggestions: The planning application seeks retail and residential
Public consultation: Hotel; affordable housing; no to Tesco; in neighbourhood centre so is suitable for shops



Analysis

The site is on the prominent and busy corner of Abingdon Road and Weirs Lane. It is a former public house and petrol station which have been derelict for some time. It is an eyesore and is in need of redevelopment. There is an existing access off the Abingdon Road. Any impact on the nearby SSSI could be mitigated by Sustainable Urban Drainage Systems.

Tesco would like to develop a store on the former pub site with residential above plus car parking but this development would not include the former petrol station site which would be likely to be left derelict. Public consultation generally supports some sort of development on this site but comments received to the most recent planning application are concerned that a Tesco store would affect trade of other local shops and cause noise and disturbance.

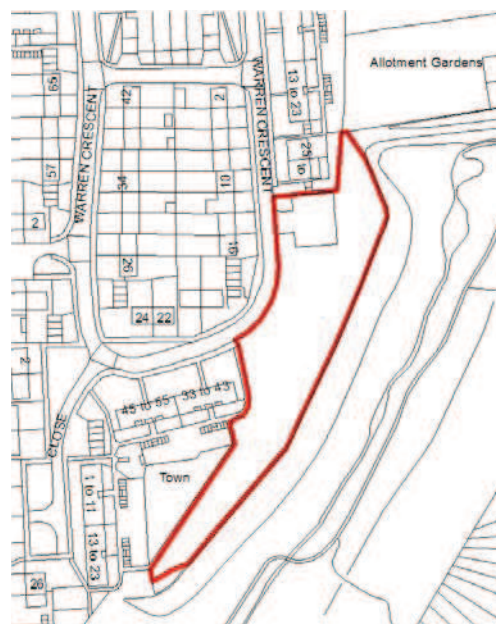
The most appropriate use of the site would be to develop the site as a whole rather than piece-meal. This would ensure that no part of the site is left derelict and would make the most efficient use of land. As part of the most recent planning application Tesco have made a case that satisfies the loss of the pub (Policy RC18 of the Local Plan). The broad approach in PPS4 seeks to support local centres and promote consumer choice. In relation to the planning application, officers accepted retail in this location as they were satisfied that the proposal would be unlikely to result in significant adverse impacts as set out in PPS4 because the site lies within the immediate locality of a group or 'cluster' of shops identified as Abingdon Road/North Hinksey Neighbourhood Centre.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing uses may come forward risking the loss of a good site for this use.	-
2. Allocate for mixed use retail (food) on ground floor and residential (PREFERRED OPTION subject to FRA and exceptions test)	Yes, landowner is pursuing planning application for these uses	Promotes the redevelopment of a brownfield site. Delivers much needed housing. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓
3. Allocate for residential (subject to FRA and exceptions test)	Unlikely, unless Tesco sold the site on	Promotes the redevelopment of a brownfield site. Delivers much needed housing.	✓

Garages and Land East of Warren Crescent

69

<i>Site area:</i>	0.37 hectares / 0.91 acres
<i>Ward:</i>	Churchill
<i>Current use:</i>	Open space
<i>How site was identified:</i>	SHLAA
<i>Designations:</i>	Adjacent to SSSI
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	Permission was granted for 18 dwellings in 2003. Not started and permission expired in Oct 2008.
<i>Landowner:</i>	Oxford City Council
<i>Landowner suggestions:</i>	Housing
<i>Public consultation:</i>	Will block access to Town Furze allotments, need 4 metre access and right angle turning; will affect surface and groundwater catchments of springs emerging in SSSI, interruption of percolation into the fens will degrade the habitat; loss of recreation



Analysis

The site is within a residential area. The very southern end of the site is too narrow to develop for many uses and is also situated behind a blocks of flats. However, the remainder of the site seems a reasonable shape to allow development. It has been granted planning permission for housing development although this was not implemented. A precedent has therefore already been set for housing on this site. Public footpaths cross the site.

The landowner would like to develop housing here. The public consultation revealed concerns that development of the site will prevent vehicular access to the allotments, and turning, which is required for deliveries. There were also concerns about the impact of any development of the nearby SSSI.

A precedent has therefore already been set for housing on this site with the previous planning permission, however, possible impacts will need to be assessed and mitigated. An allocation will be dependant on a biodiversity study assessing the impact upon the SSSI. The vehicular access and turning area is essential for the allotment users so this must be re-provided to an adequate standard. A width of 6m and a turning area has been suggested by the allotments representative. A public footpath that crosses the site will need to be redirected. An alternative route was agreed as part of the previous planning permission so this is not considered to hinder development of the site.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	The previous planning permission sets a precedent for residential development.	-
2. Allocate for residential. Adequate vehicular access and turning area to Town Furze allotments must be retained or re-provided (PREFERRED OPTION subject to biodiversity study)	Yes, landowner's preferred use	Delivers much needed housing.	✓

Gipsy Lane Campus

72

<i>Site area:</i>	4.95 hectares / 12.2 acres
<i>Ward:</i>	Churchill
<i>Current use:</i>	Oxford Brookes University main campus
<i>How site was identified:</i>	Local map search
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	Masterplan for refurbishment and redevelopment endorsed by the City Council with caveats. Numerous applications including new library and teaching building approved in 2010.
<i>Landowner:</i>	Oxford Brookes University
<i>Landowner suggestions:</i>	n/a
<i>Public consultation:</i>	No further development until access resolved reducing traffic; Student accommodation; concerned if Brookes may offer to host the Headington library as a trade off, Headington library is a cultural asset to the community



Analysis

The Gipsy Lane campus is the academic core of Oxford Brookes University. It is on the busy London Road and is well connected to public transport into Oxford and London. The site contains a mix of different building heights and styles. Oxford Brookes want to invest in their facilities, by redeveloping their existing academic space and using it more efficiently rather than expansion which will result in a net reduction of floorspace. The Masterplan was endorsed by the City Council, subject to a number of caveats, which includes the refurbishment and improvements to the Abercrombie and Sinclair buildings, replacement of the Darcy buildings, a new landmark entrance building and new plaza, public square and courtyards.

Oxford Brookes do not think it is necessary to have a specific allocation and are content with pursuing individual planning applications alongside their Masterplan. The public consultation raised issues with traffic and also suggested student accommodation for the site.

The Core Strategy seeks to focus academic development on existing sites so a positive policy would help emphasise the role of the site. It would also be preferable to include student accommodation on the site. New development would be expected to comply with existing transport assessment and travel plan policies.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation including academic institutional. No other uses likely as it is the main campus of Oxford Brookes University.	-
2. Allocate for Oxford Brookes University teaching and academic uses	Yes, landowner's preferred use although Oxford Brookes do not want an allocation	Promotes more efficient use of a brownfield site. Focuses academic uses onto existing sites.	✓
3. Allocate for Oxford Brookes University teaching and academic uses including student accommodation (PREFERRED OPTION)	Uncertain, Oxford Brookes do not include student accommodation in their masterplan	Promotes more efficient use of a brownfield site. Focuses academic uses onto existing sites. Would help deliver purpose built student accommodation.	✓

Harcourt House

74

<i>Site area:</i>	1.08 hectares / 2.67 acres
<i>Ward:</i>	Headington Hill and Northway
<i>Current use:</i>	Temporary permission for vehicle rental. Also army cadets and part vacant.
<i>How site was identified:</i>	Local Plan allocated and Call for sites
<i>Designations:</i>	Conservation area
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	DS.32 – student accommodation and teaching/administration accommodation for Oxford Brookes University
<i>Planning history:</i>	Application for conversion of offices to gymnasium refused in 2009 as contrary to allocation for Brookes student accommodation
<i>Landowner:</i>	Oxford City Council (Telereal have 40 year lease)
<i>Landowner suggestions:</i>	Student accommodation, housing
<i>Public consultation:</i>	Student accommodation; family housing; student accommodation not desirable; hotel



Analysis

This site is on the Marston Road with good public transport links to the city centre and hospitals. It also has footpath access along Cuckoo Lane to the Oxford Brookes University Gipsy Lane and Headington Hill campuses. Trees create a buffer with the Marston Road and existing access is from Marston Road.

The site has been allocated for use by Oxford Brookes since 2005 although development has not yet taken place nor has planning permission been sought. Oxford Brookes have expressed a continue interest in the site for student accommodation.

This site complies with the emerging policy for the location of student accommodation However, bearing in mind the site has not been developed despite having an allocation already, and as the site would also potentially be suitable for housing, the preferred option includes either or both of these uses.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing or non-student accommodation uses may come forward risking the loss of a good site for these uses.	-
2. Allocate for residential and/or student accommodation (PREFERRED OPTION)	Yes, landowner's preferred uses	Promotes the redevelopment of a brownfield site. Would help deliver either much needed housing or purpose built student accommodation. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓

Headington Car Park

75

<i>Site area:</i>	0.36 hectares / 0.89 acres
<i>Ward:</i>	Headington
<i>Current use:</i>	Public car park
<i>How site was identified:</i>	Non-planning Council department
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	None
<i>Landowner:</i>	Oxford City Council
<i>Landowner suggestions:</i>	Housing and/or student accommodation above car park
<i>Public consultation:</i>	Strong opposition to loss of car park; vital for local businesses and Waitrose and access to local facilities; buses don't work for everyone so need parking; housing would increase traffic; building above car park would create unsafe environment; development could occur above provided replacement car parking provided during construction; extra below ground car park should be provided/undercroft parking.



Analysis

This site is close to the Headington District Centre with its wide range of uses. It is also on the edge of a park and the edge of the conservation area. There are a number of trees on the site and those around the edges may need to be retained. There is a high potential for archaeological interest as the site is close to a Saxon burial.

The City Council's Corporate Asset team is reviewing its car parking strategy and consider that there is potential to develop either housing or student accommodation above the car park. There was very strong opposition to the loss of the car park as people consider the car park very important for accessing facilities and shops and for the trade of local shops. There was a mixed response to the possible creation of undercroft parking.

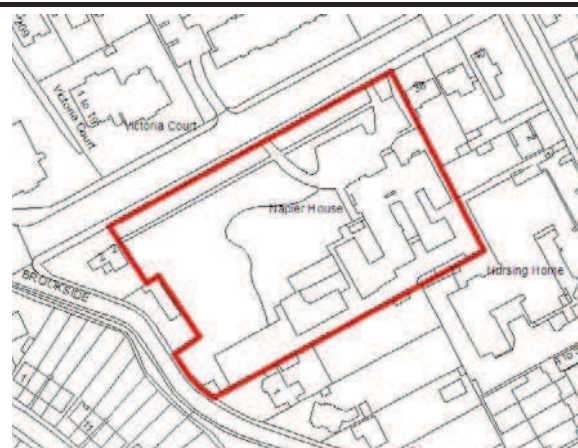
Being such a well used car park and clearly very important to the local community, its total loss would be detrimental to Headington. However, development of the site would make more efficient use of a brownfield site. In order to balance the needs of the local community, maintaining a vibrant community and meet the aims of making more efficient use of land, development with undercroft parking is considered an appropriate balance. Careful design would be required in order to deliver a safe parking environment.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	District centre car parks do not have any policy protection, so an application could come forward anyway for its redevelopment. The absence of an allocation would mean we could not ensure parking remains on the site or to guide the type of development.	-
2. Allocate for car-free residential and/or student accommodation. Maximise level of car parking re-provided on the site (PREFERRED OPTION)	Yes, landowner's preferred uses	Promotes the redevelopment of a brownfield site. Would help deliver either much needed housing or purpose built student accommodation whilst maximising car parking provision. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓

Headington Preparatory School

76

<i>Site area:</i>	1.03 hectares / 2.55 acres
<i>Ward:</i>	Headington
<i>Current use:</i>	Headington Preparatory school and ancillary uses
<i>How site was identified:</i>	Call for sites
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	Mainly approved minor applications and tree applications
<i>Landowner:</i>	Headington School
<i>Landowner suggestions:</i>	Education; Green space; Sport and leisure
<i>Public consultation:</i>	No comments



Analysis

This site is on the busy London Road and there a lot of trees along that frontage. Access is also from London Road. The site comprises two main teaching complexes, landscaped areas and a small number of car parking spaces.

The school is preparing a Masterplan for the senior and preparatory school sites which proposes a programme of redevelopment over the next 15 years and would include two-storey remodelling of parts of the preparatory school buildings to avoid encroaching onto open space and to provide new flexible space for assemblies, indoor sports, drama and dance and additional area for music, art and ICT. There were no comments from the public on this site.

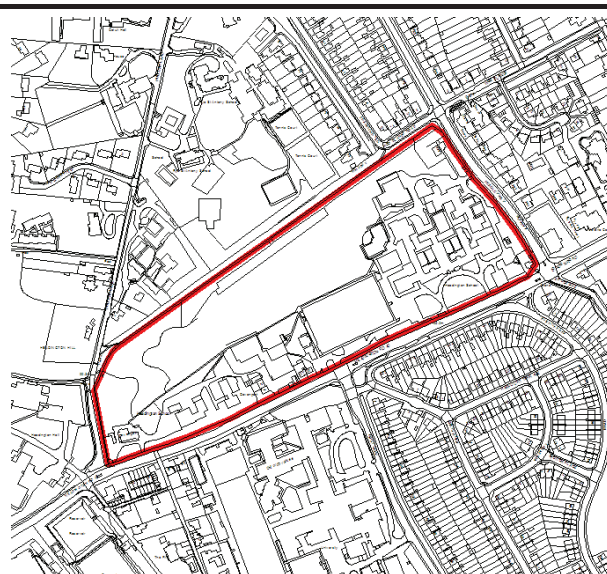
The landowner would like a policy to help them understand the criteria against which applications will be judged, however, an allocations policy is unlikely to provide the criteria they seek and applications will be judged against all existing Local Plan and Core Strategy policies. Redevelopment of the site for education and sporting facilities would be appropriate in principle, those being current uses, so an allocation is not necessary to facilitate further development. However, the development of new education and sports facilities is not a key priority for the Core Strategy so we do not feel strongly that this site should have a positive allocation policy for these uses. For these reasons it is not felt that an allocation is appropriate or necessary because these uses could be delivered through a planning application.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	Further development could occur through planning applications without the need for a specific allocation.	-
2. Allocate site for educational and sports facilities. Public access to the sports facilities will be sought through sharing schemes or joint user agreements. There should be no net loss of open spaces or sports pitches unless re-provided or contribution made to improve other sports facilities locally.	Yes, landowner's preferred uses	Will focus sports and education uses onto the existing sites and ensure continued public access to the facilities.	-

Headington School

78

<i>Site area:</i>	9.53 hectares / 23.55 acres
<i>Ward:</i>	Headington
<i>Current use:</i>	Headington School and ancillary uses, including sports facilities and boarding
<i>How site was identified:</i>	Call for sites
<i>Designations:</i>	Protected open air sports facilities; conservation area
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	Application for artificial pitch with flood lights and fence allowed at appeal. Other applications for academic buildings approved.
<i>Landowner:</i>	Headington School
<i>Landowner suggestions:</i>	education; green space; sport and leisure
<i>Public consultation:</i>	Sports facilities should be made available for public use



Analysis

The site is in a busy area that is predominantly residential, but with a mix of uses, including the main Oxford Brookes campus opposite. There are mature trees on the site, especially lining Headington Road and close to the school building. The site forms part of the Headington Hill character area described in the Landscape Character Appraisal of Oxford. The character of the area is of low density large scale buildings with open grounds of which the school typifies this. The main complex of teaching facilities are on the eastern part and ancillary buildings in the south west part. The rest of the site consists of landscaped grounds and sports pitches. Access is from Headley Way and Headington Road.

The school is preparing a Masterplan for the senior and preparatory school sites which proposes a programme of redevelopment over the next 15 years including improved accesses; replacement staff accommodation and sixth form centre; additional teaching space; and extended swimming pool and sports facilities.

The landowner would like a policy to help them understand the criteria against which applications will be judged, however, an allocations policy is unlikely to provide the criteria they seek and applications will be judged against all existing Local Plan and Core Strategy policies. Redevelopment of the site for education and sporting facilities would be appropriate in principle, those being current uses, so an allocation is not necessary to facilitate further development. However, the development of new education and sports facilities is not a key priority for the Core Strategy so we do not feel strongly that this site should have a positive allocation policy for these uses. For these reasons it is not felt that an allocation is appropriate or necessary because these uses could be delivered through a planning application.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	Further development could occur through planning applications without the need for a specific allocation.	-
2. Allocate site for educational facilities, open spaces and sports pitches. Public access to the sports facilities will be sought through sharing schemes or joint user agreements. There should be no net loss of open spaces or sports pitches unless re-provided or contribution made to improve other sports facilities locally	Yes, landowner's preferred uses	Will focus sports and education uses onto the existing sites and ensure continued public access to the facilities.	-

Herbert Close

80

<i>Site area:</i>	0.55 hectares / 1.36 acres
<i>Ward:</i>	Cowley Marsh
<i>Current use:</i>	Playing field
<i>How site was identified:</i>	Local Plan allocated and Call for sites
<i>Designations:</i>	View cone (part)
<i>Flood Zone:</i>	1
<i>Local Plan allocation:</i>	DS.33 – student accommodation as long as sporting facilities replaced or improved elsewhere
<i>Planning history:</i>	None
<i>Landowner:</i>	Jesus College
<i>Landowner suggestions:</i>	Student accommodation
<i>Public consultation:</i>	Should be protected from development



Analysis

The site is on the edge of a residential area and is surrounded by open space, including allotments. Access would probably be best from Herbert Close. The site is also adjacent to Site #113 (Lincoln College sports field) to the west.

The existing Local Plan policy allocates the site for student accommodation but it has not yet been developed despite being allocated for this use since 2005. The landowner would like this allocation to continue and state that the land will be available by 2016. Public comment wanted the site to be protected from development.

This site would not comply with the proposed new policy for locating student accommodation as it is not on a main thoroughfare, in a district centre or on an existing teaching campus. For this reason the preferred option is not for student accommodation but for housing instead. Any development should include open air sports facilities to compensate for the loss unless not required locally in which case a contribution should be made to improve facilities elsewhere in Oxford.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	Site would remain as outdoor sports unless applicant can overcome loss of sports facility policy in Core Strategy.	-
2. Allocate for residential with a greater proportion of public open space than would normally be required. The open space should be provided fronting Barracks Lane. Sports facilities should be re-provided on the open space or contribution made. (PREFERRED OPTION)	Uncertain	Delivers much needed housing whilst also opening up new public open space for the local community. The loss of outdoor sports facilities would be mitigated.	✓
3. Allocate for student accommodation with public open space. The open space should be provided fronting Barracks Lane. Sports facilities should be re-provided on the open space or contribution made. (REJECTED OPTION)	Yes, landowner's preferred use	Delivers purpose built student accommodation whilst also opening up new public open space for the local community. Would conflict with the emerging policy for the location of student accommodation. The loss of outdoor sports facilities would be mitigated.	✓

Hill View Farm

80a

<i>Site area:</i>	10.25 hectares / 25.33 acres
<i>Ward:</i>	Marston
<i>Current use:</i>	Agriculture
<i>How site was identified:</i>	Draft new Cemetery Space Study
<i>Designations:</i>	Green Belt
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	Permission refused for a sports ground in 1977
<i>Landowner:</i>	Oxford City Council
<i>Landowner suggestions:</i>	Cemetery
<i>Public consultation:</i>	Added after the pre-options consultation



Analysis

The site is currently pasture farmland with the grazing of horses. Old Marston village is to the east with a public house to the south west corner and a farm to north. The site is enclosed by mature hedging with trees and access is currently a farm track via the farm or Mill Lane. There is a public footpath through the southern field.

There is a future shortage of cemetery space and the City Council recently commissioned a cemetery study to assess need and possible sites for a new cemetery. The draft study ranked this as number one when considering issues such as landscape character, access, sustainability and environmental conditions but this was not based upon weighing up the sites against alternative uses.

The site is within the green belt so cemetery use is, in principle, compatible with this designation. In Oxford where there is a shortage of land it is much more efficient to locate a green belt compatible use within the green belt rather than on land suited to built development. This site has difficulties with regards to access as funeral traffic would go through Old Marston village which has narrow, windy roads not suited to a lot of traffic. The other sites being considered for a cemetery are Site #59a (Five Mile Drive Recreation Ground) and Site 82 (Horspath Site).

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	Cemetery use is compatible within the green belt so development may be possible without an allocation.	-
2. Allocate for cemetery	Yes, landowner's preferred use	Provides a positive policy towards new cemetery space provision to serve Oxford. Access issues through Old Marston would need to be resolved.	-

Horspath Road Offices and Depot

81a

Site area: 0.3 hectares / 0.74 acres
Ward: Lye Valley
Current use: Oxford City Council offices (Direct Services)
How site was identified: Non-planning Council department
Designations: Protected employment site
Flood Zone: FZ1
Local Plan allocation: No
Planning history: None
Landowner: Oxford City Council
Landowner suggestions: Retail
Public consultation: Added after pre-options consultation



Analysis

The site is on a corner plot adjacent to the eastern by-pass and an industrial estate but with its principal frontage and access from Horspath Road.

The site may become vacant in the future so the landowner would like to seek an alternative use to an ‘employment-generating use’, namely retail.

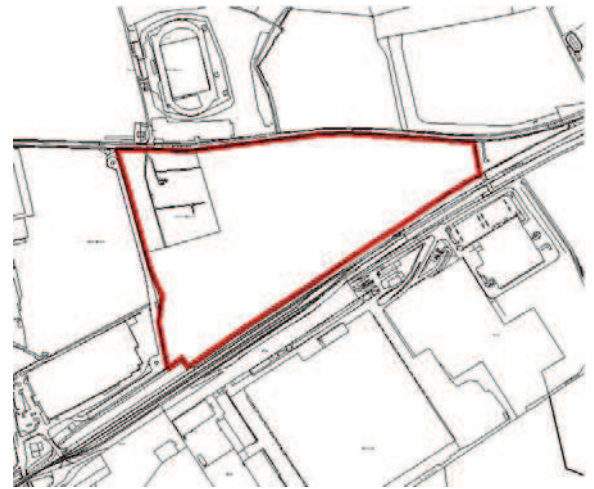
1Retail at this location would be contrary to the Core Strategy’s and PPS4’s sequential approach. This site is also a Protected Key Employment Site, which is important as part of the Oxford’s employment land supply. The preferred approach is therefore not to allocate it and to retain its designation as a Protected Key Employment Site

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain protected key employment site status (PREFERRED OPTION)	n/a	Site would remain in employment use unless the policy against the loss of employment was met. If it was, then being a brownfield site a variety of uses could be acceptable without the need for an allocation.	✓
2. Allocate for retail (REJECTED OPTION)	Uncertain, not known if there is any interest in retail on the site	Would result in the loss of an employment site and would not focus retail in the commercial centres in line with the Core Strategy and PPS4 sequential tests	✗

Horspath Site

82

Site area: 15.85 hectares / 39.17 acres
Ward: Lye Valley
Current use: Agriculture and former allotments
How site was identified: Local Plan allocated
Designations: Green Belt; protected allotments
Flood Zone: 1
Local Plan allocation: DS.34 – outdoor sports facilities
Planning history: Applications for clubhouse and sports pitches in 1995 and 2000 withdrawn
Landowner: Oxford City Council
Landowner suggestions: Outdoor sports facilities of Rover Sports and Social Club; wind turbine; cemetery
Public consultation: Allotments needed; outdoor sports use; cricket pitches



Analysis

Most of this site is currently used for agricultural purposes but also includes an area of disused allotments. The entire site is in the Green Belt, apart from about 2ha in the south west corner. Surrounding uses are agricultural, outdoor sports and the BMW plant. There is no real existing access except for an agricultural access off Horspath Road which is a busy and fast road with no footway either side.

Rover Sports Club would like to use the site as replacement sports and social facilities and BMW are in favour of this approach as it would allow BMW to expand their plant onto the Rover Sports Club site (#150). Public consultation sought allotments to be retained and outdoor sports.

The City Council is still in strong support of facilitating the expansion of BMW as it would help safeguard the future of BMW and strengthen Oxford’s economy as set out in the Core Strategy. The City Council is keen to locate a wind turbine in Oxford and this site was identified as an option although the MoD have concerns meaning that a large turbine is unlikely to be suitable here. There may be scope for smaller turbines to be located here but care would be needed in siting them so as not to cause shadow flickering over the sports pitches. There is a future shortage of cemetery space and the City Council recently commissioned a cemetery study to assess need and possible sites for a new cemetery. The draft cemetery study ranked this site joint second when considering issues such as landscape character, access, sustainability and environmental conditions but this was not based upon weighing up the sites against alternative uses. With the cemetery study still in draft and with the need to look further into the possibility of locating smaller wind turbines on the site there is not preferred option stated.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	Outdoor sports facilities are compatible with the Green Belt so a planning application may be acceptable without an allocation. However, the expansion of BMW is extremely important to Oxford’s economy so an allocation would be preferable	-
2. Allocate for outdoor sports facilities and wind turbine(s)	Yes, landowner is considering these uses	Will help facilitate the relocation of the Rover Sports and Social Club to the site to enable BMW to expand onto their site. Will also help Oxford develop renewable energy but unlikely to be further space available for a new cemetery.	✓
3. Allocate for outdoor sports facilities and a cemetery	Yes, landowner is considering these uses	Will help facilitate the relocation of the Rover Sports and Social Club to the site to enable BMW to expand onto their site. Will deliver new cemetery space to meet need but unlikely to be further space available for wind turbine(s).	✓

Iffley Road Sports Centre

Site area: 5.37 hectares / 13.27 acres
Ward: St Mary's
Current use: University of Oxford sport and leisure facility
How site was identified: Call for sites;
Designations: Protected open air sports facility; Local Wildlife Site (part); conservation area (part); Green Belt (part); high buildings area (part); view cone (part)
Flood Zone: 3b
Local Plan allocation: No
Planning history: Current application for demolition of existing sports hall, grandstand and ancillary buildings. Erection of new sports centre and Eton Fives' courts pending decision
Landowner: University of Oxford (majority); Christ Church college (southern part)
Landowner suggestions: Sport and leisure
Public consultation: Future facilities should be made available to the public



Analysis

This L shaped site is adjacent to a residential area and surrounded by open space. The southern part of the site is almost entirely within Flood Zone 3b. The site currently contains outdoor sports areas and sports buildings and has recently been granted planning permission for the demolition of the existing sports hall, grandstand and ancillary buildings and erection of a new sports centre and Eton Fives' courts.

The University would like to have a positive, flexible policy to allow for the development of new, improved or replacement sports and leisure facilities with allowance for the partial loss of open space where a “qualitative improvement” would be made to facilities. This would be to meet the future sports and leisure requirements and aspirations of student and staff. Public consultation suggested that the site should be made available to the public.

Redevelopment of the site for sporting facilities would be appropriate in principle, that being its current use, so an allocation is not necessary to facilitate further development. However, the development of new sports facilities is not a key priority for the Core Strategy so we do not feel strongly that this site should have a positive allocation policy for new sports facilities and there is scope within existing policies for any proposed loss of open space and sports facilities to be compensated for. For these reasons it is not felt that an allocation is appropriate or necessary because outdoor sports could be delivered through a planning application accompanied with justification for any loss of open space provided by the applicant.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	Further development could occur through planning applications without the need for a specific allocation.	-
2. Allocate for new or replacement sports facilities with no net loss of open space or sports facilities. Loss of open space would only be permitted is a qualitative improvement in the facilities provided. Public access to the facilities will be sought through sharing schemes or joint user agreements.	Yes, the University's preferred use	Will focus sports uses onto the existing sites and ensure continued public access to the facilities.	-

John Radcliffe Hospital

90

<i>Site area:</i>	27.03 hectares / 66.79 acres
<i>Ward:</i>	Headington
<i>Current use:</i>	Hospital
<i>How site was identified:</i>	Local Plan allocated
<i>Designations:</i>	Conservation area (part); listed buildings
<i>Flood Zone:</i>	FZ1
<i>Local Plan allocation:</i>	DS.37 - Hospital use; medical research; staff accommodation for nurses and key workers
<i>Planning history:</i>	Various hospital related permissions
<i>Landowner:</i>	Oxford Radcliffe Hospitals NHS Trust
<i>Landowner suggestions:</i>	Housing, B1b, B1c, education, student accomm, academic institutional, primary healthcare, hospital, medical research, hotel
<i>Public consultation:</i>	Resolve access; better access for buses and cyclists; open up green areas for access and footpaths; priority for family/key worker accommodation



Analysis

The John Radcliffe, as well as providing a wide range of general hospital services, is a regional provider of many specialist services to patients. The site has good public transport links and is surrounded by residential on most sides.

The NHS Trust has been developing a strategy to deliver their anticipated business plans and operational requirements. It seeks to optimise the benefits of existing assets from new developments, acquisitions and disposals. Selective disposal of some individual plots within the John Radcliffe site is seen as an important part of the strategy. The NHS Trust are confident that their future operational requirements can be met on the land retained. They would like to improve hospital facilities on site including a new main entrance with associated facilities.

The options therefore need to consider the retained hospital site and also consider other possible uses for parts of the site should they be considered for disposal by the Trust. The Core Strategy seeks to focus hospital related development on the existing sites so hospital related uses should remain the main focus of the site. Being a brownfield site many other uses would be suitable. The NHS Trust consider a range of accommodation (including key worker accommodation), care, business and academic needs that complement the hospital environment could be suitable so the preferred option is to be flexible to accommodate future needs. New development would be expected to comply with existing transport assessment and travel plan policies. Noisy industrial uses would not be suitable next to a hospital.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate the site for primarily hospital related uses. Other suitable uses are either include residential; education; academic institutional; primary health care; student accommodation (linked to teaching on the site) or a patient hotel. B1(b) and B1(c) are acceptable provided that they are linked to hospital uses. Opportunities should be taken to reduce car parking provision on site, to open up footpaths and to improve public transport (PREFERRED OPTION)	Yes, landowner's preferred uses	Promotes more efficient use of a brownfield site. Focuses hospital uses onto existing sites whilst a mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. Will require an integrated approach to public transport provision.	✓

Kassam Stadium surrounding area including car park to the rear of cinema complex

92

Site area: 2.39 hectares / 5.91 acres (car park) and 8.94 hectares / 22.09 acres (Stadium area)

Ward: Littlemore

Current use: Football stadium, leisure, food and retail and overflow car park for football stadium

How site was identified: Non-planning Council department

Designations: Part protected public open space; deferred decision on part being a LWS

Flood Zone: FZ1

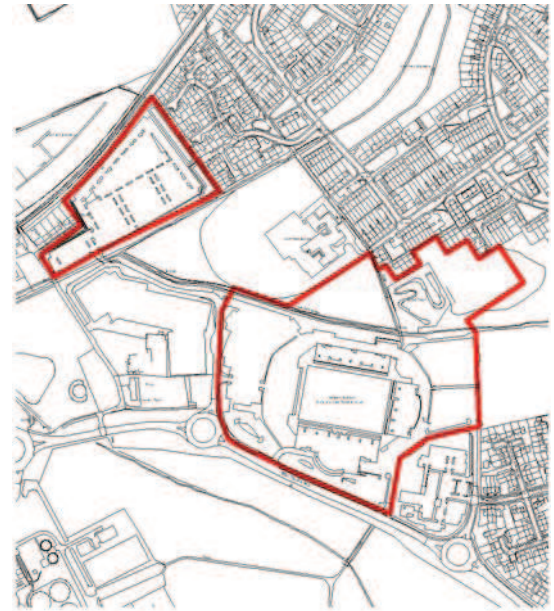
Local Plan allocation: No

Planning history: Temporary permission to use of part of car park for motorcycle testing/ training and part of stadium for storage and office

Landowner: Firoka Ltd and Oxford City Council

Landowner suggestions: Residential; commercial leisure; education

Public consultation: Preserve green spaces in socially disadvantaged areas; nature park; allotments; well used car park; access difficult if housing; protect main use



Analysis

It was decided to join the stadium site (#92) with the car park site (#32) because as the car park serves the stadium it would be most appropriate to consider them together. The car park site is an overflow car park for the football stadium and the stadium site includes car parking and some quite poor quality public open space. The sites are located within an area that includes employment, residential, open space and commercial leisure and is on the edge of the regeneration area of Blackbird Leys. Access is from Grenoble Road and there are a number of public rights of way crossing the site. There has been a deferred decision on whether or not part of the site qualifies as a Local Wildlife Site. The north east part of the stadium site is landfill but there is a high potential for archaeological interest on other parts of site.

The car park is overflow for Oxford United Football Club (OUFC) but OUFC consider that the land, including that around the stadium could be used more efficiently by providing the car parking in other ways and introducing new development around the stadium. The majority of the site is owned by Firoka Ltd but OUFC would like to purchase it and are considering possible uses to complement the stadium.

There is certainly potential for this site to be used more efficiently and the uses proposed by OUFC would be suitable and could help improve the quality and safety of the area that adjoins Blackbird Leys. A transport assessment and travel plan would be required to ensure that an appropriate level of car parking is re-provided as well as identifying opportunities to improve sustainable modes of transport to the area. Some small shops to serve the local neighbourhood would also be suitable to compliment the residential and stadium uses.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. Not having an allocation may mean the cumulative transport impacts of developing both parts of the site are not as well considered.	-
2. Allocate site for a mixed use residential led development that could include commercial leisure, education, open space and small-scale local shops. Retain stadium and sufficient car parking. (PREFERRED OPTION subject to biodiversity study)	Likely	Promotes more efficient use of a brownfield site whilst retaining the football stadium. Delivers much needed housing. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. Improves the integration of the site into the regeneration area of Blackbird Leys.	✓

Keble Road Triangle and Science Area

93

Site area: 12.4 hectares / 30.64 acres
Ward: Holywell
Current use: Academic institutional floorspace for several university departments
How site was identified: Local Plan allocated site and Call for sites
Designations: Conservation area; high buildings area; listed buildings
Flood Zone: FZ1
Local Plan allocation: Keble Road Triangle site part of DS.9 – academic institutional and student accom.
Planning history: Many applications, some major. A few withdrawn, all others approved. All University uses.
Landowner: University of Oxford
Landowner suggestions: D1 Academic institutional
Public consultation: Put more communal space between buildings; do not replace with glass boxes; generally happy with development as University develop sensitively



Analysis

This area has many buildings in use as University of Oxford academic uses. There are a number of different buildings, mainly with access from Parks Road and South Parks Road. Some of the buildings are listed so development would need to have regard to these and the Conservation Area. There is a high potential for archaeological interest on this site as it is in an area with Bronze Age barrows, Iron Age and Roman activity and Civil War defences.

The University of Oxford would like to redevelop many of its buildings in this area, delivering some new academic floorspace. There was some concern at the public consultation about the form that redevelopment would take and that more space between buildings was suggested. There is certainly scope for redevelopments in this area to add to the character as well as improving facilities for the University and this could be best explored through masterplanning and planning application stages.

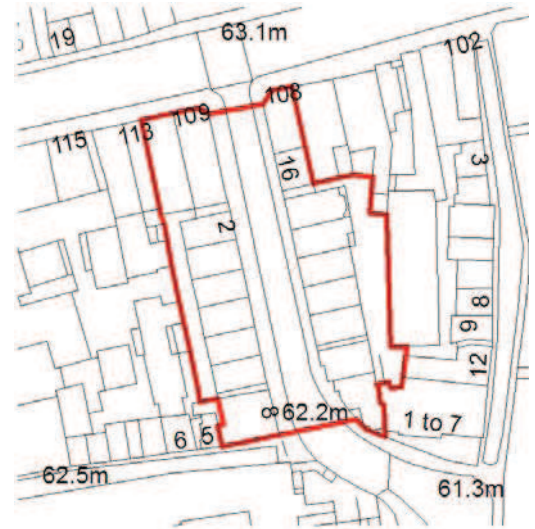
The Core Strategy seeks to focus academic uses onto existing sites so the preferred option is to allocate the sites for academic institutional uses to be in line with any endorsed masterplan and associated comments.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. Non-academic uses may come forward risking the loss of academic uses on an existing site.	✗
2. Allocate for academic institutional uses. (PREFERRED OPTION)	Yes, landowner's preferred use	Focuses academic uses onto existing sites. Promotes more efficient use of a brownfield site.	✓

King Edward Street and High Street

94

Site area: 0.26 hectares / 0.64 acres
Ward: Holywell
Current use: Mix of A1, A2, A3, A4, B1, C2 uses
How site was identified: Call for sites
Designations: Conservation area; city centre archaeological area; high buildings area; listed building
Flood Zone: 1
Local Plan allocation: None
Planning history: Nothing recent except a partial change of use from office to education and a A2 to restaurant
Landowner: Oriel College
Landowner suggestions: Office; Student accommodation, Retail (food and non-food); Academic
Public consultation: Seems fine to me



Analysis

These properties are within the city centre on the busy High Street and comprise of a mix of uses retail and service uses on ground floors with student accommodation and some offices above. The ground floor is primary, secondary and street specific shopping frontage. The site includes one listed building and is adjacent to a number of others. Any development would need to ensure there was no adverse effect on the listed buildings or conservation area.

The landowner considers retail, offices, academic teaching and student accommodation to be suitable and there was no concern raised during the public consultation.

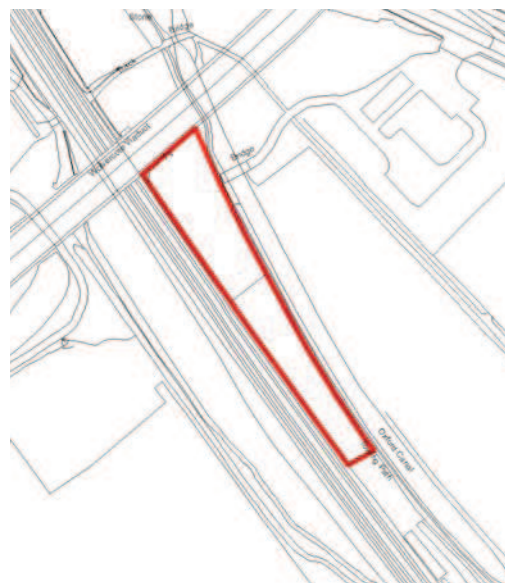
This city centre location offers potential for a range uses. There is however a distinction between ground floor and upper floor activities. Many of the ground floor properties are within a shopping frontage so Local Plan policies RC.3, RC.5 and RC.6 apply which seek to maintain Class A uses. The upper floors could potentially comprise a mix of offices, teaching and student accommodation.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for student accommodation, teaching and/or offices on upper floors retaining shopping frontage on the ground floor (PREFERRED OPTION)	Yes, landowner's preferred uses	Promotes more efficient use of a brownfield site. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓

Land at Wolvercote Viaduct (west of canal)

100b

<i>Site area:</i>	0.48 hectares / 1.19 acres
<i>Ward:</i>	Wolvercote
<i>Current use:</i>	Agriculture and works site
<i>How site was identified:</i>	Public consultation
<i>Designations:</i>	Wildlife corridor; Green belt
<i>Flood Zone:</i>	FZ2
<i>Local Plan allocation:</i>	No
<i>Planning history:</i>	None
<i>Landowner:</i>	Vast majority has no registered estate
<i>Landowner suggestions:</i>	None
<i>Public consultation:</i>	New site suggested during the pre-options consultation for a replacement boatyard



Analysis

The site is located between the canal and the railway and is primarily a greenfield site. The southern end is a storage yard and the northern end has recently been used as storage for the works units that replaced the Wolvercote viaduct.

The site was identified as a result of the public consultation events where it was suggested for a boatyard for canal users.

Potentially it may be a good location for a boatyard provided that vehicular access could be achieved however the ownership of the vast majority of the site is unregistered so deliverability of any development would not be likely and therefore it would not be appropriate to allocate it.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	Site most likely to remain vacant as landowner is not known and any proposal for a boatyard would be considered on its merits.	-
2. Allocate for boatyard (REJECTED OPTION)	No, there is no registered landowner on the vast majority of the site	Site most likely to remain vacant as landowner is not known. Would not be required if boatyard provided at an alternative site, most likely Canalside (#31)	-

Land off Marston Ferry Road (north)

103

<i>Site area:</i>	5.32 hectares / 13.15 acres
<i>Ward:</i>	St Margaret's
<i>Current use:</i>	Agricultural
<i>How site was identified:</i>	Call for sites
<i>Designations:</i>	Wildlife corridor; Green belt
<i>Flood Zone:</i>	FZ3b
<i>Local Plan allocation:</i>	No
<i>Planning history:</i>	None
<i>Landowner:</i>	Brasenose College
<i>Landowner suggestions:</i>	Sports facilities
<i>Public consultation:</i>	Concern about gypsies going here; meadow; green lung; not suitable for development; flood plain so development will interfere with water flows; will affect character and wildlife corridor; gypsy camp; have enough sporting facilities; no to floodlights, happy with development here, Green Belt compatible uses only



Analysis

The site is an agricultural site used for grazing and it is part of a wildlife corridor that runs along the River Cherwell. It is surrounded by other open space, including allotments to the west. Options for the development of the site are limited due to the site being Green Belt and in Flood Zone 3b. A public right of way runs across the site.

The landowner would like to make the site (and site #104) available to facilitate the relocation of recreational sports facilities from the strategic site at Summertown to allow development there. The public consultation revealed that, generally, there was strong opposition to any development here, even for Green Belt compatible uses. The main concerns were the possible increase in flooding and the negative effect on the character of the river corridor.

Additional land in the Green Belt is not required to facilitate the development at the Summertown strategic site and it is not required to meet the key Core Strategy priorities. Outdoor sports facilities here could also have the potential to harm the character of the river corridor. Sports facilities in the Green Belt could be delivered through a planning application alone where the impact on the river corridor would be considered further. The preferred option is therefore not to allocate the site.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	Outdoor sports facilities are a compatible use within the Green Belt so development could occur if planning permission was granted through a planning application alone.	-
2. Allocate for outdoor sports facilities	Yes, landowner's preferred use	May improve access to sports facilities in north and north east Oxford but would require the City Council to justify development here for an alternative use that is not a priority. May have a detrimental impact upon the character of the river valley.	-

Land off Marston Ferry Road (south)

104

<i>Site area:</i>	8.4 hectares / 20.76 acres
<i>Ward:</i>	St Margaret's
<i>Current use:</i>	Agricultural
<i>How site was identified:</i>	Call for sites
<i>Designations:</i>	Wildlife corridor; within 200m of a SSSI
<i>Flood Zone:</i>	FZ3b
<i>Local Plan allocation:</i>	No
<i>Planning history:</i>	None
<i>Landowner:</i>	Brasenose College
<i>Landowner suggestions:</i>	Sports facilities
<i>Public consultation:</i>	Concern about gypsies going here; meadow; green lung; not suitable for development; flood plain so development will interfere with water flows; will affect character and wildlife corridor; gypsy camp; have enough sporting facilities; no to floodlights, happy with development here, Green Belt compatible uses only



Analysis

The site is an agricultural site used for grazing and it is part of a wildlife corridor that runs along the River Cherwell. It is surrounded by other open space, including allotments to the west. Options for the development of the site are limited due to the site being Green Belt and in Flood Zone 3b.

The landowner would like to make the site (and site #103) available to facilitate the relocation of recreational sports facilities from the strategic site at Summertown to allow development there. The public consultation revealed that, generally, there was strong opposition to any development here, even for Green Belt compatible uses. The main concerns were the possible increase in flooding and the negative effect on the character of the river corridor.

Additional land in the Green Belt is not required to facilitate the development at the Summertown strategic site and it is not required to meet the key Core Strategy priorities. Outdoor sports facilities here could also have the potential to harm the character of the river corridor. Sports facilities in the Green Belt could be delivered through a planning application alone where the impact on the river corridor would be considered further. The preferred option is therefore not to allocate the site.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	Outdoor sports facilities are a compatible use within the Green Belt so development could occur if planning permission was granted through a planning application alone.	-
2. Allocate for outdoor sports facilities	Yes, landowner's preferred uses	May improve access to sports facilities in north and north east Oxford but would require the City Council to justify development here for an alternative use that is not a priority. May have a detrimental impact upon the character of the river valley.	-

Land off Osney Lane

105

- Site area:* 0.29 hectares / 0.72 acres
- Ward:* Jericho and Osney
- Current use:* Vacant and derelict former railway sidings
- How site was identified:* Call for sites
- Designations:* Blanket Tree Preservation Order on site; City Centre Archaeological Area; high buildings area
- Flood Zone:* FZ3a
- Local Plan allocation:* No
- Planning history:* Granted outline permission for student accommodation but no extant permission. Application submitted in Apr 2011 student accommodation
- Landowner:* Recently sold by BRB Residuary Ltd
- Landowner suggestions:* Student accommodation
- Public consultation:* No comments made



Analysis

The site is a former railway sidings and has residential to the west. The site is adjacent to the mainline railway so it may be noisy. It is accessible off Osney Lane. Being former railways sidings means it may have potential to be a UKBAP habitat so any allocation would also be subject to a biodiversity study.

The landowner would like the site to be allocated for student accommodation and there has been interest shown from a language school to develop it for student accommodation. A application has recently been submitted for 74 student rooms.

It is unlikely that residential would be suitable or forthcoming on the site because of the narrowness of the site and position next to the mainline railway and design implications of this. Employment may generate lorry movements would are likely to be unsuitable down the narrow streets here. The site may be constrained by the new blanket Tree Preservation Order which exists on the site. The site would be contrary to the emerging student accommodation location policy as it is not on a main thoroughfare nor within a district or city centre or on an existing teaching campus. The preferred option is therefore not to allocate the site.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	It is a brownfield site but the site was granted outline permission for student accommodation (although expired) and a new planning application was submitted recently. No other uses likely to come forward for the site due to its size and shape.	-
2. Allocate for student accommodation (subject to biodiversity study)	Yes, landowner's preferred uses	Promotes the redevelopment of a brownfield site. Would be contrary to emerging student accommodation location policy although precedent is set for student accommodation here. May have an adverse effect on the blanket Tree Preservation Order.	✓

Land rear of Oxford Retail Park

Site area: 1.11 hectares / 2.74 acres
Ward: Blackbird Leys
Current use: Car storage
How site was identified: Local Plan allocated site and Non-planning Council department
Designations: None
Flood Zone: FZ 1
Local Plan allocation: DS.58 – employment (B1b and B1c)
Planning history: Permission given for change of use from storage of production cars to provide car park for Rover employees in 1995.
Landowner: Oxford City Council
Landowner suggestions: Retail
Public consultation: No comments



Analysis

The site is adjacent to the Oxford Retail Park, the eastern bypass and playing field. Access is from Ambassador Avenue onto the roundabout on the eastern bypass. Any intensification of use of the roundabout would have a knock-on effect from traffic along the eastern by-pass. Improvements to the roundabout and to public transport may be needed. As the site is adjacent to the eastern by-pass it may be noisy.

The landowner would like the site to be considered for retail development or housing. No public views were expressed.

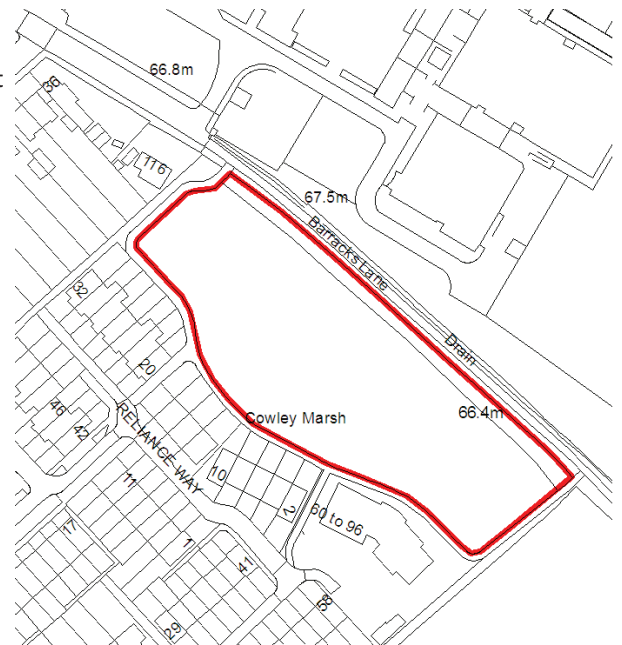
The site is currently allocated for employment use which remains an appropriate use. The site is not a good site for housing as it would be accessed through a retail park creating a poor environment for new residents. The site is in an out-of-centre location so new retail development here would be contrary to the Core Strategy sequential test and there would be concern that new retail here would draw trade away from the district centres which are very close by. For the reason that it is contrary to the Core Strategy it is not appropriate to promote retail in this location by way of an allocation. The landowner may be able to provide new retail here if they produced adequate evidence of regeneration benefits and showed that there would be no negative impact on the vitality and viability of neighbouring centres. This may allow for PPS4 requirements to be met but in order to judge this detailed proposals and a sequential and retail impact assessment would be required from the landowner so it is more appropriate to be considered through a planning application.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. Would need to satisfy PPS4 requirements for retail to be acceptable here.	-
2. Allocate for employment use subject to appropriate mitigation of transport impacts	Likely	Promotes the redevelopment of a brownfield site. Would deliver new employment.	✓
3. Allocate for retail subject to appropriate mitigation of transport impacts	Yes, a use suggested by landowner	Promotes the redevelopment of a brownfield site. The site is in an out-of-centre location and new retail would not meet the Core Strategy sequential test.	✓ ✗
4. Allocate for residential	Likely	Promotes the redevelopment of a brownfield site. Delivers much needed housing but it would be a poor environment for residents as it would not relate well to nearby uses and future occupiers.	✓

Land rear of Reliance Way

107

- Site area:* 0.63 hectares / 1.56 acres
- Ward:* Cowley Marsh
- Current use:* Nature area associated with old bus depot redevelopment
- How site was identified:* Non-planning Council department
- Designations:* SLINC but rejected as a Local Wildlife Site; view cone
- Flood Zone:* FZ1
- Local Plan allocation:* No
- Planning history:* Site created as an 'ecological area' as part of the redevelopment of the adjacent bus depot site
- Landowner:* Oxford City Council
- Landowner suggestions:* Housing
- Public consultation:* Maintain as wildlife corridor (Brown Hairstreak Butterfly colony on site - high priority protected BAP species); valuable open green space; Barracks Lane is crime spot so development could improve safety and make cycling more pleasant; positive about development here



Analysis

The site is adjacent to housing, the Oxford Spires Academy and Cowley Marsh public park and is accessed on foot from Barracks Lane. There are a significant number of large trees along Barracks Lane. As part of the redevelopment of the former bus depot (the adjacent Reliance Way development), this area was created as an “ecology area” and designated as a SLINC because it was originally part of the old, unimproved grassland of the Cowley marsh although the recent survey of all SLINCs in Oxford by the Thames Valley Environmental Record Centre (TVERC) showed that this site did not qualify for Local Wildlife Site (LWS) status and a survey undertaken by Berkeleys showed no protected species. However, the TVERC survey did find remaining wildlife interest which, with the right management, they assess could result in the site reaching LWS standard. Comments at the public consultation said a high priority protected BAP species had been found on site.

The landowner suggested the site for consideration for housing. Some people at the public consultation considered the site valuable open space whereas some thought development was possible and could make Barracks Lane safer.

The ecology area was retained for habitat management as part of the redevelopment of the former bus depot site. With the right management the ecology area may have potential to reach LWS status although TVERC consider it a relatively small site to manage for this purpose. A new vehicular access would need to be created off Barracks Lane which would result in the loss of some large trees. There is no preferred option at this stage.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	Without proper management it is unclear whether biodiversity would be improved but not allocating the site allows for that opportunity. A local community wildlife group may volunteer to manage the site.	-
2. Allocate for residential maintaining a footpath from Reliance Way to Barracks Lane (subject to biodiversity survey)	Yes, a housing developer has shown interest	Will deliver much needed housing but the nature area, with potential for having Local Wildlife Site status, will be lost.	✓

Leiden Road (Marywood House)

112

Site area: 0.52 hectares / 1.28 acres
Ward: Churchill
Current use: Vacant and derelict PDL
How site was identified: Local Plan allocated site and SHLAA
Designations: None
Flood Zone: FZ1
Local Plan allocation: DS.41 – mixed use to includes community centre, primary health care and residential
Planning history: Permission for residential refused on appeal in 2005 as development would be harmful to the emerging Local Plan allocation for site to have community centre
Landowner: Oxfordshire County Council
Landowner suggestions: Housing
Public consultation: Army cadet centre to replace the one lost at The Slade; increase in hard surface would affect hydrology of SSSI



Analysis

Marywood House was formerly used by Oxfordshire County Council Social Services as a hostel but it has been vacant and derelict for a number of years. Because the site is derelict and has become overgrown in parts there may be UK BAP priority habitat present. A biodiversity survey was carried out in 2008, which did not find any protected species. However, an up to date habitat survey may be required before an allocation is made. This site and the adjoining Wood Farm Health Centre site is allocated in the Oxford Local Plan 2001-2016 under Policy DS.41 for mixed use to include a community centre, primary health care facilities and residential. The policy also says that if the community centre and primary health care facilities are provided elsewhere then the site can be redeveloped for residential.

The County Council would like the site to be allocated for residential. There was a suggestion at the public consultation that the site could replace the Army Cadet centre that was redeveloped in The Slade, however, the centre now have a new site in Abingdon.

The Primary Care Trust recently and they have confirmed that they have no plans to redevelop the health centre site, or move from their current building, and that Wood Farm Health Centre will remain on the site. New community facilities to serve the local area are being provided as part of the redevelopment of the Wood Farm Primary School site. Therefore residential would be suitable on the remainder of the site under the current policy DS.41 and would continue to be an appropriate use.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing uses may come forward risking the loss of a good site for this use.	-
2. Allocate for residential (PREFERRED OPTION subject to updated biodiversity study)	Yes, landowner's preferred use	Promotes the redevelopment of a vacant brownfield site. Delivers much needed housing.	✓
3. Allocate for Army Cadet centre (REJECTED OPTION)	No, the Territorial Army have moved to new barracks in Abingdon	Promotes the redevelopment of a brownfield site. Site most likely to remain vacant.	✗

Lincoln College Sports Ground

113

Site area: 2.34 hectares / 5.78 acres
Ward: Cowley Marsh
Current use: Sports ground for Lincoln College
How site was identified: Call for sites and SHLAA
Designations: Protected open air sports facility; view cone (part)
Flood Zone: FZ1
Local Plan allocation: No
Planning history: None
Landowner: Lincoln College
Landowner suggestions: Housing
Public consultation: Not suitable; affects conservation area; replace facilities; shortage of green space; improves safety if cycle path overlooked; could be pleasant for housing; access from Bartlemas Close; leave trees



Analysis

The site is adjacent to a residential area, sports pitch, allotments and Site #80 (Herbert Close). Development of the west side of the site could affect the setting of the Bartlemas conservation area but the site is large and a buffer with the conservation area could be incorporated into any development. Access is most appropriate off Bartlemas Close/Southfield Park Road.

The site is protected open air sports facilities but Lincoln College do not need this sports pitch any more as they plan to share the pitch of Jesus College to the north. The public consultation response was mixed, some people wanted the site retained and thought there was a shortage of green space, but others thought it might be suitable for development and might improve safety of the cycle path.

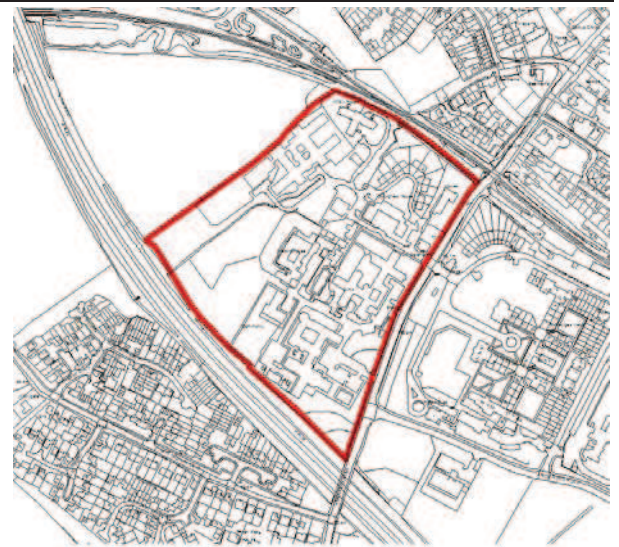
The site is not publicly accessible. If some development was allowed on the site, this would enable some of the site to be opened up to provide new public open space for the local community. This should include open air sports facilities to compensate for the loss unless not required locally in which case a contribution should be made to improve facilities elsewhere in Oxford. The majority of the open space should be on the Southfield Park frontage to ensure that it feels accessible to local people and so that it provides a buffer to Bartlemas conservation area. Mature trees on that frontage and Barracks Lane should be retained.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	Site would remain as outdoor sports unless applicant can overcome loss of sports facility policy in Core Strategy.	-
2. Allocate for residential with a greater proportion of public open space than would normally be required. The open space should be provided on the west side of the site. Sports facilities should be re-provided on the open space or contribution made. (PREFERRED OPTION)	Yes, landowner's preferred use	Will deliver much needed housing (but less than option 3) whilst also opening up new public sports facilities or open space for the local community. Will minimise the impact on Bartlemas conservation area and will improve safety of cycle path. The loss of outdoor sports facilities would be mitigated.	✓
3. Allocate for residential with standard amount of open space. Sports facilities should be re-provided on the open space or contribution made.	Yes, landowner's preferred use	Delivers much needed housing. Development on the west side of the site may have a detrimental effect on the setting of Bartlemas conservation area. The loss of outdoor sports facilities would be mitigated.	✓

Littlemore Mental Health Centre

114

- Site area:* 7.4 hectares / 18.29 acres
- Ward:* Littlemore
- Current use:* Hospital
- How site was identified:* Local Plan allocated site and Call for sites
- Designations:* Within 200m of SSSI
- Flood Zone:* FZ 1
- Local Plan allocation:* DS.42 - health care related development and staff accommodation for nurses and other key workers
- Planning history:* Various hospital related permissions
- Landowner:* Oxford Health NHS Foundation Trust
- Landowner suggestions:* Mental health care related development
- Public consultation:* No comments



Analysis

The site is a relatively modern hospital complex adjacent to employment sites to the south east and bounded by the Cowley branch line and the A4074. To the north west is site #115. The site is access off Sandford Road. There is high potential for archaeological interest as there is Roman Kiln and late Saxon evidence from within this site.

The Oxford Health NHS Foundation Trust would like the site to be allocated for continued mental health care related development. There were no comments from the public consultation.

The Core Strategy refers to opportunities to develop some specialist health services in Littlemore, such as mental healthcare. Allocating this site for this use would therefore help deliver a key priority of the Core Strategy of focussing hospital uses onto existing sites.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for mental health care related development (PREFERRED OPTION)	Yes, landowner's preferred use	Promotes more efficient use of a brownfield site. Focuses hospital uses onto existing sites.	✓

Littlemore Mental Health Centre – Field at rear

116

Site area: 3.72 hectares / 9.19 acres
Ward: Littlemore
Current use: Field
How site was identified: Local Plan allocated site and Call for sites
Designations: Adjacent to a SSSI
Flood Zone: FZ 1
Local Plan allocation: DS.43- health care and accommodation for nurses/other key workers associated with the health service.
Planning history: Application for healthcare related development and key worker housing withdrawn in 2003
Landowner: The Donnington Hospital Trust
Landowner suggestions: Housing (preferred); employment, retail; academic institutional; primary healthcare; hospital/medical research; sport and leisure
Public consultation: Open space



Analysis

The site is adjacent to the Littlemore Mental Health Centre and bounded by the branch railway line and A4074. Vehicular access from the A4074 as a left in, left out access is likely to be acceptable to the Highways authority. The site is very segregated from the surrounding area so it is essential that pedestrian access to the site is created across the railway line so that any new residents can reach Littlemore on foot and bicycle. The site is allocated in the Local Plan for health care development and key worker housing. Any impact on the nearby SSSI could be mitigated by Sustainable Urban Drainage Systems.

The Oxford Health NHS Foundation Trust, who own the neighbouring Littlemore Mental Health Centre, would wish to ensure it remains allocated, in whole or in part, for future mental health care-related development, including therapeutic open space.

This site would be a logical extension to the Littlemore Mental Health Centre and would focus this use in Littlemore as referred to in the Core Strategy. With adequate pedestrian access into Littlemore, the site could also be suitable for other uses. Residential is the key priority for Oxford so the preferred option would be to allocate a minimum of 50% for mental health care uses (adjacent to the existing health centre) and the remainder for residential.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	The site is already allocated for development so it has a precedent in favour of development.	-
2. Allocate for residential. Development must provide a suitable access across the railway line to enable pedestrian and cycle access to Littlemore	Yes, landowner’s preferred use	Would deliver much needed housing but may prevent Littlemore Mental Health Centre developing new facilities in Littlemore. If a link across the railway cannot be provided the site would remain undeveloped	✓
3. Allocate a minimum of 50% of the site for mental health care uses and allocate the remainder of the site for residential. Development must provide a suitable access across the railway line to enable pedestrian and cycle access to Littlemore for the residential development otherwise retain site as open space until a suitable alternative use is identified.	Yes, this would be the landowners preferred use of housing plus another of their suggested uses	Will deliver much needed housing and will focus mental health care in Littlemore adjacent to the existing site. If a link across the railway cannot be provided the site will be considered for other suitable uses.	✓

(PREFERRED OPTION)			
<p>4. Allocate for any of the following: hospital; residential; employment, academic institutional, primary healthcare, medical research, sport and leisure, retail</p>	<p>Yes, this would be the landowners preferred use of housing plus another of their suggested uses</p>	<p>Reduces the opportunity to locate mental health care uses in this location and for new housing. Retail would not comply with PPS4 and Core Strategy sequential test. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. Little point in allocating site for such a multitude of uses if it does not narrow it down to a key priority.</p>	<p>-</p>

Littlemore Park

118

- Site area:* 5.44 hectares / 13.44 acres
- Ward:* Littlemore
- Current use:* Vacant PDL
- How site was identified:* Local Plan allocated site and Call for sites
- Designations:* Site allocated for employment
- Flood Zone:* FZ 3b but FZ1 for sequential test
- Local Plan allocation:* DS.44 – science and technology research and development employment. Relocate playing field or improve facilities
- Planning history:* Permission granted for institute of reproductive sciences (not built)
- Landowner:* Nuffield Orthopaedic Centre NHS Trust
- Landowner suggestions:* Housing (market, key worker, affordable, extra care)
- Public consultation:* No comments



Analysis

The site is adjacent to a residential area and the Oxford Science Park and accessed off Armstrong Road. There are some trees on the west end of the site. This site is part of a Local Plan protected key employment site allocated for research and development. The site is neglected and has become overgrown so it may contain UK BAP priority habitat. A biodiversity survey may be necessary before any final allocation is made. The Local Plan allocation includes a requirement that the former playing field should be relocated or facilities improved elsewhere.

The landowner has said that it has been marketed for research and development but has not been taken up so they consider that residential should be explored as an option. There were no comments from the public consultation.

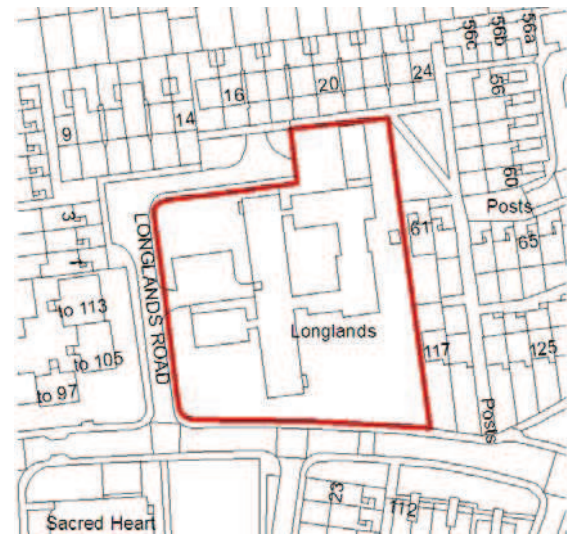
Residential on this site would result in the loss of this site for employment purposes. Given the limited supply of employment land in Oxford it would represent a significant loss on an important site. The landowner has expressed concern that marketing has not seen any uptake so the preferred option is to widen the allocation to cover all B1 uses and complementary (no more than 25% of the site) ancillary uses. With any development the sports field on the site should be re-provided unless sports facilities are not needed in the local area in which case a contribution will be required to improve other sports facilities in Oxford.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain protected key employment designation	n/a	It is a protected key employment site so only employment uses would be permitted. Marketing for such uses has not yielded any development so potentially the site will remain vacant.	✓
2. Allocate for employment (B1 and complementary appropriate ancillary uses). The playing field should be re-provided or contribution made (PREFERRED OPTION subject to biodiversity survey)	Uncertain, not a use suggested by the landowner but use wider than previous allocation	Widens the allocation from that of the Local Plan allocation and ensures that this key employment site is developed as an employment site for B1 uses.	✓
3. Allocate for residential. The playing field should be re-provided or contribution made (subject to biodiversity survey)	Yes, landowner's preferred use	Promotes the redevelopment of a brownfield site. Delivers much needed housing but would result in the loss of part of the Oxford's employment land supply.	✓ x

Longlands

119

- Site area:* 0.44 hectares / 1.09 acres
- Ward:* Blackbird Leys
- Current use:* Elderly persons residential care home
- How site was identified:* Call for sites and SHLAA
- Designations:* None
- Flood Zone:* FZ1
- Local Plan allocation:* No
- Planning history:* None relevant
- Landowner:* Oxfordshire County Council
- Landowner suggestions:* Housing
- Public consultation:* Concerned about loss; community facilities for the elderly; excellent idea to replace with long term care homes and more independent living accommodation; care over siting and access.



Analysis

The site is within a residential area within Blackbird Leys accessed off Longlands Road. The site is currently a care home for the elderly.

The County Council are reviewing their provision of elderly person care and their strategy is to provide extra care housing on larger sites. They are therefore likely to move out of this site and they propose the site for housing. Comments made during the public consultation were generally in support of development if it was for the elderly.

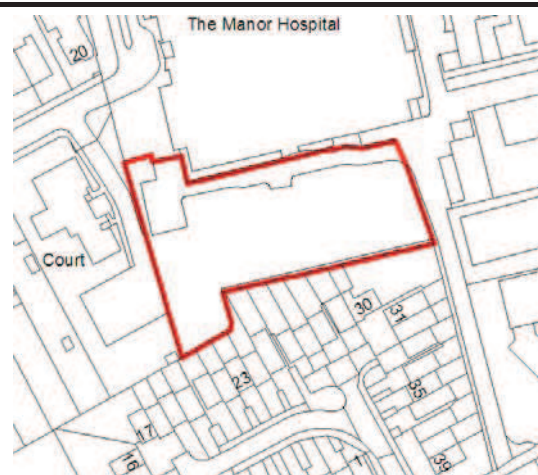
Failure to allocate the site would not result in it being kept in the existing use if the County Council’s planned changes to provision of elderly care go ahead. Unless the County Council find adequate alternative sites for their planned need for extra care accommodation, then this site should be use for extra care. If it is not required then the site should remain as a residential use and become housing.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for extra care housing. If adequate provision is made elsewhere the site should be developed for residential. (PREFERRED OPTION)	Yes, landowner’s preferred use	Maintains the provision of elderly person’s accommodation and delivers much needed housing.	✓

Manor Ground

123

<i>Site area:</i>	0.27 hectares / 0.67 acres
<i>Ward:</i>	Headington
<i>Current use:</i>	South part of site vacant
<i>How site was identified:</i>	Local Plan allocated site and SHLAA
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	DS.47 – residential and hospital
<i>Planning history:</i>	None
<i>Landowner:</i>	Nuffield Hospital
<i>Landowner suggestions:</i>	In support of planning application for housing
<i>Public consultation:</i>	Area should be developed. Keen for it to be built for key workers as was proposed.



Analysis

The wider site gained planning permission for a hospital and affordable and key worker housing under Local Plan allocation policy DS.47. The hospital was completed but the housing was not partly due to technicality in the legal agreement and the landowner not fulfilling the permission. The site where the housing was to be located is the subject of this site boundary. It has remained vacant for a number of years.

The Nuffield Hospital would now like to dispose of the site for housing in partnership with a housing association and an application has been submitted and a decision is due shortly. The public wanted to see some development here, perhaps for key workers.

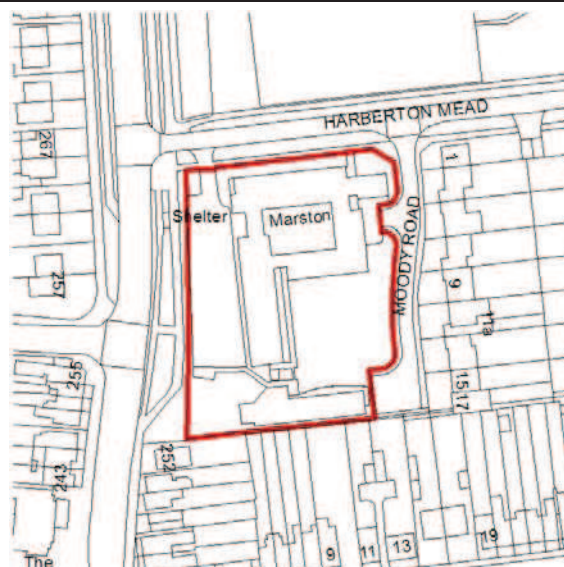
This site was intended to be for 100% affordable housing, with one third on the dwellings for staff of the hospitals in Headington, and this remains an appropriate use. Due to its location this could be a car free development.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	With the previous planning permission there is already a precedent for affordable housing on this site. No allocation could mean other uses may come forward risking the loss of a good site for affordable housing.	-
3. Allocate for residential of which 100% will be affordable housing (PREFERRED OPTION)	Yes, landowner in support of current planning application	Delivers much needed affordable housing	✓

Marston Court

124

<i>Site area:</i>	0.42 hectares / 1.04 acres
<i>Ward:</i>	Marston
<i>Current use:</i>	Elderly persons homes with minor office
<i>How site was identified:</i>	SHLAA and Call for sites
<i>Designations:</i>	
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	Permission for office extension 02
<i>Landowner:</i>	Oxfordshire County Council
<i>Landowner suggestions:</i>	Housing; student accommodation
<i>Public consultation:</i>	This site should be kept as it is; part of the community; suitable for (family) housing; not suitable for student housing; Student accommodation.



Analysis

The site is within a mainly residential area with a playing field to the north and existing access is off Moody Road. There are some trees on the site. The site is currently a care home for the elderly.

The County Council are reviewing their provision of elderly person care and their strategy is to provide extra care housing on larger sites. They are therefore likely to move out of this site and they propose the site for housing or student accommodation. Comments made during the public consultation were mixed. Some wanted the use to remain and have no student accommodation but some thought it was suitable for housing or student accommodation.

Failure to allocate the site would not result in it being kept in the existing use if the County Council's planned changes to provision of elderly care go ahead. Unless the County Council find adequate alternative sites for their planned need for extra care accommodation, then this site should be use for extra care. If it is not required then the site should be developed for either residential and/or student accommodation. Student accommodation here would comply with the emerging policy on location student accommodation on main thoroughfares.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for extra care housing. If adequate provision is made elsewhere the site should be developed for residential and/or student accommodation. (PREFERRED OPTION)	Yes, landowner's preferred use	Maintains the provision of elderly person's accommodation and delivers much needed housing. Maintains it as a residential site before another use is permitted.	✓

Nielsens

126

<i>Site area:</i>	4.84 hectares / 11.96 acres
<i>Ward:</i>	Quarry and Risinghurst
<i>Current use:</i>	Employment B1(a)
<i>How site was identified:</i>	Local Plan allocated site and Call for sites
<i>Designations:</i>	Allocation for employment and Protected Employment site
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	DS.49 – further office development
<i>Planning history:</i>	Various office related permissions
<i>Landowner:</i>	ACNielsen Co.Ltd
<i>Landowner suggestions:</i>	Considered a range of options suitable, housing, employment, retail, student accommodation, healthcare & hotel
<i>Public consultation:</i>	No comments



Analysis

The site is adjacent to the A40, Thornhill Park and Ride car park and residential. It is a Protected Key Employment site and allocated for further employment development in the Local Plan. Only a small proportion of the site is developed.

The landowner has expressed no preferred use but considers it is suitable for range of uses. There were no comments from the public consultation.

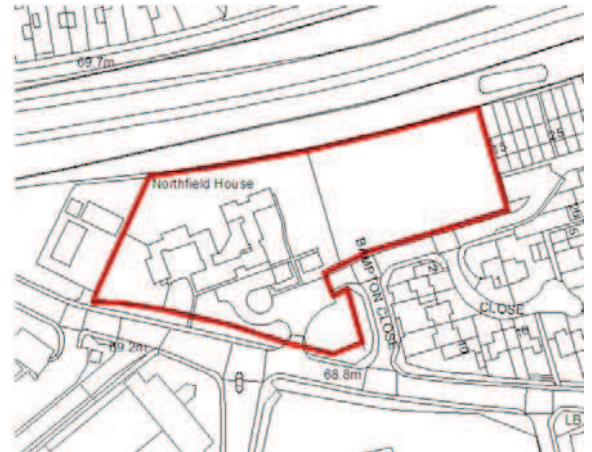
Since it is a Protected Employment site any allocation of the site should retain the existing level of employment. This safeguards the existing employment use but allows other development as well and given the size of the site this is likely to be achievable. Housing would complement the employment and it is adjacent to existing residential areas. Whilst student accommodation would be on a main thoroughfare, it would be too remote from facilities. A retail development in this location would be contrary to Core Strategy and PPS4. There is no evidence that healthcare development would be delivered in this location. A hotel could, however, be an appropriate use in this location.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain as a Protected Key Employment site	n/a	Site would remain in employment use unless the policy against the loss of employment was met. If it was, then being a brownfield site a variety of uses could be acceptable without the need for an allocation.	✓
2. Allocate for a mix of employment, residential and a hotel. The existing level of employment should be retained. (PREFERRED OPTION)	Yes, includes uses suggested by landowner	Promotes more efficient use of a brownfield site. Will ensure that there is no loss of employment on the site but would use the land more efficiently and delivers much needed housing. Together with a possible hotel.	✓
3. Allocate for employment with a flexible mix of other uses to include residential, student accommodation, healthcare, retail or hotel. The existing level of employment should be retained.	Yes, includes uses suggested by landowner	Promotes more efficient use of a brownfield site. Will ensure that there is no loss of employment on the site but would use the land more efficiently and may deliver much needed housing but potentially less than option 2. Healthcare unlikely to come forward. Whilst student accommodation would be on a main thoroughfare, it would be too remote from facilities. Retail would be contrary to PPS4 and Core Strategy sequential test. Little point in allocating site for such a multitude of uses if it does not narrow it down to a key priority.	✓ x
4. Allocate for residential	Yes, a use suggested by landowner	Promotes more efficient use of a brownfield site. Delivers much needed housing but would result in the loss of an employment site	✓ x

Northfield Hostel

127

- Site area:* 0.7 hectares / 1.73 acres
- Ward:* Littlemore
- Current use:* Hostel for Northfield Special School
- How site was identified:* Local Plan allocated site and SHLAA and call for sites
- Designations:* None
- Flood Zone:* FZ 1
- Local Plan allocation:* Yes
- Planning history:* None
- Landowner:* Oxfordshire County Council
- Landowner suggestions:* Housing
- Public consultation:* No comments on site



Analysis

The site is in a mixed use area with residential to the east, employment to the south and the eastern by-pass to the north. Existing access is off Bampton Close. The site is adjacent to the eastern by-pass so it may be noisy.

Northfield Hostel is accommodation for pupils at Northfield Special School (Site #128) School. Oxfordshire County Council would like to relocate the school and accommodation to somewhere more rural between Oxford and Banbury to create a better environment for its pupils. The current funding situation means that a move in the near future is unlikely but the aspiration, should funds become available, is to relocate which would release this site. The County Council would like to see housing allocated on this site in order to cross subsidise the relocation.

Unless the County Council find adequate alternative sites for their planned need for extra care accommodation, then this site should be use for extra care. If it is not required then the site should remain as a residential use and become housing. Residential would be a suitable use for this location provided that any noise impacts from the bypass were mitigated.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. Its existing use is a hostel so no allocation could mean non-housing uses may come forward risking the loss of a good site for this use.	-
2. Allocate for extra care housing. If adequate provision is made elsewhere the site should be developed for residential. (PREFERRED OPTION)	Yes, landowner's preferred use	Promotes the redevelopment of a brownfield site. Delivers much needed housing. Noise impacts from the bypass would need to be mitigated.	✓

Northfield School site

128

<i>Site area:</i>	3.32 hectares / 8.20 acres
<i>Ward:</i>	Northfield Brook
<i>Current use:</i>	School for children with behavioural or emotional problems
<i>How site was identified:</i>	Local Plan allocated site and SHLAA and call for sites
<i>Designations:</i>	Deferred as LWS; public open space
<i>Flood Zone:</i>	FZ3b but FZ1 for sequential test
<i>Local Plan allocation:</i>	DS.51 – residential and a linear park
<i>Planning history:</i>	Nothing relevant
<i>Landowner:</i>	Oxfordshire County Council
<i>Landowner suggestions:</i>	Housing
<i>Public consultation:</i>	Told it would never move; could improve access to Grenoble Road; excess of playing field land in the area?; Mixed housing/recreation



Analysis

The site has residential to the north and east, commercial leisure to the west and the Kassam Football Stadium to the south. It lies within Blackbird Leys, which is a regeneration area and existing Access is off Knights Road.

Northfield School is a special school and Oxfordshire County Council would like to relocate the site to somewhere more rural between Oxford and Banbury to create a better environment for its pupils. The current funding situation means that a move in the near future is unlikely but the aspiration, should funds become available, is to relocate which would release this site. The County Council would like to see housing allocated on this site in order to cross subsidise the relocation. The public were in general support of redevelopment of the site.

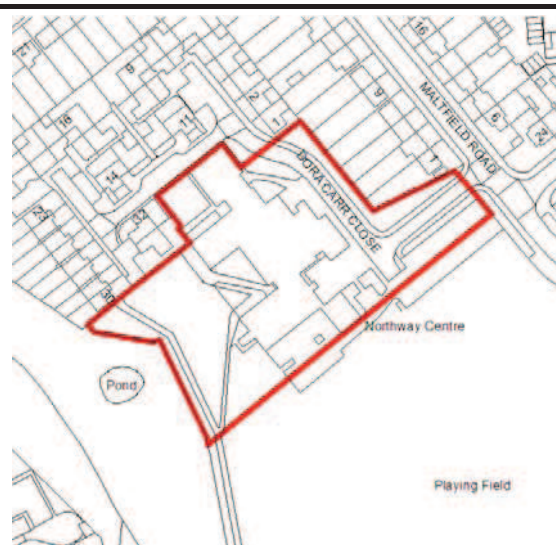
The County's strategic planning team is currently undertaking a review of future school place provision which will identify the level of need in different areas of Oxford and identify which areas will need more school place provision based on projected housing growth. The use of this site for any other use than a school will be dependant on up to date schools place provision work. If the site is not required to meet future need then the site should be allocated for extra care housing unless the County Council find adequate alternative sites for their planned need for extra care housing. If it is not required for either a school or extra care then the site should become housing.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing uses may come forward risking the loss of a good site for this use.	-
2. Allocate for extra care housing. If adequate provision is made elsewhere the site should be developed for residential provided that evidence shows that there is no additional need for school sites in this area during the plan period. (PREFERRED OPTION)	Uncertain, County Council may need proceeds from residential development to fund the relocation	Promotes the redevelopment of a brownfield site. Delivers much needed housing. Would ensure that site is retained if school places required.	✓

Northway Centre

129

<i>Site area:</i>	0.78 hectares / 1.93 acres
<i>Ward:</i>	Headington Hill and Northway
<i>Current use:</i>	Community centre, sports office for Oxford city council
<i>How site was identified:</i>	Non-planning Council department and SHLAA
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	None
<i>Landowner:</i>	Oxford City Council
<i>Landowner suggestions:</i>	Housing; community centre
<i>Public consultation:</i>	Need for affordable housing.



Analysis

The site is surrounded by residential and open space with access off Dora Carr Close. The site is within Northway which is a regeneration area.

A project that combines this site, along with a smaller site in Northway and the Cowley Community Centre site (#42) is being taken forward by a housing association and development group to deliver housing and replacement community facilities. A planning application will be submitted to provide a community centre and residential on this site. Oxford Brookes suggested the site for student accommodation. Public consultation suggested affordable housing.

The project being proposed would provide housing and replace the community centre here. This would be an important catalyst for regeneration in this area. Student accommodation here would conflict with the emerging policy for the location of student accommodation.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a		-
2. Allocate for community centre and residential (PREFERRED OPTION)	Yes, landowner's preferred use	Will deliver much needed housing and a community facility	✓
3. Allocate for student accommodation (REJECTED OPTION)	No, not a use the landowner has suggested	Would conflict with the emerging policy for the location of student accommodation not being on a main thoroughfare leading to students walking through residential areas.	✓

Nuffield Orthopaedic Centre

130

Site area: 8.37 hectares / 20.68 acres

Ward: Headington

Current use: Hospital, research facilities, vacant previously developed land.

How site was identified: Local Plan allocated site and call for sites

Designations: Within 200m of SSSI SAC

Flood Zone: FZ 1

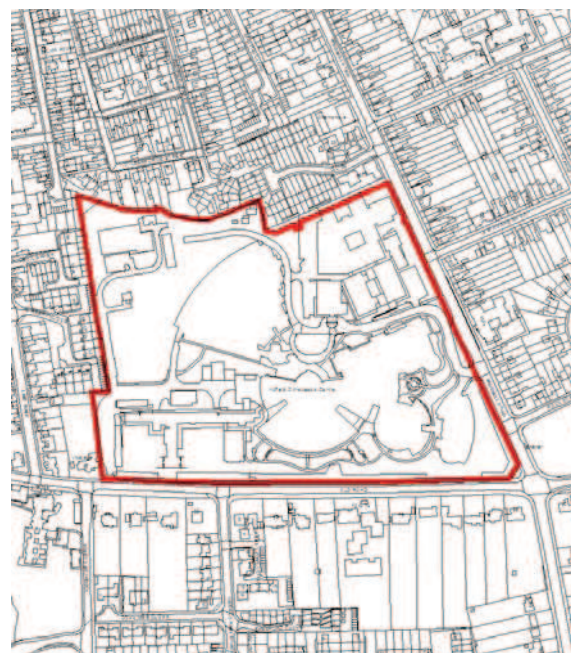
Local Plan allocation: Yes

Planning history: Approval for phased redevelopment: New vehicular access from Windmill Road; new hospital and associated support facilities on 3 levels. Provision of 443 car parking spaces. New vehicular access from Windmill Road. Also approval for 2 storey research building (Botnar Centre)

Landowner: Nuffield Orthopaedic NHS Trust

Landowner suggestions: hospital/medical research (preferred; academic institutional; B1

Public consultation: Animal research.



Analysis

The Nuffield Orthopaedic Centre site is in a predominantly residential area with existing access is off Windmill Road. The site has already undergone a significant building programme and has some modern buildings, which are 2 or 3 storeys to fit with the low-rise residential nature of the surrounding streets. There is high potential for archaeological interest as Roman remains have been found. Any impact on the nearby SSSI could be mitigated by Sustainable Urban Drainage Systems.

The landowner wishes to continue to develop the site in the same way, adding new development to the vacant but previously developed parts of the site. The landowner would like the allocation to be for healthcare facilities. This would enable further development of facilities similar to those already provided on the site that provide specialist services and support to people with long term conditions or disabilities. The landowner are also keen to develop medical research on the site, for example the musculoskeletal research in the Botnar Centre. The Trust also wish to see reference to replacement staff facilities and private patients' facilities. The Local Plan policy says that development proposals should not prejudice bus access. The Trust consider that this reference is no longer necessary as there is now a designated and barrier controlled bus access route.

The Core Strategy seeks to focus hospital related development onto existing sites so such an allocation would help deliver this. Noisy industrial uses would not be suitable next to a hospital.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate		It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean hospital uses were not focused on the site.	-
2. Allocate for healthcare facilities and medical research including staff and private patients facilities. Opportunities should be taken to reduce car parking provision on site. Bus access to the site should be maintained (PREFERRED OPTION)	Yes, landowner's preferred uses	Promotes more efficient use of a brownfield site. Focuses hospital uses onto existing sites whilst a mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓

Old Road Campus

131

<i>Site area:</i>	4.43 hectares / 10.95 acres
<i>Ward:</i>	Churchill
<i>Current use:</i>	Facilities of Oxford University Medical Science Division
<i>How site was identified:</i>	Local Plan allocated site and call for sites
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	Yes
<i>Planning history:</i>	A few approvals for new and temporary buildings
<i>Landowner:</i>	University of Oxford
<i>Landowner suggestions:</i>	Hospital and medical research
<i>Public consultation:</i>	No comments on site



Analysis

The site is surrounded by residential development and institutional uses. Existing access is off Roosevelt Drive. The site is close to a large area of Roman occupation so there is a high potential for archaeological interest within the site. A public right of way runs across the site.

Oxford University wish to continue to develop their Medical Science Division in this location, as well as expanding into the Park Hospital site. The site is already for this use in the Local Plan. No other options were suggested at the public consultation.

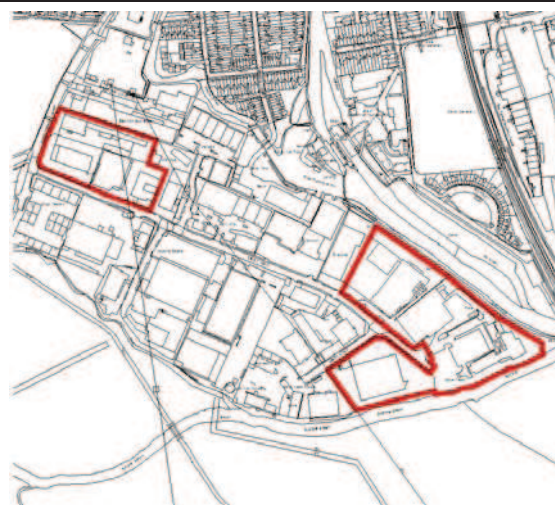
The Core Strategy seeks to focus medical research facilities on existing sites in Headington so such an allocation would help deliver this. Noisy industrial uses would not be suitable next to a hospital.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-hospital and medical research uses may come forward risking the loss of a good site for these uses.	-
2. Allocate for hospital and medical research. Opportunities should be taken to reduce car parking provision on site. (PREFERRED OPTION)	Yes, landowner's preferred uses	Promotes the redevelopment of a brownfield site. Focuses hospital uses in the Headington area.	✓

Osney Mead

134

- Site area:* 4.9 hectares / 12.11 acres
- Ward:* Jericho and Osney
- Current use:* ancillary university uses such as admin and storage and commercial non-university uses
- How site was identified:* Employment and Call for sites
- Designations:* Protected Key Employment site; high buildings area; view cone
- Flood Zone:* FZ 3a
- Local Plan allocation:* No
- Planning history:* Various permissions
- Landowner:* University of Oxford
- Landowner suggestions:* Employment; Academic Institutional (D1)
- Public consultation:* Boatyard/facilities for residential boaters



Analysis

The site comprises two areas at the east and west end of the Osney Mead Industrial Estate. It is within the High Building Area and view cone. Surrounding land uses are agriculture and employment. Access is from Ferry Hinksey Road and Osney Mead. The estate is a Protected Key Employment site.

The landowner would like to use these sites to accommodate some ancillary light industrial university academic uses which, due to their character and scale, they do not consider are suited to being located on their city centre sites. They would like to accommodate academic uses which require a B1, B2 or B8 setting such as the Ruskin School of Art or the Departments of Engineering and Materials. Some parts of the sites are underutilised so the University would like to redevelop these for B1a (office) uses. Public comments are for a boatyard.

These sites lie within Osney Mead, which is an established industrial estate. It is a central location that offers one of the few opportunities for a range of employment uses. The two parcels of land include relatively larger sized premises, which represent a significant proportion of the estate. If academic institutions (D1) are supported this would significantly reduce the role of the site as a Protected Key Employment site. Whilst the University own these sites the existing buildings and their potential for modernisation are important elements of Oxford’s land supply. If lost to academic institutional use this would reduce the range and diversity of premises suitable for employment. Other premises, non-protected employment sites or in City or District centres could meet the needs of academic institutions.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain as a Protected Key Employment Site (PREFERRED OPTION)	n/a	These parcels of land allow for a diverse range of buildings for employment use and need to be safeguarded for this purpose. Their loss could not be easily replaced on other sites. Site would remain in employment use unless the policy against the loss of employment was met.	✓
2. Allocate for employment and academic institutional use (REJECTED OPTION)	Yes, landowner’s preferred uses	The introduction of academic uses onto a Protected Key Employment sites would mean Osney Mead is less able to provide a diverse range of premises for employment use.	✗
3. Include boatyard facilities in option 2 (REJECTED OPTION)	Uncertain	Would not be required if boatyard provided at an alternative site, most likely Canalside (#31)	-

Oxford Business Park

137

Site area: 7.94 hectares / 19.62 acres
Ward: Cowley
Current use: Offices and vacant plots. Extant permission for B1 business uses.
How site was identified: Local Plan allocated site
Designations: Protected Employment site
Flood Zone: FZ 1
Local Plan allocation: Yes
Planning history: reserved matters approval in 04 for 4 3 storey buildings
Landowner: Goodman
Landowner suggestions: Employment; Academic Institutional; Primary Healthcare; Hospital and medical Research; Tourism/Hotel
Public consultation: Should be allocated to housing in those areas where business development has not taken place.



Analysis

The site comprises three sites that remain undeveloped on the Business Park. The site to the north includes some vacant plots which have short grass and gravelled areas and may contain some BAP priority habitats however the site already has outline permission for B1 so a reserved matters could deliver this use. Existing access is off John Smith Drive and Alec Issigonis Way. The site is adjacent to the eastern by-pass so it may be noisy. The whole business park is a Protected Key Employment site. The site is allocated in the Local Plan for B1 (office) and B2 (industrial) but with complementary uses of B8 (warehousing and distribution) and ancillary uses. With the development of a nursery, leisure centre, hotel and restaurant there have been a considerable number of ancillary uses allowed on the site so further complementary ancillary uses would not be appropriate.

The landowner suggests that a wider range of uses (non Class B) should be supported. The public suggested housing.

. The site is one of the principal sites for delivering new employment for Oxford which is the reason for it being a Protected Key Employment site and why it should be allocated for Class B1 and B2 uses. A wider range of employment uses, and housing, would reduce the capacity for Class B uses.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain Protected Key Employment site designation	n/a	Site would remain in employment use unless the policy against the loss of employment was met.	✓
2. Allocate for employment (B1 and B2 only) (PREFERRED OPTION)	Yes, some of the uses suggested by the landowner	Will ensure that this key employment site is developed as an employment site for B1 and B2 uses.	✓
3. Allocate for a wider range of uses (including healthcare, hotel, academic institutional, hospital and medical research) (REJECTED OPTION)	Yes, landowner's preferred uses	Would result in the loss of plots for B1 and B2 on the main employment site in Oxford. Would not focus hospital and academic institutional uses on existing sites.	✗
4. Allocate for residential (subject to biodiversity survey) (REJECTED OPTION)	No, not a use the landowner has suggested	Delivers much needed housing but would result in the loss of the main employment site in Oxford. An existing business park unlikely to be a suitable environment for housing.	✗

Oxford Retail Park

138

Site area: 5.93 hectares / 14.65 acres
Ward: Blackbird Leys
Current use: food and non-food retail, fast food outlet, filling station
How site was identified: Call for sites
Designations: None
Flood Zone: FZ 1
Local Plan allocation: None
Planning history: Nothing relevant
Landowner: HSBC Bank Pension Trust (UK) Ltd
Landowner suggestions: Retail (food and non-food)
Public consultation: Would like a bigger Tesco; what about parking land at the rear?



Analysis

The surrounding area is primarily employment land. Existing access is off the roundabout on the eastern bypass. Any intensification of use of the roundabout would have a knock-on effect from traffic along the eastern by-pass. Improvements to the roundabout and to public transport may be needed. As the site is adjacent to the eastern by-pass it may be noisy.

Landowner proposes to redevelop the site for further retail uses potentially as part of a wider redevelopment of the area. The uses would reflect the existing land uses, principally retail with complementary uses such as a petrol filling station, but involve a significant intensification. The public response commented on the desire for a larger Tesco.

The landowner proposed the site as a new district centre in the Core Strategy but the Core Strategy Inspectors did not support this proposal as it does not act as a centre and was not a sustainable alternative to the new district centre at Blackbird Leys. The site is in an out-of-centre location so new retail development here would be contrary to the Core Strategy sequential test and there would be concern that new retail here would draw trade away from the district centres which are very close by. For the reason that it is contrary to the Core Strategy it is not appropriate to promote retail in this location by way of an allocation. The landowner may be able to provide new retail here if they produced adequate evidence of regeneration benefits and showed that there would be no negative impact on the vitality and viability of neighbouring centres. This may allow for PPS4 requirements to be met but in order to judge this detailed proposals and a sequential and retail impact assessment would be required from the landowner so it is more appropriate to be considered through a planning application.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. Would need to satisfy PPS4 requirements for retail to be acceptable here.	-
2. Allocate for additional retail subject to appropriate mitigation of transport impacts	Yes, landowner's preferred use	Promotes the redevelopment of a brownfield site. The site is in an out-of-centre location and new retail would not meet the Core Strategy sequential test.	✓ x

Oxford Science Park (Littlemore)

139

Site area: 8.06 hectares / 19.92 acres
Ward: Littlemore
Current use: Employment (R&D) and vacant plots
How site was identified: Local Plan allocated site
Designations: Protected Key Employment site
Flood Zone: FZ 3a, FZ 1 for sequential test
Local Plan allocation: Employment research and development. Protected Employment site.
Planning history: reserved matters approval for 3 storey building for B1 business use
Landowner: Prudential and Magdalen College
Landowner suggestions: Employment (B1)
Public consultation: No comments on site



Analysis

The site comprises three sites that remain undeveloped on the Science Park. Existing access is off Grenoble Road. There is high potential for archaeological interest with potential for Saxon and Roman evidence.

The Landowner would like the site to be allocated for Class B1 uses.

To date, the Science Park has been developed exclusively for science and research based businesses because the existing legal agreement on the site restricts Phase 2 development to science and research until Dec 2011. Beyond that it could be used for B1 use. Whilst research and development is an important sector in the local economy there is some benefit in allowing other Class B1 office related uses on the Science Park, which form part of the wider ‘knowledge-based’ infrastructure and will help maintain managed employment growth. This site is important to Oxford’s employment land supply, which is reflected in its designation as a Protected Employment site. It should therefore be safeguarded from development for other uses, including housing.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain existing Protected Key Employment site status	n/a	Will retain employment site but will open up possibility to a wide range of employment uses including B2 and B8. This may reduce ‘knowledge-based’ uses which build on Oxford’s key strengths.	✓
2. Allocate for employment research and development (Class B1b) only. Opportunities should be taken to reduce car parking provision on site.	Likely, includes use suggested by the landowner	Will ensure that there is a focus on research and development employment uses but may potentially exclude other ‘knowledge-based’ uses which would also build on Oxford’s key strengths.	✓
3. Allocate for employment (Class B1) that directly relate to Oxford’s key sectors of employment only. Opportunities should be taken to reduce car parking provision on site. (PREFERRED OPTION)	Yes, landowner’s preferred use	It allows for further research and development uses but allows some greater flexibility in the future for other Class B1 uses to relocate on the remaining land which could include those directly relate to the ‘knowledge-based’ infrastructure.	✓

Oxford Science Park (Minchery Farm)

140

Site area: 2.35 hectares / 5.80 acres
Ward: Littlemore
Current use: Oxford City Council
How site was identified: Local Plan allocated site
Designations: Site of Local Importance for Nature Conservation (part)
Flood Zone: FZ 1
Local Plan allocation: DS.60 - science and technology based industries (majority)
Planning history: approval for change of use from agricultural to storage of road chippings.
Landowner: Oxford City Council
Landowner suggestions: Employment
Public consultation: None



Analysis

The site is at the east end of the Oxford Science Park and is undeveloped. Adjacent uses are commercial leisure and employment with existing access is from Grenoble Road. The west part of the site is a Site of Local Importance for Nature Conservation but was rejected as being a Local Wildlife Site by TVERC. However, the site is overgrown so it could contain some important habitats. It is adjacent to Littlemore Brook, which has low-lying marshy areas close to the watercourse that are of ecological interest. A biodiversity study would therefore be required before allocation would be considered acceptable.

The landowner confirmed there are outstanding access arrangement issues which need to be resolved.

The site is allocated for science and technology based research and development. Given the relationship of the site to the Science Park an employment use that included research and development would be appropriate but allowing other B1 uses would enable other “knowledge-based” uses as well. This site is important to Oxford’s employment land supply, which is reflected in its designation as a Protected Employment site. It should therefore be safeguarded from development for other uses, including housing.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain existing Protected Key Employment site status	n/a	Will retain employment site but will open up possibility to a wide range of employment uses including B2 and B8. This may reduce ‘knowledge-based’ uses which build on Oxford’s key strengths.	✓
2. Allocate for employment (Class B1) that directly relates to Oxford’s key sectors of employment only (PREFERRED OPTION- subject to biodiversity study)	Yes, landowner’s preferred use	Will ensure that there is a focus on research and development employment uses but may potentially exclude other ‘knowledge-based’ uses which would also build on Oxford’s key strengths.	✓

3. Allocate for housing subject to biodiversity study (REJECTED OPTION)	No, not a use the landowner has suggested	Delivers much needed housing. Will reduce land opportunities for new B1 uses that would contribute to Oxford's economy.	✓ ✗
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Oxford Stadium (Greyhound Stadium)

141

<i>Site area:</i>	3.59 hectares / 8.87 acres
<i>Ward:</i>	Blackbird Leys
<i>Current use:</i>	Greyhound racing, gym and employment use (commercial leisure)
<i>How site was identified:</i>	Local knowledge
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	Nothing relevant
<i>Landowner:</i>	Majority is Greyhound Racing Association
<i>Landowner suggestions:</i>	Housing
<i>Public consultation:</i>	housing/mixed use housing and leisure; sport and leisure; there shouldn't be access onto Sandy Lane; pitch and ancillary facilities should be protected.



Analysis

The site is surrounded by employment and residential with existing access is from Sandy Lane. It is a large site so there is potential for significant extra traffic depending on development. An increase of traffic is likely to impact on the Tesco roundabout, which is already near to capacity. Any proposed use should not be a high traffic generator or it must provide mitigation. The existing use acts as a community facility for local people so any redevelopment would be expected to provide or make a contribution to new community facilities in Blackbird Leys.

The owner has indicated that the greyhound stadium is unlikely to continue trading in the near future so the landowner is exploring other opportunities for the site and has suggested housing. The public would like to see some leisure remain on the site but there is concern about access.

With the viability of a greyhound stadium in question, it is unlikely that other commercial leisure uses would viable in this location considering that the Ozone leisure complex is nearby and they would also be likely to be a high traffic generator. Housing would be a more suitable use and would help bring much needed housing into the Blackbird Leys regeneration area. Replacement community facilities on site or as a contribution should be provided.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. Will not prevent the stadium from closing.	-
2. Allocate for residential with replacement community facility either on site or as contribution to new community facilities in Blackbird Leys. Development subject to appropriate mitigation of transport impacts (PREFERRED OPTION)	Yes, landowner's preferred use	Promotes the redevelopment of a brownfield site. Delivers much needed housing (although less than option 2). Provides alternative community facilities.	✓
3. Allocate for commercial leisure. Development subject to appropriate mitigation of transport impacts.	Uncertain, commercial leisure may not be viable considering existing use	Promotes the redevelopment of a brownfield site. Delivers much needed housing (although less than option 2). Provides alternative commercial leisure facility. May be difficult to find an alternative viable commercial leisure use so the site may sit vacant.	-

Oxford University Press Sports Ground

141a

<i>Site area:</i>	3.65 hectares / 9.02 acres
<i>Ward:</i>	Wolvercote
<i>Current use:</i>	Private sports ground used by staff of OUP
<i>How site was identified:</i>	N/A
<i>Designations:</i>	Protected open space (SR.2)
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	None
<i>Landowner:</i>	Oxford University Press
<i>Landowner suggestions:</i>	Housing, employment.
<i>Public consultation:</i>	No comments, added after consultation.



Analysis

The site is situated on the northern edge of Oxford. It is adjacent to a golf course, employment, Wolvercote cemetery and residential with access alongside the Jordan Hill Business Park. The site accommodates a variety of outdoor sports, including football and cricket pitches, tennis courts a bowls green and ancillary facilities including changing rooms. The presence of the cemetery means that noisy industrial uses should not be considered.

Oxford University Press says that demand for the facilities has diminished significantly and the site is not viable for them to operate. They suggest that residential or employment or both should be considered as the site is adjacent to both such uses.

Whilst it is a greenfield site it is not publicly accessible. If some development was allowed on the site, this would enable some of the site to be opened up to provide new public open space for the local community. This should include open air sports facilities to compensate for the loss unless not required locally in which case a contribution should be made to improve facilities elsewhere in Oxford. With the Core Strategy priority being housing, this is considered the preferred option although some complementary (up to 25%) B1 employment uses would be suitable adjacent to the Jordan Hill Business Park. It is also worth noting that the City Council is seeking a new cemetery site and this could be seen as a logical extension to Wolvercote cemetery, however, it was not suggested and it is unlikely that the landowner would be keen to deliver this use. A transport assessment would be required to assess impacts on the local road network.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	Site would remain as outdoor sports unless applicant can overcome loss of sports facility policy in Core Strategy.	-
2. Allocate for residential with a greater proportion of public open space than would normally be required. Sports facilities should be re-provided on the open space or contribution made. Complementary B1 employment would also be suitable adjacent to the Jordan Hill Business Park. Development subject to appropriate mitigation of transport impacts. (PREFERRED OPTION)	Yes, includes a use suggested by landowner	Will deliver much needed housing whilst also opening up new public sports facilities or open space for the local community. The loss of outdoor sports facilities would be mitigated. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓
3. Allocate for employment with a public open space with a greater proportion of public open space than would normally be required. Sports facilities should be re-provided on the open space or contribution made. Development subject to appropriate mitigation of transport impacts	Yes, includes a use suggested by landowner	Would enable the expansion of the Jordan Hill business park whilst also opening up new public sports facilities or open space for the local community. The loss of outdoor sports facilities would be mitigated. Allocating for employment use prevents the higher priority housing use coming forward.	✓

Park Hospital Site

142

<i>Site area:</i>	1.97 hectares / 4.87 acres
<i>Ward:</i>	Churchill
<i>Current use:</i>	Oxon and Bucks NHS Mental Healthcare Trust facility
<i>How site was identified:</i>	Local Plan allocated site and call for sites
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	DS.64 – healthcare facilities; teaching, research and admin; student accommodation for Oxford Brookes
<i>Planning history:</i>	Various refurbishment permissions
<i>Landowner:</i>	University of Oxford are acquiring the site
<i>Landowner suggestions:</i>	Academic Institutional (D1); hospital and medical research
<i>Public consultation:</i>	protect existing football pitch; the former Highfield House will be lost; should look to house more staff locally



Analysis

The site is surrounded by residential and institutional buildings. Existing access is from Old Road. The site is currently low density and there are some trees on the site. There is high potential for archaeological interest as it is close to the site of Roman occupation on the Churchill Hospital site.

Oxford Health NHS Foundation Trust currently occupy the buildings, including Highfield House, in the NE corner. The University of Oxford have agreed terms to buy the whole site and to lease the buildings back to Oxford Health for up to 20 years. However the buildings may be surrendered to the University sooner than 20 years when they would want to redevelop the whole site. The purchase includes a condition that the University of Oxford can obtain planning permission for medical research. Issues raised by the public included whether staff could be housed more locally. The University have a considerable amount of their own housing for staff and the good bus links to Old Road could mean some staff are housed locally. There was also a concern over the loss of the football pitch but the pitch is not protected nor was it a requirement to retain it in the Local Plan allocation. The public raised concern over the loss of Highfield House although it is not listed nor a building of local interest. The University have had the building assessed by a conservation architect who concluded that it was not of significant architectural or historical value.

The site would act as an extension of the Old Road campus for the University of Oxford to accommodate the expected growth in medical research and would enable medical research to be focussed in Headington. An issue regarding access would also need to be resolved because the Oxford Radcliffe Hospitals NHS Trust owns the road into the Churchill Hospital. Highfield House was not protected as part of the Local Plan allocation and it is not listed nor a building of local interest so we do not consider that the retention of the building outweighs the more efficient use of this site. Noisy industrial uses would not be suitable next to a hospital.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. The site would be likely to remain in healthcare use although may be left vacant when Oxford Health NHS Foundation Trust move out.	-
2. Allocate for medical teaching and research. Opportunities should be taken to reduce car parking provision on site (PREFERRED OPTION)	Likely, landowner's preferred uses. Access rights to be resolved.	Promotes more efficient use of a brownfield site. Will allow for the expansion of hospital and medical research, a key sector of Oxford's economy.	✓

Paul Kent Hall

143

Site area: 0.7 hectares / 1.73 acres
Ward: Lye Valley
Current use: Oxford Brookes University student accommodation
How site was identified: SHLAA
Designations: None
Flood Zone: FZ 1
Local Plan allocation: None
Planning history: only the application for the student rooms
Landowner: Oxford Brookes
Landowner suggestions: None
Public consultation: Within the catchment for Lye Valley SSSI; risk of flash-flooding; increase in permeable soil would be beneficial



Analysis

The site fronts the fairly busy Hollow Way. A mix of uses including residential, employment and a golf course surround the site. Existing access is off James Wolfe Road and there are some trees on the site.

Oxford Brookes’ would like to relocate students closer to the Headington campus which would mean closing Paul Kent Hall and redevelop the site housing. Comments received at the pre-options consultation related to the situation of the site close to the Lye Valley SSSI.

Whilst this site is not in the more popular radius of the Headington campus, it is on a Brookes Bus route and students can cycle and walk to the Headington campus from here and it is within walking distance to Cowley Centre and frequent buses up the Cowley Road to the city centre. The Core Strategy Inspector did not accept that Oxford Brookes’ relocation strategy was appropriate. It is considered that this remains a good site for student accommodation and that it should not be lost to another use as this would mean Oxford Brookes finding an alternative site. This approach is explained in more detail in the Background Paper on Student Accommodation. Development of the site would create an opportunity to provide more permeable surfaces, which would reduce run-off that can contribute to flash flooding and harm the SSSI.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	The Core Strategy seeks to maintain the number of students living outside of purpose built student accommodation so student accommodation likely to remain.	✓
2. Allocate for student accommodation (PREFERRED OPTION)	Likely, not the landowner’s preferred use but it is its existing use and Oxford Brookes need student accommodation	Promotes the redevelopment of a brownfield site. Would maintain purpose built student accommodation at a time when the Core Strategy seeks to maintain the number of students living outside of purpose built student accommodation.	✓
3. Allocate for residential	Yes, it is the landowners preferred option	Promotes the redevelopment of a brownfield site. Would deliver much needed housing but would lose an existing purpose built student accommodation site which would be illogical when Oxford Brookes are seeking further sites.	✓ x

Radcliffe Infirmary/Radcliffe Observatory Quarter

146

- Site area:* 4.27 hectares / 10.55 acres
- Ward:* North
- Current use:* Some recent academic development
- How site was identified:* Local Plan allocated site and call for sites
- Designations:* Conservation area. Listed buildings; high buildings area
- Flood Zone:* FZ 1
- Local Plan allocation:* DS.66- University of Oxford academic research/teaching/administration and must include student accommodation and the relocation of the Jericho Health Centre
- Planning history:* Various approvals and applications pending decision
- Landowner:* University of Oxford
- Landowner suggestions:* Academic Institutional (D1) (preferred) and student accommodation
- Public consultation:* No comments on site



Analysis

This site is within and area of predominantly attractive University and residential buildings. Development of the site would provide an excellent opportunity to improve the link between Walton Street and Woodstock Road.

The landowner has already had applications approved for redevelopment of some parts of the site but intends to submit further applications. The intention is to develop the site primarily for functional academic floorspace, specifically for dry sciences, humanities and social sciences. This will deliver a substantial part of the academic floorspace that the University has predicted it will require during the plan period. The University also intends to relocate the Jericho Health Centre as required by the PCT. There were no comments made about the site during the public consultation.

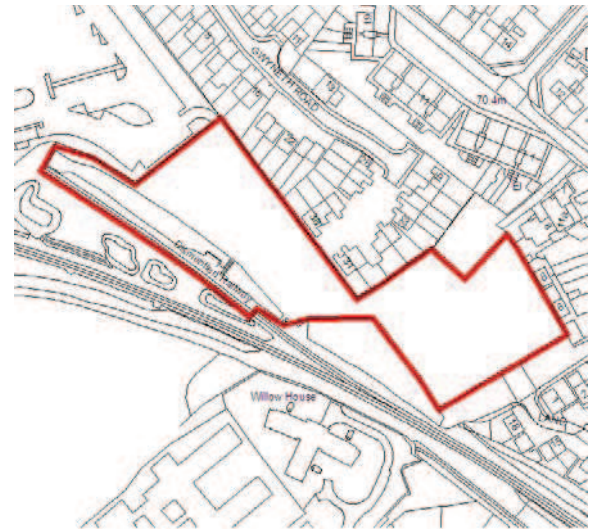
The Local Plan requires that the site deliver student accommodation and the relocation of the Jericho Health Centre, as well as University of Oxford academic research/teaching/administration uses, however other University sites currently in functional academic use are likely to be able to accommodate further student accommodation instead. The Core Strategy seeks to focus academic uses onto existing sites. The most appropriate allocation is therefore for academic uses and a relocated Jericho Health Centre (for which there is a planning application submitted pending a decision).

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for academic institutional uses, student accommodation and a relocated Jericho Health Centre (PREFERRED OPTION)	Yes, landowner's preferred use	Promotes more efficient use of a brownfield site. Focuses academic uses onto existing sites whilst a mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. This site is mentioned in the Core Strategy as being a key site in delivering the University of Oxford's predicted need for increase floorspace.	✓

Railway Lane

147

Site area: 0.97 hectares / 2.40 acres
Ward: Littlemore
Current use: Vacant
How site was identified: Local Plan allocated site and SHLAA
Designations: Within 200m of SSSI SAC
Flood Zone: FZ 1
Local Plan allocation: DS.67- residential development
Planning history: Outline application for 100+ residential units refused due to design issues and insufficient information. Application for 85 dwellings disposed of due to insufficient progress
Landowner: WE Black
Landowner suggestions: None
Public consultation: Would like to see mixed social housing and recreation area.



Analysis

The site is within a predominantly residential area. It is an awkwardly shaped site with existing access off Railway Lane and potential non-vehicular access to Sainsbury’s to the north. The site is derelict railway sidings but has been cleared recently so is unlikely to include BAP priority habitats. Previous use has generated HGV movements and a use that removes this will be beneficial. The site was decontaminated and remediated in 2001. Any impact on the nearby SSSI could be mitigated by Sustainable Urban Drainage Systems.

The landowner would like to develop the site for housing. Housing was also suggested in the public consultation, although as part of a scheme including a recreation area.

The site is allocated in the Local Plan and that continues to be a suitable use. The most recent application for 85 dwellings was withdrawn by the Council as insufficient information was provided to justify a lower provision of affordable housing. Negotiations ongoing over level of affordable housing provision following which a further application is likely. A recreation area has not features in discussions on the site to date although open space is required of the development in line with current Local Plan policies.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean a non-housing may come forward risking the loss of a good site for this use.	-
2. Allocate for residential (PREFERRED OPTION)	Likely, landowner’s preferred use. Viability issues being negotiated.	Delivers much needed housing. Promotes the redevelopment of a brownfield site.	✓
3. Allocate for residential including a recreation area	Unlikely, landowner unlikely to provide this	Promotes the redevelopment of a brownfield site. Delivers much needed housing but less than Option 2. Site likely to remain vacant as the landowner will be unlikely to provide recreation area.	✓

Redbridge Recycling Centre

147a

- Site area:* 0.63 hectares / 1.56 acres
- Ward:* Hinksey Park
- Current use:* Recycling centre
- How site was identified:* Local map search
- Designations:* None
- Flood Zone:* FZ 1
- Local Plan allocation:* None
- Planning history:* Minor approvals eg landscaping, temporary building- determined by Oxfordshire County Council
- Landowner:* Oxfordshire County Council
- Landowner suggestions:* None
- Public consultation:* New site suggested during the pre-options consultation for a relocated scrap yard



Analysis

This site is currently used as a waste recycling centre. It has good access to the ring road and is within a mixed use area which includes the Redbridge Park and Ride, a few shops and a campsite.

This site was identified from the public consultation and not suggested by the landowner. The suggestion was that the scrap yard at Jackdaw Lane could be relocated here.

The scrap yard has been looking for a suitable site to relocate to for a number of years and this site would be a good location for it being on the ring road and away from a residential area. However, the County Council have recently reviewed their waste strategy and the Redbridge recycling centre will become a trade recycling facility with public accessibility at weekends. The site is therefore unavailable for redevelopment.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for scrap yard (REJECTED OPTION)	No, County Council to retain site for recycling facilities	Promotes the redevelopment of a brownfield site. Site required by the County Council so development not likely.	-

Rover Sports Club field

150

Site area: 9.92 hectares / 24.51 acres
Ward: Lye Valley
Current use: Sports ground
How site was identified: Local Plan allocated site and Call for sites
Designations: Sports facility
Flood Zone: FZ 1
Local Plan allocation: Yes
Planning history: minor approvals eg nursery, storage relating to motor manufacture
Landowner: BMW Group
Landowner suggestions: Extension of BMW plant
Public consultation: Retain for public sports; public and private playing fields should be protected.



Analysis

The site is adjacent to Green Belt, sports pitches and BMW with access is off Roman Way. It is currently used as a sports and social club with facilities for the public to hire. There is high potential for archaeological interest as it is a large open area close to the line of a Roman Road.

The landowner is keen to expand the BMW plant onto this site. They would seek to provide replacement sports and social facilities on the Horspath Site (#82). Members of the public were keen to see the retention of the playing fields.

The Local Plan sought to facilitate the expansion of BMW by allocating the Horspath site for the relocated sports and social club. This approach would also be in line with the Core Strategy priority of managing economic growth especially as BMW is a very important employer within Oxford. The sports pitches and club rooms are currently available for public hire so the “Do not allocate” option and retention of the SR.2 designation would reflect this suggestion.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain protection of open air sports facilities designation	n/a	Site may remain as outdoor sports unless applicant can overcome loss of sports facility policy in Core Strategy. Would prevent the expansion of BMW onto the site.	-
2. Allocate for car manufacturing. Equivalent sports and social club facilities must be provided elsewhere (PREFERRED OPTION)	Yes, landowner’s preferred use	Would allow the expansion of BMW, who are an important employer in Oxford, onto an adjacent site. Ensures that there would be no loss of outdoor sports facilities.	✓

Ruskin College (main academic site), Dunstan Road

154

<i>Site area:</i>	1.86 hectares / 4.60 acres
<i>Ward:</i>	Headington
<i>Current use:</i>	residential college 9 buildings, 3 vacant including derelict Bowerman
<i>How site was identified:</i>	Local Plan allocated site and Call for sites
<i>Designations:</i>	Conservation area; listed buildings
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	Yes
<i>Planning history:</i>	None
<i>Landowner:</i>	Ruskin College
<i>Landowner suggestions:</i>	Academic institutional and student accommodation (preferred); green space, sports, allotments
<i>Public consultation:</i>	Traffic is a serious problem; Ruskin already has permission for substantial building programme; the college support sensitive development on the site



Analysis

Ruskin College is an adult residential college providing educational opportunities for adults with little or no qualifications. There are nine buildings on the site, including the listed Rookery and wall, set within landscaped grounds with some large trees. The buildings are used for academic purposes, accommodation, student facilities, administration and tennis courts. There are three vacant buildings (Smith, Webb and Bowerman). The site has a masterplan which was endorsed by North East Area Committee in 2008 but with some issues that required further attention. There is high potential for archaeological interest as it has potential for Saxon remains.

The landowner would like the site to be allocated for further academic uses and student accommodation, with reference to the masterplan, but also would consider green space, sport and allotments.

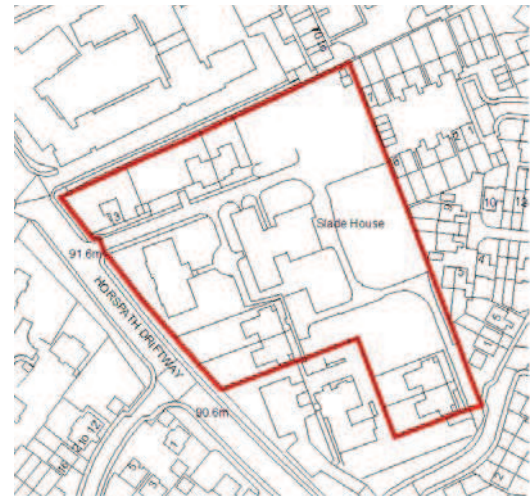
The Core Strategy seeks to focus new academic facilities on existing sites and the emerging policy for the location of student accommodation allows for new student accommodation on existing teaching campuses.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-academic or non-student accommodation uses may come forward risking the loss of a good site for these uses.	-
2. Allocate for academic institutional uses and student accommodation. Development could also include open space, sports use and allotments. (PREFERRED OPTION)	Yes, includes a use suggested by landowner	Promotes more efficient use of a brownfield site. Focuses academic uses onto existing sites.	✓

Slade Hospital

160

- Site area:* 1.34 hectares / 3.31 acres
- Ward:* Lye Valley
- Current use:* C2 (Residential Institution) and B1 (Office)
- How site was identified:* Local Plan allocated site
- Designations:* Within 200m of SSSI SAC
- Flood Zone:* FZ 1
- Local Plan allocation:* Yes
- Planning history:* List of approvals- nothing very significant
- Landowner:* Ridgeway Partnership (Formerly the Oxfordshire Learning Disability NHS Trust)
- Landowner suggestions:* Housing; Extra Care Housing; Employment (B1 Office); Primary Healthcare; Hospital and medical Research; Student accommodation
- Public consultation:* No comments on site



Analysis

The site is in a predominantly residential area, with some student accommodation, close to the ring road. Its current use is mainly a low secure residential institution, residential properties for patients and offices.

The landowner would like the site to remain allocated for further health related development but should the Ridgeway Partnership relocate, they would like for the site to have the opportunity to be marketed for other uses. Other uses suggested were housing, employment (B1), student accommodation, academic, primary healthcare and hospital and medical research. There were no comments on this site at the public consultation.

In contrast to other hospital sites, it is unclear whether or not the landowner may stay here in the future or not. Unlike the other hospital sites, it is not appropriate for a policy focussing hospital related development here as well as listing other acceptable uses because the Ridgeway Partnership may relocate leaving the entire site available. A policy listing a long list of acceptable uses for the entire site is not necessary because it is a brownfield site and a multitude of uses would be acceptable anyway. The site is currently healthcare related uses so any future applications for such uses to improve or redevelop facilities here are likely to be acceptable in principle without the need for an allocation. The preferred option is therefore not to allocate as the Ridgeway Partnership should be able to achieve what they require without an allocation.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	As the site is already in healthcare use, further development of this use is likely to be acceptable without an allocation. Should the Ridgeway Partnership relocate, the site would be suitable for a variety of uses as it is a brownfield site.	-
2. Allocate for health care related uses. Should the Ridgeway Partnership relocate, the site could be developed for any (or a mix) of the following uses: residential; employment (B1), student accommodation, academic, primary health care, hospital and medical research	Yes, landowner's preferred uses	Promotes more efficient use of a brownfield site. A mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. Little point in allocating site for such a multitude of uses if many would be acceptable anyway.	✓

South Parks Depot

163

<i>Site area:</i>	0.43 hectares / 1.06 acres
<i>Ward:</i>	St Clements
<i>Current use:</i>	Depot for South parks
<i>How site was identified:</i>	Non-planning Council department and Call for sites
<i>Designations:</i>	Wildlife Corridor, public open space, conservation area, listed barn.
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	few minor applications only
<i>Landowner:</i>	Oxford City Council
<i>Landowner suggestions:</i>	Housing (preferred); Student accomm.
<i>Public consultation:</i>	Open space, office



Analysis

The site is surrounded on most sides by South Park and existing access off Cheney Lane. The Landscape Character Assessment of Oxford notes the importance of the leafy Cheney Lane, with its lack of kerbs or road markings, in conveying the rural character of the Headington Hill character area so the lane is not suitable for large amounts of traffic. It is within a Conservation Area and some large trees are on the site. A Listed Building (Barn at Cheney Farm) is in the centre of the site.

The site is used as a parks depot, although the City Council no longer need it for this use. The landowner has suggested housing or student accommodation but considers that housing could be delivered more satisfactorily in the context of the listed barn. Public consultation suggested that it be converted to more open space or that it be used as offices.

Offices were not a use considered by the landowner so are unlikely to be viable plus office use would be a high traffic generator along Cheney Lane. The site is a self-contained site on the edge of the park and logically it is not public open space so development of the site does not result in loss of open space. Turning it into open space would not be a viable use and therefore the site would remain as it is. The site would conflict with the emerging policy for the location of student accommodation not being on a main thoroughfare but it is unlikely to have an unacceptable increase on the number of students walking past residential properties particularly because it is extremely close to Oxford Brookes' Headington Campus. However, housing is considered the use that is most appropriate because with careful design it could enhance the setting of the listed barn whereas it would be very difficult for the modern requirements of student accommodation to achieve this. The site is within a Controlled Parking Zone so a development with limited car parking would be suitable.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing use may come forward risking the loss of a good site for this use.	-
2. Allocate for residential with limited parking (PREFERRED OPTION)	Yes, landowner's preferred use	Promotes efficient use of a brownfield site. Delivers much needed housing. Most appropriate use to maintain character of listed barn and improve setting. Limited parking reduces the impact on Cheney Lane.	✓
3. Allocate for student accommodation	Uncertain, not the landowner's preferred use	Promotes more efficient use of a brownfield site. Negative impact upon the setting of the listed building.	✓
4. Allocate for employment (REJECTED OPTION)	No, not a use the landowner has suggested	Promotes more efficient use of a brownfield site. Could generate traffic that detracts from the rural character of Cheney Lane.	✓
5. Revert to open space (REJECTED OPTION)	No, would not be a viable use for the landowner	Although protected open space it is not physically public open space. Require removal of the most existing buildings and would not make efficient use of a brownfield site.	✗

St Clement's Car Park (part)

164

<i>Site area:</i>	0.32 hectares / 0.79 acres
<i>Ward:</i>	St Clements
<i>Current use:</i>	Public car park
<i>How site was identified:</i>	Local Plan allocated site
<i>Designations:</i>	Conservation area; city centre archaeological area; high buildings area
<i>Flood Zone:</i>	FZ 3b, but for sequential test is 1/2
<i>Local Plan allocation:</i>	Yes
<i>Planning history:</i>	Planning application submitted for student accommodation
<i>Landowner:</i>	Oxford City Council
<i>Landowner suggestions:</i>	Student accommodation
<i>Public consultation:</i>	The car park should be left as it is; car park needed to enable access to the area; Building on stilts and undercroft parking not a good idea; a good design is needed; student housing not a priority; public toilets need to be maintained



Analysis

This site is in the busy St Clements shopping area which has a variety of uses including retail, residential and student accommodation. It is also in the conservation area and adjacent to the river. There is high potential for archaeological interest as it is part of the historic core of St Clements.

The City Council's Corporate Asset team is reviewing its car parking strategy and consider that there is potential to develop student accommodation above the car park. There was very strong opposition to the loss of the car park as people consider the car park very important for maintaining trade to the local shops and people were not keen on undercroft parking.

Being such a well used car park and clearly very important to the local community and traders, its total loss would be detrimental to the St Clements area. However, development of the site would make more efficient use of a brownfield site. In order to balance the needs of the local community, maintaining a vibrant community and meet the aims of making more efficient use of land, development with undercroft parking is considered an appropriate balance. Careful design would be required in order to deliver a safe parking environment and not to adversely affect the conservation area.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	District centre car parks do not have any policy protection, so an application could come forward anyway for its redevelopment. The absence of an allocation would mean we could not ensure parking remains on the site or to guide the type of development.	-
2. Allocate for residential and/or student accommodation. Maximise level of car parking re-provided on the site. (PREFERRED OPTION)	Yes, landowner's preferred use	Would help deliver either much needed housing or purpose built student accommodation. Mixed use can respond to changes in land use needs over the course of the plan period.	✓

St Cross College Annex

Site area: 1.39 hectares / 3.43 acres
Ward: Holywell
Current use: Derelict site
How site was identified: Local Plan allocated site and call for sites
Designations: Adjacent to SSSI SAC, conservation area; city centre archaeological area; high buildings area; listed building
Flood Zone: FZ 3b, FZ 3a for sequential test
Local Plan allocation: DS.83 - student accommodation for University of Oxford
Planning history: 138 study bedrooms refused as it detracted from setting of listed buildings, conservation area and cemetery due to the size of the development
Landowner: Merton College although likely to be sold
Landowner suggestions: Student and/or key worker accomm.
Public consultation: Vacant land behind Holywell cemetery - use for Merton; Holywell cemetery; no problem with developing it for students



Analysis

This site consists of a mixture of disused hard and grass tennis courts, abandoned allotments and an orchard. It is a sensitive site as it is close to a number of listed buildings and the Holywell Cemetery. Design policies will ensure that development has regard to the setting of listed buildings, the cemetery, nearby registered gardens and the Conservation Area. The cemetery is a SLINC although does not qualify for LWS status. A biodiversity study would be required which may indicate the need for a wildlife corridor or other habitat enhancements. It will be necessary to keep vehicle movements to a minimum as it would be difficult to improve the vision splays onto St Cross Road. There is a high potential for archaeological interest on the site, with Civil War defences having been excavated previously.

The landowner suggests carrying forward the Local Plan allocation for student accommodation or student accommodation with key worker accommodation. There was some public support for student accommodation here but no other suggestion except for an extension of the cemetery.

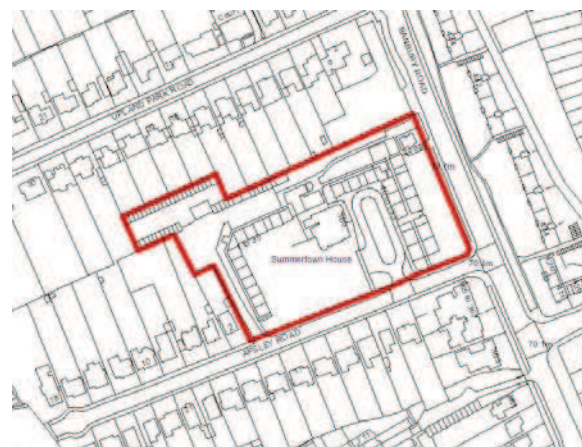
The site could be sensitively developed to avoid harm to heritage assets. Student accommodation or car free residential would be most appropriate to minimise car movements, although servicing vehicles would require access. Key worker accommodation could be developed under a residential allocation.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	The principle of development on this site has been established in the Local Plan although with limited access only student accommodation or car-free residential are likely to be suitable	-
2. Allocate for student accommodation and/or car-free residential. (PREFERRED OPTION subject to biodiversity study)	Likely, includes use suggested by landowner although landowner looking to sell site	Would help deliver either much needed housing or purpose built student accommodation. These uses minimise traffic impacts. Housing has marginally worse impacts on access, but it is suitable in this location if car-free.	✓
3. Allocate for a cemetery extension (REJECTED OPTION)	No, would not be a viable use for the landowner	Would meet some of the need for new cemetery space in the city although the difficult access would be unsuitable for car movement associated with funerals. It is not one of the sites considered in the cemetery study. Allocation for this use would likely result in the site being left vacant and undeveloped.	✗

Summertown House

169

<i>Site area:</i>	1.21 hectares / 3.00 acres
<i>Ward:</i>	Summertown
<i>Current use:</i>	Purpose built graduate accommodation
<i>How site was identified:</i>	Call for sites
<i>Designations:</i>	Summertown House listed building
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	None
<i>Landowner:</i>	University of Oxford
<i>Landowner suggestions:</i>	Improve/add buildings in the same use (graduate student accommodation)
<i>Public consultation:</i>	Why change it?; Retain garages; site needs doing up; site already developed to capacity; no more than 2 storeys; keep residential nature of the road



Analysis

The site lies within a residential area on a corner plot. Existing buildings provide graduate student accommodation. Some have been refurbished and refaced and others look quite tired. Summertown House is in the centre of the site and is a listed building. Existing access is off Apsley Road. There are some trees on site.

The landowner wishes to maintain graduate accommodation on the site, improve the existing buildings and develop new buildings on some of the open spaces on the site. The public consultation did not suggest any alternative uses for the site. Concerns were that the site was already at capacity, that development should not affect the residential character of Apsley Road and that development should be kept to 2 storeys.

The fact the site already contains a significant amount of student accommodation, which the University intend to keep, limits the suitability of the site for other uses. There is open space on the site which could be developed for additional student accommodation, although this must not adversely affect the setting of the listed building. Issues regarding garages and the height of any new buildings are more appropriately dealt with at the planning application stage.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site of mainly student accommodation so further development of this use likely to be acceptable in principle without the need for an allocation.	-
2. Allocate for student accommodation. Care must be taken to ensure that there is no adverse effect on the listed building or its setting (PREFERRED OPTION)	Yes, landowner's preferred use	Promotes more efficient use of a brownfield site. Allows more intensive use of the site and provision of additional student accommodation, which will help to meet need. Ensures no adverse effects on the listed building.	✓

Temple Cowley Swimming Pool

171

Site area: 0.53 hectares / 1.31 acres
Ward: Cowley Marsh
Current use: Swimming pool and gym
How site was identified: Non-planning Council department
Designations: None
Flood Zone: FZ 1
Local Plan allocation: None
Planning history: Nothing relevant
Landowner: Oxford City Council
Landowner suggestions: Housing (preferred); student accomm.
Public consultation: Keep pool/gym here; charge for the car park; community facilities; Sport/leisure; site should not be identified in the DPD



Analysis

The site is within a mixed use area including library, records centre, employment and residential. The site is currently a swimming pool of competition standard. A new, replacement, competition standard pool is proposed for Blackbird Leys. Existing access is onto Temple Road.

The swimming pool is life-expired. If the pool closes the landowner suggests developing housing or student accommodation as alternative uses. There is strong public opposition to the loss of the pool. Other suggestions from the public include alternative sport/leisure facilities or other community facilities.

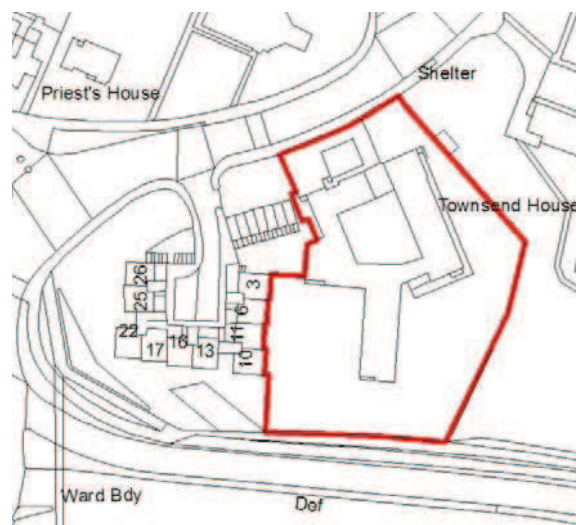
It is not the decision of this document whether or not the pool will close. A site allocation cannot keep the pool open, it can only identify what should go in its place if the pool closes. The options are to prepare for the possible closure of the pool and identify a deliverable and suitable alternative use. An alternative use would be acceptable provided that Core Strategy Policy CS21 could be met regarding alternative facilities. Being predominantly a residential area, housing would be an appropriate use. The site would not comply with the emerging policy for locating student accommodation. Community and sports uses would not be a viable option for the landowner so are unlikely to be pursued and the site would remain vacant.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for residential subject to Core Strategy Policy CS21 being met (PREFERRED OPTION)	Yes, landowner's preferred use	Promotes the redevelopment of a brownfield site. Delivers much needed housing. Would result in the loss of site for a public sports facility.	✓
3. Allocate for student accommodation subject to Core Strategy Policy CS21 being met (REJECTED OPTION)	Yes, a use suggested by landowner	Promotes the redevelopment of a brownfield site. Would conflict with the emerging policy for the location of student accommodation not being on a main thoroughfare leading to students walking through residential areas. Would result in the loss of site for a public sports facility.	✓
3. Allocate for community use subject to Core Strategy Policy CS21 being met	Unlikely to be a viable use for the landowner	Promotes the redevelopment of a brownfield site. Would result in the loss of site for a public sports facility but would provide community facilities. Community use very unlikely to be delivered so site will remain vacant.	-
4. Allocate for alternative sport/leisure use	Unlikely to be a viable use for the landowner	Promotes the redevelopment of a brownfield site. Would retain site for use as a public sports facility but development very unlikely to occur so the site will remain vacant.	-

Townsend House

177

<i>Site area:</i>	0.44 hectares / 1.09 acres
<i>Ward:</i>	Barton and Sandhills
<i>Current use:</i>	Elderly persons home
<i>How site was identified:</i>	SHLAA and Call for sites
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	None
<i>Landowner:</i>	Oxfordshire County Council
<i>Landowner suggestions:</i>	Housing
<i>Public consultation:</i>	Leave alone; community facilities for the elderly population



Analysis

The site lies between Bayswater Road and the A40 and is adjacent to housing and Bayards Hill Primary School. Existing access is off Bayswater Road. It is currently a care home for the elderly.

The County Council are reviewing their provision of elderly person care. Their strategy is to provide more extra care housing on larger sites. They are likely to move out of this site and propose this site for housing. Comments made during the public consultation were that this is an important local facility and should not be allocated for another use.

Failure to allocate the site would not result in it being kept in the existing use if the County Council's planned changes to provision of elderly care go ahead. Unless the County Council find adequate alternative sites for their planned need for extra care accommodation, then this site should be use for extra care. If it is not required then the site should remain as a residential use and become housing.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for extra care housing. If adequate provision is made elsewhere the site should be developed for residential. (PREFERRED OPTION)	Likely, landowner's preferred use. Dependant on wider extra care provision.	Maintains the provision of elderly person's accommodation and delivers much needed housing.	✓

Travis Perkins

178

<i>Site area:</i>	0.72 hectares / 1.78 acres
<i>Ward:</i>	St Clements
<i>Current use:</i>	Builders merchants
<i>How site was identified:</i>	SHLAA
<i>Designations:</i>	Protected Empl site; view cone (part)
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	Extant outline planning permission for office and graduate student accommodation scheme. Expired outline permission for employment and residential.
<i>Landowner:</i>	Travis Perkins
<i>Landowner suggestions:</i>	None
<i>Public consultation:</i>	No more student accommodation; if developed, Union Street car park should be an open space; employment site



Analysis

The site is currently a builders merchant. In 2010 outline planning permission was granted for redevelopment to B1 office and student accommodation. It is a protected key employment site but because the employee density was quite low on the builders merchant a higher density on a smaller footprint was acceptable to maintain employee levels. Access is from Chapel Street via Cowley Road. It is relatively large site within East Oxford, and therefore its comprehensive redevelopment for employment only may not be viable or deliverable. A reserved matters application may be received which may in turn result in the site being developed for student accommodation and B1. This would mean only the B1 area will retain its protected key employment site (PKES) status.

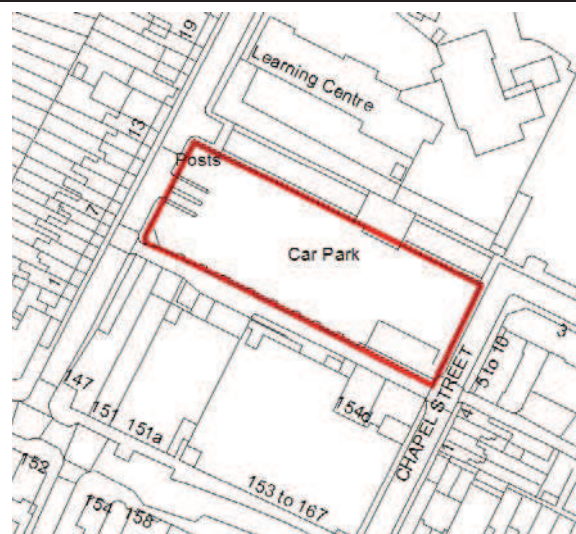
The public do not support student accommodation here and highlight the present employment use. The site would conflict with the new emerging policy for the location of student accommodation not being on a main thoroughfare leading to students walking through residential areas. This site is therefore not considered suitable for student accommodation under the emerging policy. Should the extant outline permission for graduate student accommodation expire, this site should not be developed for student accommodation. The preferred approach would be for an employment-led development with residential to ensure that the scheme is viable and deliverable.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate and retain protected employment designation	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation except for student accommodation unless the outline permission for student accommodation was followed up with reserved matters application. The whole site will retain its Protected Key Employment site status unless a reserved matters application was permitted and developed.	✓
2. Allocate for a mix of employment and residential. The existing level of employment should be retained. (PREFERRED OPTION)	Likely, reflects a recent outline planning permission	Promotes more efficient use of a brownfield site. Would help deliver much needed housing. A mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. Would retain same level of employment.	✓
3. Allocate for a mix of employment and student accommodation. The existing level of employment should be retained. (REJECTED OPTION)	Yes, reflects a recent outline permission	Promotes more efficient use of a brownfield site. Student accommodation here would be contrary to emerging policy. A mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. Would retain same level of employment.	✓

Union Street Car Park

179

<i>Site area:</i>	0.25 hectares / 0.62 acres
<i>Ward:</i>	St Clements
<i>Current use:</i>	Car park
<i>How site was identified:</i>	Non-planning Council department and SHLAA; view cone
<i>Designations:</i>	view cone, district centre
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	No applications
<i>Landowner:</i>	Oxford City Council
<i>Landowner suggestions:</i>	Housing, student accommodation, remodelled retail.
<i>Public consultation:</i>	should remain as a car park (no alternative car parks); no development above 2 storeys; maintain the number of parking spaces; open space



Analysis

The car park is behind Tesco within the Cowley Road district centre. It is surrounded by a mix of uses including residential. Existing access is from Union Street, although Union Street is gated in one direction and access may be better off Chapel Street. The location within a District Centre would reduce the level of car parking allowed and so reduce traffic impacts. There is a high potential for archaeological interest on the site as the site is in the general area of the poorly understood Civil War parliamentary siege line.

The City Council's Corporate Asset team is reviewing its car parking strategy and consider that there is potential to develop either housing or student accommodation above the car park or include a remodelling of the adjacent Tesco store. Many members of the public considered that the site should remain as a car park. Suggestions for development were related to the way the site was developed rather than suggesting uses. Avoiding overdevelopment was a common concern.

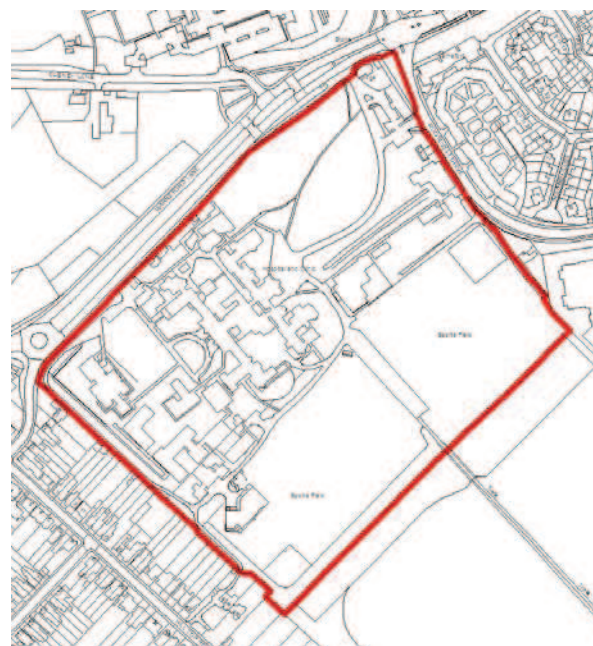
Being such a well used car park and clearly very important to the local community, its total loss would be detrimental to the Cowley Road. However, development of the site would make more efficient use of a brownfield site. In order to balance the needs of the local community, maintaining a vibrant community and meet the aims of making more efficient use of land, development with undercroft parking is considered an appropriate balance. Careful design would be required in order to deliver a safe parking environment.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	District centre car parks do not have any policy protection, so an application could come forward anyway for its redevelopment. The absence of an allocation would mean we could not ensure parking remains on the site or to guide the type of development.	-
2. Allocate for residential and/or student accommodation. Maximise level of car parking re-provided on the site. (PREFERRED OPTION)	Yes, landowner's preferred uses	Would help deliver either much needed housing or purpose built student accommodation. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. Ensures maximum amount of parking to serve the district centre is provided.	✓

Warneford Hospital site

182

<i>Site area:</i>	8.67 hectares / 21.42 acres
<i>Ward:</i>	Marston
<i>Current use:</i>	NHS hospital, Oxford University research buildings, playing fields
<i>How site was identified:</i>	SHLAA
<i>Designations:</i>	View cone, listed buildings
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	DS.86 - healthcare on playing fields with replacement facilities found. Academic and student accommodation. Small-scale healthcare related teaching/research if it does not prejudice the other uses.
<i>Planning history:</i>	Application approved for demolition of existing Highfield Unit and erection of replacement. Provide alternative facilities.
<i>Landowner:</i>	Oxford Health NHS Foundation Trust
<i>Landowner suggestions:</i>	Housing, office/research & development, education, student accommodation, hospital/medical research
<i>Public consultation:</i>	Not suitable for development; old buildings should not be taken on by Brookes; keep as open space



Analysis

The site is within an area that includes Oxford Brookes University and the Churchill Hospital but there is some residential around the site as well. Existing access is off Roosevelt Drive. The site is comprised of the main buildings, and some smaller buildings which are listed and the playing fields. The site does not include Warneford Meadows which is a registered town green. The trees on the site are protected.

The landowner would like to develop more modern healthcare facilities on the site with new buildings. Because of the listed buildings, this is more likely to be achieved on the playing fields where there is an approved planning application to replace the Highfield Unit. New buildings would leave the existing hospital buildings empty needing a new use that is appropriate to the listed buildings. The landowner would like a wider range of possible uses to maximise the chance of a suitable use being found for the listed buildings. The landowner may not require all the playing fields for hospital use. Oxford Brookes are would like student accommodation on any part of the site. Public commented that the buildings were not suitable for development.

The Core Strategy seeks to focus new medical facilities onto existing sites. Allowing a wide range of uses enhances the opportunity for a use to be found for the Listed Buildings that can maintain the character of the site. Most of the uses suggested are suitable on the site. The playing fields on the site should be re-provided unless sports facilities are not needed in the local area in which case a contribution will be required to improve other sports facilities in Oxford. Noisy industrial uses would not be suitable next to a hospital.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for primarily health care related facilities and other development that includes any of residential, student accommodation, research and development, hospital and medical research, education. The playing fields should be re-provided or contribution made (PREFERRED OPTION)	Yes, landowner's preferred uses	Promotes more efficient use of a brownfield site. Focuses hospital uses onto existing sites whilst a mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. The loss of outdoor sports facilities would be mitigated.	✓

Wellington Square (west)

186

- Site area:* 0.88 hectares / 2.17 acres
- Ward:* Carfax
- Current use:* University of Oxford academic uses
- How site was identified:* Call for sites
- Designations:* Conservation area; high buildings area
- Flood Zone:* FZ 1
- Local Plan allocation:* None
- Planning history:* minor applications, mainly approved
- Landowner:* University of Oxford
- Landowner suggestions:* Faculty housing; students; academic Institutional
- Public consultation:* Why only include some buildings here?



Analysis

This is a site in the north of the city centre. It is within the conservation area, to which many of the buildings make a positive contribution. There is a high potential for archaeological interest as it is the site of the Wellington Workhouse and a line of Civil War defences. Access is limited to a single width road between two buildings off Walton Street, which is not suitable for any significant increase in traffic movements.

The landowner has suggested the site could contribute to the University’s need to provide additional graduate accommodation and faculty housing. The site would be likely to continue to contain some university academic functions, although most of those existing on the site currently will be relocated to the RI. The landowner has proposed reusing existing buildings. No options other than that put forward by the landowner were suggested at the public consultation though there was a query as to why just these buildings were included. These was the only area that the landowner felt had potential.

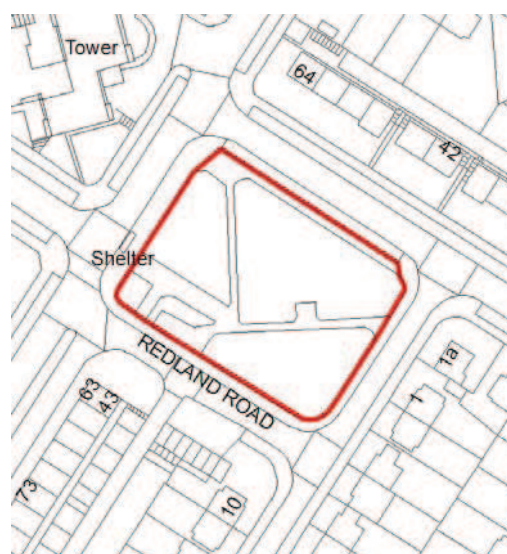
The Core Strategy seeks to focus academic uses onto existing sites. The uses put forward by the landowner are appropriate as the preferred uses, although the sensitive nature of the site must be considered.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for a flexible mix of faculty housing, graduate accommodation and academic uses. Buildings would need to be retained. Potentially the backland area could be developed if consideration is given to trees and archaeology. (PREFERRED OPTION)	Yes, landowner’s preferred use	Promotes more efficient use of a brownfield site. Focuses academic uses onto existing sites whilst a mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability. Mixed use can respond to changes in land use needs over the course of the plan period and ensure viability and deliverability.	✓

Westlands Drive and Redland Road square

188

<i>Site area:</i>	0.26 hectares / 0.64 acres
<i>Ward:</i>	Headington Hill and Northway
<i>Current use:</i>	unrestricted open space
<i>How site was identified:</i>	Local knowledge
<i>Designations:</i>	None
<i>Flood Zone:</i>	FZ 1
<i>Local Plan allocation:</i>	None
<i>Planning history:</i>	None
<i>Landowner:</i>	Oxford City Council
<i>Landowner suggestions:</i>	None
<i>Public consultation:</i>	No comments on site



Analysis

The site is in the centre of the residential area of Northway, with residential roads surrounding the site. It is currently open space with refitted children's play facilities.

The site was identified for consideration for allocation through a map search. There were no comments made at the public consultation.

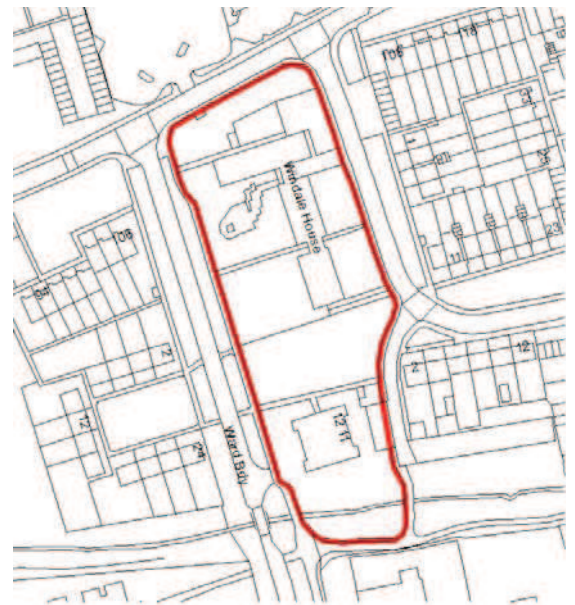
The site is in a predominantly residential area so, as well as the option of leaving it as informal open space, housing is the most obvious option for development, especially as no other uses have been suggested. However, the landowner is unlikely to actively pursue this site for housing so the preferred option is not to allocate the site

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate (PREFERRED OPTION)	n/a	The site is not protected public open space so may be suitable for other uses provided that adequate open space was available in the local area.	-
2. Allocate for residential	Unlikely, site not being actively pursued by landowner	Delivers much needed housing. Would result in the loss of an open space, although this is not a high quality open space and it is not formally protected or designated. Landowner not actively pursuing the site at the present time so likely to remain vacant.	✓

Windale House

190

- Site area:* 0.78 hectares / 1.93 acres
- Ward:* Blackbird Leys
- Current use:* Social housing for elderly with support
- How site was identified:* Non-planning Council department
- Designations:* None
- Flood Zone:* FZ 2
- Local Plan allocation:* None
- Planning history:* Nothing relevant
- Landowner:* City Council
- Landowner suggestions:* Residential to replace existing
- Public consultation:* Should also knock down Andromeda House; Long term care homes; should access off Field Avenue



Analysis

The site lies within a predominantly residential area in the centre of Blackbird Leys close to the leisure centre, a pathway, workshop and primary school. Existing accesses are off Field Avenue and Andromeda Close. There are some large trees on site.

The site currently accommodates self-contained sheltered housing and includes Windale House and the block in Andromeda Close. The City Council intends to provide new housing on the whole site at a higher density which could include sheltered accommodation. The public consultation suggested the site should continue to be used for elderly care housing, although replacement of the building would be welcomed, especially if this also included Andromeda House.

Replacement housing is appropriate here as Blackbird Leys in a regeneration area.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation.	-
2. Allocate for redevelopment of the site to provide new residential. New sheltered accommodation should be provided on site or elsewhere locally (PREFERRED OPTION)	Yes, landowner's preferred use	Promotes more efficient use of a brownfield site. Delivers much needed and improved housing in the Blackbird Leys regeneration area. An allocation may aid certainty in delivering new housing and confirms that improved sheltered accommodation would be supported.	✓

Wolvercote Paper Mill

193

<i>Site area:</i>	4.65 hectares / 11.49 acres
<i>Ward:</i>	Wolvercote
<i>Current use:</i>	Vacant
<i>How site was identified:</i>	Local Plan allocated site and Call for sites and SHLAA
<i>Designations:</i>	Within 200m of SSSI SAC; conservation area
<i>Flood Zone:</i>	FZ 3a, FZ 2 for sequential test
<i>Local Plan allocation:</i>	DS.90 - mix of residential & employment
<i>Planning history:</i>	No significant applications
<i>Landowner:</i>	University of Oxford
<i>Landowner suggestions:</i>	Residential (pref), employment, nursery.
<i>Public consultation:</i>	Replacement boatyard facility; social housing, eco housing, nature park, lakes; mixed use



Analysis

This site is a former mill located between the residential area of Lower Wolvercote village and A34 and partly within the Conservation Area. Access would be off Mill Road, which is a quiet residential street unsuitable for articulated lorries (although historically it operated as a paper mill). Any development would create an increase in car journeys. The northern part of the site has a large number of trees. Part of the site may be noisy as it is adjacent to the A34. Development should be directed away from the small part of the site is subject to flood risk.

The landowner is seeking to develop the site primarily for residential development, but wishes to tailor the uses on the site to those considered most appropriate. The landowner has suggested incorporating an area to the north of the site into the allocation to be used as new public open space as part of the development. Housing was suggested as a good use of the site in the public consultation. Some felt that it should be left as open space. Some preferred to see a mixed use. Incorporating a boatyard was also suggested.

A residential scheme results in fewer access and traffic problems than an employment-led scheme. There is pressure on primary school places in the local area which the County Council would need to address with any new residential development. Development can bring benefits such as enhanced public open space and conservation and retention of trees, as well as acting as a buffer around the area of higher flood risk or the noisiest part of the site adjacent to the A34. The area suggested for inclusion in the allocation as public open space by the landowner is in the green belt to the north of the site. New public open space to the north would benefit the local community and reduce pressure on nearby Port Meadow Special Area of Conservation (SAC) although it is not necessary to include that area within the site boundary. Restricting the site boundary ensures clarity over where built development would be appropriate. Community uses would help integrate the development into the local community and reduce traffic movements. A transport assessment and habitats regulation assessment would be required.

Options	Is the option deliverable?	Consequences of allocation	Core Strategy key priority?
1. Do not allocate	n/a	It is a brownfield site so a variety of uses could be acceptable without the need for an allocation. No allocation could mean non-housing use may come forward risking the loss of a good site for this use.	-
2. Allocate for a residential led development which could include some community uses, such as a nursery, and some start-up employment units. Public open space should be provided which could be on the adjacent land to the	Yes, landowner's preferred uses	Promotes the redevelopment of a brownfield site. Delivers much needed housing whilst retaining biodiversity. Provides some community uses. Local primary schools are full so there would need to be enough housing to result in a significant contribution to deliver more classroom places.	✓

<p>north. Development must not be on areas of highest flood risk. Transport assessment and HRA required (PREFERRED OPTION - subject to Level 2 SFRA)</p>			
<p>3. Allocate for mixed use of residential and employment. Public open space should be provided which could be on the adjacent land to the north. Transport assessment and HRA required</p>	<p>Yes, landowner's preferred uses</p>	<p>Promotes the redevelopment of a brownfield site. Delivers much needed housing but less than Option 2. Would provide some local employment opportunities, as originally provided on the site when it was in use as a paper mill. However, the employment uses could attract people from a wide area and are likely to have greater consequences on the local transport network with heavy vehicles likely.</p>	<p>✓</p>
<p>4. Include allocation for a boatyard in option 2 and 3</p>	<p>Uncertain, not a use the landowner has suggested</p>	<p>It would provide a new boatyard facility. No evidence on viability or interest shown from the landowner. The size of the site means that the boatyard could easily be included as well as an allocation for other uses. Would not be required if boatyard provided at an alternative site, most likely Canalside (#31)</p>	<p>-</p>

Frequently Asked Questions (FAQs)

Will you actually take any notice of any comments I make?

Yes we will. We have shown in this document how we have taken on board comments from the Pre-Options consultation. In the top section of each individual site sheet there is a very brief summary of the comments made at the public consultation and this is expanded upon in the analysis sections. The options of 33 sites were refined or amended as a result of the public consultation. Any comments we received from consultation on this document will be considered for incorporation into the Proposed Submission document.

Won't you just go along with what the landowner wants on the sites?

We rejected sites or suggested uses from landowners if they were unsuitable for the site. Sites that are allocated must have a reasonable prospect of actually being built, otherwise known as being “deliverable”. If we were to allocate a site for a use that the landowner did not want or that would not create a higher land value than the current use, they are extremely unlikely to build it and the allocation would be pointless. Some landowners may be content to do nothing with their sites for years, even decades, in the hope that planning policy changes allowing them to get a better return on their land.

Where can I view detailed plans for proposed development on the sites?

In most cases there are no detailed plans for these sites. This document plans for developments up until 2026 so the site maybe part of a landowner's ambition for new development over the next few years or part of an organisation's longer term estate management plan. In a few cases there are current planning applications on the sites or we maybe expecting a planning application in the near future. If a site gains planning permission whilst this DPD is being produced we will still continue to consider the site for allocation in case the planning permission wasn't built.

There is a small piece of derelict land down my street, why isn't it included?

We limited the size of the sites to exclude sites below 0.25ha (0.6 acres). This is because small sites can be quite constrained in terms of their shape, access or development opportunities it would not be sensible to allocate small sites because an allocation could restrict the site coming forward for redevelopment as it may not provide the site with the flexibility it needs to be successfully developed in the future. There are many potential small sites capable of some development in Oxford and to include them all would create an extremely lengthy document.

If these sites are allocated, when will they be built?

An allocation is not a guarantee that a development will happen but our work on assessing the deliverability of a site should give some confidence that a site will be developed within 15 years. Some landowners are able to indicate when their site will become available which can give a firmer indication.

Does this mean that these will be the only sites that will be developed in Oxford over the next 15 years?

No. If a piece of land does not have an allocation on it somebody can propose developing it and may possibly be granted planning permission. A site with no site allocation will be judged against all other current policies in the Core Strategy, West End Area Action Plan and saved Local Plan policies. There are also strategic sites allocated within the Core Strategy.

What about the impact of the new housing on school places?

Oxfordshire County Council as the Local Education Authority are responsible for providing sufficient schools places for the houses that are built. They do this using contributions taken from developers and making the best use of their existing school sites. The Core Strategy helps them to provide places by making specific provision for schools to serve Barton, West End and Summertown. The Sites and Housing DPD makes provision for a new school on the Bertie Place site (site #16) in New Hinksey and ensures that the Northfield School site in Blackbird Leys is not required for a new school before it can be developed for something else. The County Council uses information on potential new housing sites to assess where the greatest pressures are for new school places and to work out where and how to create capacity.

What about the impact of new developments on the transport network?

We know that traffic congestion is a concern in a number of areas of Oxford and we hope that some new developments can help reduce traffic impacts such as reduced car parking provision on the large hospital sites alongside improved public transport and car-free developments in appropriate areas. We have highlighted within the individual site sheets where transport assessments (TA) will be particularly important to ensure any effects are mitigated but there are likely to be further sites that require a TA as set out in Appendix 1 of the Oxford Local Plan 2006-16. The Local Transport Plan 2011-2030 produced by Oxfordshire County Council has a number of aims including to reduce congestion; improve accessibility to work, education and services; and develop and increase the use of high quality, welcoming public transport and we will work with the County Council to help achieve these aims.

How will you publicise this document?

We will publicise the document by contacting the same groups and people that we contacted at the Pre-Options stage plus any further people that commented at that stage who wanted to be kept informed. We will contact households close to the sites as well as landowners and stakeholders and track the document through the new neighbourhood fora. We are required to contact statutory consultees too such as Natural England, English Heritage and the Environment Agency.

Will you be monitoring the success of the policies?

Yes, we will set out a framework for monitoring the policies in the Proposed Submission document.

Glossary

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. Definitions for social rented housing, intermediate affordable housing, shared ownership housing and affordable rented housing are set out elsewhere in this glossary.

Affordable rented housing

Rented housing that has similar characteristics as social rented housing (see below) except that it is outside the national rent regime, thus subject to other rent controls that require it to be offered to eligible households at a rent of up to 80% of local market rents, on a minimum 2-year fixed-term tenancy. Providers will be expected to consider the Local Housing Allowance for the area, and any cap on total household benefit payments, when setting rents. Affordable rented housing not the same as social rented housing, and cannot therefore be substituted for social rented.

Allocation

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

Appropriate Assessment

An assessment which forms a stage within the Habitats Regulation Assessment.

Area Action Plan (AAP)

A Development Plan Document that forms part of the Local Development Framework. AAPs are used to provide the planning framework for areas subject to significant change or where conservation is needed. A key feature is a focus on implementation. Once adopted, the AAP forms the planning policy and spatial framework for the development of the area.

Article 4 direction

An order that can be imposed by the City Council to formally remove permitted development rights of development, meaning that planning permission is required locally for specific types of changes.

Balance of Dwellings

The relative proportions of homes of different sizes, which will be suitable for different types of households (e.g. single people, couples, small and larger families). The Balance of Dwellings SPD contains the details of this in relation to Oxford.

BREEAM

This stands for 'Building Research Establishment Environmental Assessment Method'. It is the leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance.

Building for Life

Building for Life is the national standard for well-designed homes and neighbourhoods. Assessments are scored against 20 Building for Life criteria, covering: environment and community; character; streets, parking and pedestrianisation; and design and construction.

Building Regulations

The Building Regulations set standards for the design and construction of new buildings and many alterations to existing buildings. Part L of the regulations cover carbon dioxide emissions from energy use through heating, fixed lighting, hot water and building services. Part L does not cover emissions related to energy use from cooking or from plug-in electrical appliances such as computers.

Code for Sustainable Homes (CSH)

The national standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions resulting from fuel usage for lighting, heating and power, and to create homes that are more sustainable. It has been mandatory for all new homes to be rated against the Code since 2008. The standard is currently set to CSH Level 3, increasing to CSH Level 4 in 2013. The current goal is to achieve zero-carbon homes (CSH Level 6) in 2016.

Combined Heat and Power (CHP)

Sometimes known as co-generation, Combined Heat and Power is the use of a single piece of plant to generate both heat and electricity. In conventional power generation large quantities of energy in the form of heat are wasted. CHP is much more efficient. Although not a renewable technology, it can be combined with sustainable fuels to provide low-cost heating that has a minimal carbon footprint.

Condition

A planning condition can be attached to a planning permission to restrict the use of that development, or to require particular actions to be taken by the developer or owner to mitigate the impact of development. This may sometimes need to happen before the approved development can start.

Controlled Parking Zone (CPZ)

In residential areas, these are often also called 'Resident Parking Zones'. In such areas, parking of cars and other motor vehicles is generally limited to eligible residents only. In Oxford, those living in student accommodation will always be excluded from being eligible for a parking permit. Car-free homes, and some newer homes that have their own off-street parking, will also be excluded.

Core Strategy

A Development Plan Document that forms part of the Local Development Framework and contains policies against which planning applications are assessed.

Corporate Plan

A document which sets out the core ambitions and priorities of the City Council.

Delivery

A term used in Planning Policy Statement 3 'Housing' and Planning Policy Statement 12 'Local Development Frameworks'. To be judged 'sound' Plan policies must (among other things) be deliverable.

Development Plan Document (DPD)

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

Examination in public (EIP)

A process used to test the soundness of Development Plan Documents managed by an independent Planning Inspector

Extra-Care Housing

A type of specialised housing for older and disabled people. It is purpose-built self-contained accommodation in which 24-hour personal care and support can be offered and where various other services are shared.

Flood Zones

Areas with different probabilities of flooding as set out in Planning Policy Statement 25:

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.

Greenfield

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 Regulation Assessment (HRA)

A process 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.

HBF

Home Builders Federation

Homes and Communities Agency (HCA)

The national housing and regeneration agency. Its role is to create opportunities for people to live in high-quality, sustainable places. It provides funding for affordable housing, brings land back into productive use and improves quality of life by raising standards for the physical and social environment.

House in Multiple Occupation (HMO)

An HMO is a house or flat that is shared by three or more people who are not related as family members. A small HMO (technically called a Class C4 HMO) includes, in broad terms, small shared houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities (such as a kitchen and/or bathroom). A large HMO (technically called a *Sui Generis* HMO) is the same as a small HMO except that it is shared by more than 6 people, and sometimes subject to slightly different planning rules.

Infill development

Development filling in an existing gap in an otherwise built-up frontage, or extension built onto an existing building. A more detailed definition is given within the policy options on residential garden land (Section A2 – Design, Character & Context).

Intermediate affordable housing

Housing at prices and rents above those of social rent, but below market prices or rents. These can include shared ownership and intermediate rent. The Council will consider the suitability of other forms

of intermediate housing, such as low-cost market housing, in light of its genuine affordability to those in housing need.

Key worker

The broad definition of key worker is someone employed in a frontline role delivering an essential public service where there are recruitment and retention problems. Section A4 – Key Worker Housing proposes a local definition of key worker.

Lifetime Homes

Ordinary homes incorporating 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

Local Development Framework (LDF)

A non-statutory term used to describe the portfolio of Development Plan Documents, Supplementary Planning Documents, the Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Report.

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.

Oxfordshire Local Investment Plan (LIP)

A non-statutory document that sets out priorities for delivering housing growth, economic development, regeneration and infrastructure. Prepared in Oxfordshire by the Spatial Planning and Infrastructure Partnership as result of the 'Single Conversation' with the Homes and Communities Agency.

Photovoltaic cells

A renewable source of energy that converts solar energy into electrical energy.

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

Documents that set out the government's national policies on different aspects of land use planning in England.

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.

Proposals map

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

Proposed Submission

The stage of the plan making process that follows the Preferred Options document. It sets out detailed wording of the policies that the City Council proposes to submit to the Secretary of State. The Proposed Submission undergoes a formal consultation period to allow people to make comments.

Protected Key Employment Site

Sites identified in the Oxford Local Plan as key employment generating sites.

Regeneration Framework

A document that sets out the regeneration challenges facing Oxford and provides a framework for Oxford City Council to work with local and regional partners to respond to these challenges.

Registered Provider

An organisation that buys, builds and manages affordable housing, often in partnership with the local housing authority (i.e. local council). They include housing associations.

Renewable or Low Carbon Technologies

Renewable technologies generally rely on the elements (e.g., sunlight, wind, rain), biomass, or by generating energy from the earth itself. Low carbon technologies use fossil fuels in a manner which ensures a very high rate of efficiency (e.g. gas-fired combined heat and power, or CHP). Low carbon technologies use much less carbon dioxide in the production of usable energy than traditional forms of energy generation, such as power stations.

Residential garden land

This term means the gardens to private dwellings. A more detailed definition is given within the policy options on residential garden land (Section A2 – Design, Character & Context).

Section 106 Agreements (s106)

Section 106 agreements (also known as planning obligations or planning legal agreements) are created under Section 106 of the Town and Country Planning Act 1990. They are legally binding obligations that are attached to a piece of land and are registered as local land charges against that piece of land. They are negotiated, usually in the context of planning applications, between local planning authorities and people with an interest in a piece of land. They are intended to make acceptable development that would otherwise be unacceptable in planning terms. They enable councils to secure contributions towards services, infrastructure and amenities to support and facilitate a proposed development.

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.

Shared ownership housing

A form of intermediate affordable housing which is partly sold and partly rented to the occupiers, with a registered housing provider (normally a housing association) being the landlord. Shared ownership housing should normally offer a maximum initial share of 25% of the open market value of the dwelling. The annual rental charges on the unsold equity (share) should be no more than 2.75% of this share.

Site of Local Importance for Nature Conservation (SLINC)

A site containing habitats, plants and animals important 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. Natural England is the government's advisor on the natural environment.

Social rented housing

Homes that are let at a level of rent generally set much lower than those charged on the open market, available to those recognised by the Council as being in housing need, and offering long term security of tenure (through Secure or Assured tenancies). The rent should currently be calculated using the formula set out in Appendices C and D of Housing Corporation Circular 27/01 – Rent Influencing Regime – Implementing the Rent Restructuring Framework. Should this circular be revoked at any time, the City Council would use a weekly rent figure equivalent to 30% of the lower quartile net income (after deductions) for full-time employees working in Oxford, pending any revised formula adopted or supported by the Council.

Special Area of Conservation (SAC)

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

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.

Student accommodation

Accommodation whose main purpose is to house students registered on full-time courses of an academic year or more in Oxford, and is not self-contained for each tenant.

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.

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.

Sustainable Urban Drainage Systems (SUDS)

Sustainable Urban Drainage Systems are a sequence of water-management practices and facilities designed to drain surface water and protect against flooding. These include porous roads, high-level road drainage, swales, soak aways, filter trenches, wet and dry attenuation ponds and ditches. SUDS helps mimic natural drainage processes and can provide benefits in terms of sustainability, water quality and amenity.

Sustainable Community Strategy (SCS)

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

Transport Assessment (TA)

An assessment that reviews all potential transport impacts of a proposed development with the aim of minimising any adverse consequences.

Viability

Viability means whether something is financially feasible to develop. This will depend on the value of the land in its current use, the cost of development (including construction, planning requirements and cost of finance), the risks involved, and the expected level of developer profit.

Wheelchair accessible home, or home easily adaptable for wheelchair use

A home that allow either immediate occupation by a wheelchair user, or easy adaptation when the need arises. Such homes will have much in common with lifetime homes, but with some additional features.

Zero Carbon Home

This is a dwelling whose carbon footprint of does not add to overall carbon emissions. However the Government have stated that Zero Carbon will only apply to those carbon dioxide emissions that are covered by building regulations.

45° Code

A tool used by architects and planning officers, which gives an initial assessment of whether a proposed new dwelling will maintain an adequate standard of sunlight and daylight within existing and proposed homes.

Appendices

List of Appendices

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Appendix 1

Local Plan policies to be superseded

A number of Local Plan allocation policies were superseded by the West End Area Action Plan in June 2008. Further policies were not saved (deleted) through the “Saved Policies Direction letter” in November 2008. The Core Strategy also superseded a number of Local Plan policies when it was adopted in March 2010.

Of the remaining policies in the Local Plan, the following policies are proposed to be superseded upon adoption of the Sites and Housing DPD. The deletion of the DS policies listed below will result in no DS policies remaining in the Local Plan.

Local Plan Policy Number	Local Plan Policy Title
Housing policies:	
HS.4	General requirement to provide affordable housing
HS.9	Change of use of housing
HS.10	Loss of dwellings
HS.11	Sub-division of dwellings
HS.12	Adaptable Dwellings
HS.15	Houses in multiple occupation
HS.16	Staff Accommodation
HS.17	Residential moorings
HS.18	Low Impact Housing
HS.19	Privacy and amenity
HS.20	Local residential environment
HS.21	Private open space
HS.22	Provision of new open space and improvements to sporting facilities as part of new residential development
HS.23	Children’s play space
Development site policies:	
DS.2	Acland Hospital Site
DS.4	Arthur Street, off Mill Street
DS.7	Bertie Place recreation ground, Bertie place and land behind Wytham Street
DS.8	Between Towns Road – Mixed-Use Development
DS.9	Bevington Road, Banbury Road, Parks Road and Keble Road
DS.10	Blackbird Leys Road Regeneration Zone
DS.11	BMW Garage Site, Banbury Road – Mixed-Use Development
DS.12	BT Site, Hollow Way
DS.13	Canalside Land, Jericho
DS.15	Churchill Hospital Site
DS.18	Cowley Centre: Templars Square Shopping Centre, and Crowell Road Car Park, Between Towns Road
DS.19	Cowley Marsh Depot Site, Marsh Road
DS.20	Cowley Road, Bingo Hall
DS.21	Cowley Road Bus Depot Site
DS.22	Cripley Road, Land at North End Yard
DS.23	Cuttesslowe Court, Wyatt Road

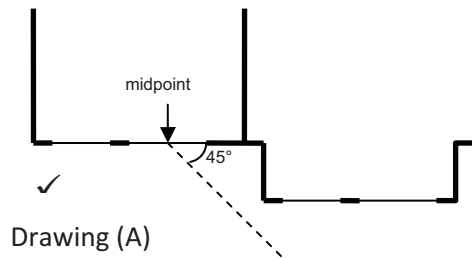
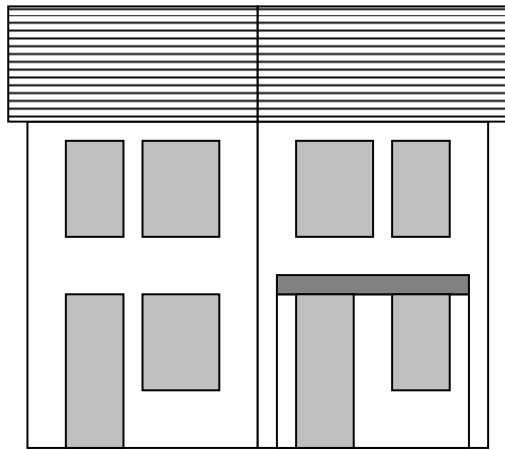
DS.24	Diamond Place, Ferry Pool Car Park
DS.25	Donnington Bridge Road, Riversport Centre
DS.27	Dorset House, London Road
DS.28	Dunnock Way Site
DS.29	Elsfield Way
DS.31	Former Government Buildings Site, Marston Road
DS.32	Harcourt House, Marston Road
DS.33	Herbert Close
DS.34	Horspath Site, Land South of Oxford Road
DS.36	Institute of Health Sciences Site, Old Road
DS.37	John Radcliffe Hospital Site
DS.38	Jowett Walk
DS.39	Lamarsh Road
DS.41	Leiden Road
DS.42	Littlemore Mental Health Centre, Littlemore
DS.43	Littlemore Mental Health Centre, Littlemore – Field at Rear
DS.44	Littlemore Park, Armstrong Road
DS.45	Lucy's Factory Site, Walton Well Road
DS.46	Mabel Pritchard School Site, St. Nicholas Road
DS.47	Manor Ground
DS.48	Milham Ford School Site, Marston
DS.49	Nielsens, London Road
DS.50	Northfield House, Sandy Lane West
DS.51	Northfield School Site, Kestrel Crescent, Blackbird Leys
DS.52	Nuffield Orthopaedic Centre, Old Road
DS.55	Osney Mill Site and Adjacent Works, Mill Street
DS.57	Oxford Business Park, Cowley
DS.58	Land at rear of Oxford Retail Park, Garsington Road
DS.59	Oxford Science Park, Littlemore
DS.60	Oxford Science Park, Minchery Farm
DS.64	Park Hospital Site
DS.65	Pusey House Site
DS.66	Radcliffe Infirmary Site, Woodstock Road
DS.67	Railway Lane, Littlemore
DS.70	Rover Sports Club Field, Roman Way
DS.71	Ruskin College, Dunstan Road
DS.72	Ruskin College Site, Walton Street
DS.73	Scrap Yard, Jackdaw Lane
DS.74	Slade Hospital Site, Horspath Driftway
DS.80	St. Augustine's School site, Iffley Turn
DS.81	Suffolk House, Banbury Road, Summertown
DS.82	St. Clement's car park
DS.83	St. Cross College Annex, Holywell Mill Lane
DS.86	Warneford Hospital Site, Headington
DS.87	Warneford Meadow Site, Headington
DS.90	Wolvercote Paper Mill, Wolvercote

Appendix 2

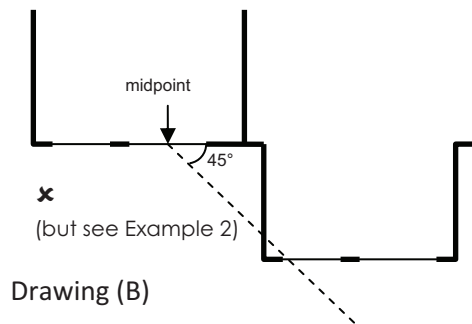
Sunlight and Daylight: the '45° Rule'

Example 1

A single storey extension as shown below is generally acceptable if the projection is limited as shown in Plan (A). It may not be acceptable if the projection intrudes beyond the 45° line as shown in Plan (B).



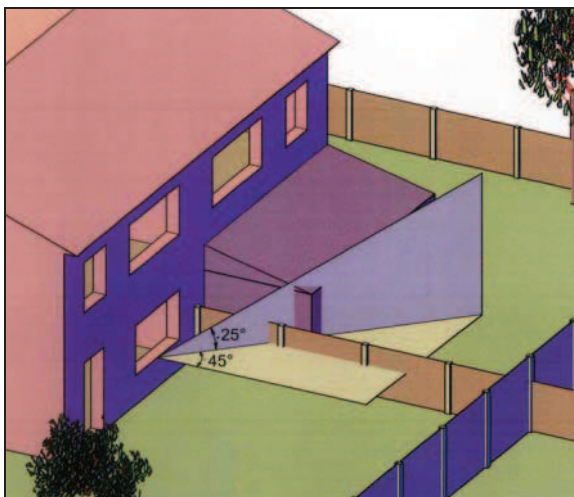
Drawing (A)



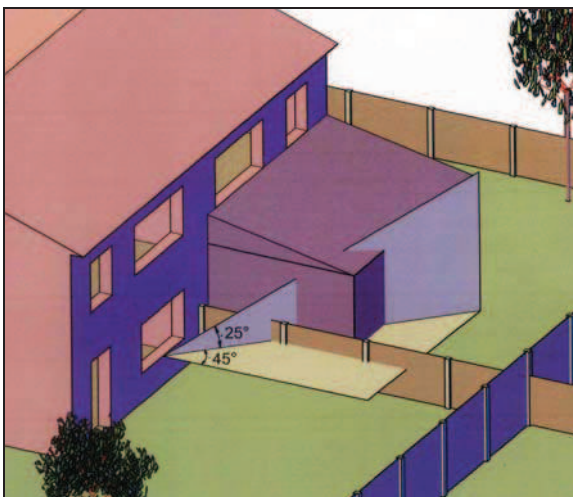
Drawing (B)

Example 2

If the 45° rule is broken, generally the proposal will still be acceptable if the line drawn outwards at 45° is tilted upwards at 25° from the cill level, and is unbroken by the highest part of the extension. This is shown as Drawing (C). The example shown as Drawing (D) is unlikely to be acceptable.



Drawing (C)

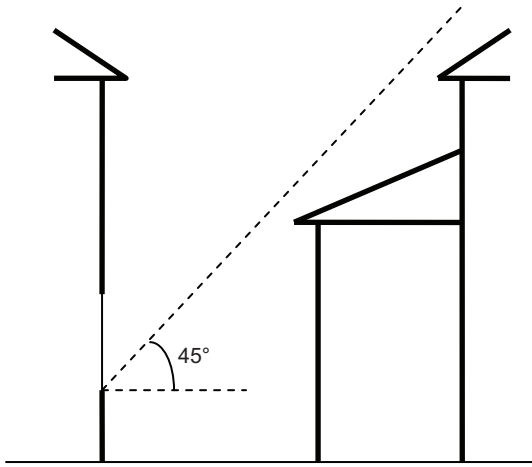


Drawing (D)

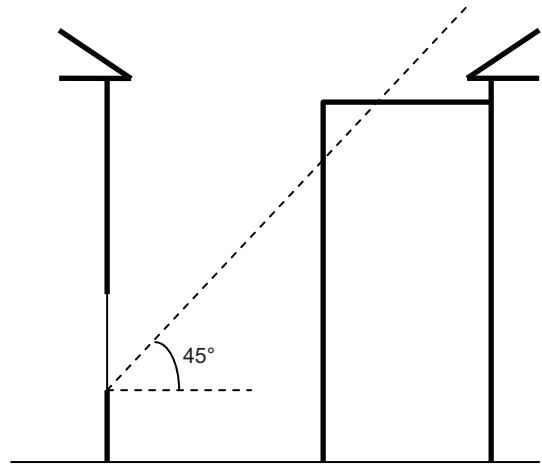


Example 3

If a main window to a habitable room in the side elevation of a dwelling is affected, development will not normally be allowed to intrude over a line drawn at an angle of 25° in the vertical plane from the cill.



Drawing (E) Cross-section showing side elevations ✓



Drawing (F) Cross-section showing side elevations ✗

Appendix 3

New sites considered since Pre-Options consultation

Maps of sites taken forward are within the main document. A city-wide map of rejected sites is in Appendix 4.

Site ID	Site name	How site identified	Site area (ha)	Taken forward to Options or rejected for reasons in Chapter B2?
2a	Allotments Abingdon Rd	Suggested by public at consultation events to bring allotments back into use	0.86	Taken forward to consider at the Options stage
6a	Allotments Elder Stubbs	Suggested by public at consultation events for community use, housing and allotments	5.44	Rejected – vast majority of the site is active allotments and a proportion is also in Flood Zone 3b
15a	Bath shop site	Local map search	0.25	Rejected – landowner contacted but no response
39	Council Building and Scout Hut	Local map search	0.17	Rejected – site below 0.25ha
43a	Cowley Police station	Local map search	0.29	Rejected – landowner contacted but no response
56	Elsfield Hall (extension of existing site)	Landowner/developer	0.76	Taken forward to consider at the Options stage
59a	Five Mile Drive Recreation Ground	Draft New Cemetery Space Study	2.69	Taken forward to consider at the Options stage
59b	Florence Park	Suggested by public at consultation events for housing	3.79	Rejected – public park is important green infrastructure. Majority of site is also Flood Zone 3b.
73	Grantham House	Suggested by public at consultation events for housing	0.18	This site has already been rejected at the Pre-Options stage. It was proposed by the landowner but site is below 0.25ha
80a	Hill View Farm	Draft New Cemetery Space Study	10.25	Taken forward to consider at the Options stage
81a	Horspath Depot Oxford City Homes	Local map search	0.30	Taken forward to consider at the Options stage
100a	Land at Wolvercote Viaduct (east of canal)	Suggested by public at consultation events for replacement boatyard facility	1.88	Rejected – this is Oxford Canal Marsh Local Wildlife Site
100b	Land at Wolvercote Viaduct (west of canal)	Suggested by public at consultation events for replacement boatyard facility	0.48	Taken forward to consider at the Options stage
n/a	Land off Grenoble Road (east)	Suggested by public at consultation events for green burials	n/a	Rejected – Location not under consideration as it is outside Oxford City Council boundary
n/a	Land off Grenoble Road (west)	Suggested by public at consultation events for cemetery	n/a	Rejected – Location not under consideration as it is outside Oxford City Council boundary
105a	Land rear of Larkrise Primary School	Suggested by public at consultation events for housing	2.48	Rejected – playing fields are important green infrastructure for the school. Majority of site is also Flood Zone 3b.
n/a	Land south of Risinghurst	Suggested by public at consultation events for	n/a	Rejected – Location not under consideration as it is outside Oxford

		housing		City Council boundary
141a	Oxford University Press Sports Ground	Landowner/developer	3.65	Taken forward to consider at the Options stage
n/a	Oxpens site near skating rink	Suggested by public at consultation events for student accommodation	n/a	Rejected – Location not under consideration as it is within area covered by the West End Area Action Plan
140	Oxford Science Park (Minchery Farm) (extension of existing site)	Landowner/developer	2.35	Taken forward to consider at the Options stage
141b	Parchment Printworks	Landowner/developer	0.06	Rejected - site below 0.25ha
147a	Redbridge recycling centre	Suggested by public at consultation events for a relocated Jackdaw Lane scrap yard	0.63	Taken forward to consider at the Options stage
151a	Royal Mail building	Local map search	2.06	Rejected – landowner contacted but no reponse
166	St Frideswide Farm	Suggested by public at consultation events for housing	3.95	This site has already been rejected at the Pre-Options stage. It was proposed by the landowner but it is in Green Belt and no compatible uses were suggested.
178a	Tumbledown house in Old High Street	Suggested by public at consultation events for housing	0.01	Rejected – site below 0.25ha
n/a	Worcester St Car Park	Suggested by public at consultation events for canal boating facilities	n/a	Rejected – Location not under consideration as it is within area covered by the West End Area Action Plan

Appendix 4

Sites rejected before or at the Pre-Options consultation

A city wide map showing the location of the sites is at the end of Appendix 4.

Site ID	Site name	How site identified	Site area (ha)	Reason(s) for rejection (rejected before Pre-Options consultation unless stated)
1	Acland Hospital Site	Local Plan allocated site	0.65	Planning permission recently granted on the site
2	Alice Smith House	Non-planning Council department	0.19	Site is below 0.25ha
3	Allotments & adjoining land at Marston Ferry Road	Call for sites	4.75	Northern part of site within Core Strategy Summertown Strategic Site and allotments would need to be considered holistically in relation to future delivery of Summertown site. Reject at Stage 1 due to linkages to Summertown Strategic Site
4	Allotments at east end of Lenthall Road	Non-planning Council department	0.48	Site is existing allotments (green infrastructure) with no obvious way of compensating for their loss.
6	Allotments east of Van Diemens Lane	Non-planning Council department	0.37	Site is existing allotments (green infrastructure) with no obvious way of compensating for their loss
6a	Allotments Elder Stubbs	Suggested by public at consultation events for community use, housing and allotments	5.44	Vast majority of the site is active allotments and a proportion is also in Flood Zone 3b (added and then rejected after public consultation)
8	Arthur Street (Old Power Station)	Local Plan allocated site and Call for sites and SHLAA	0.31	Site in Flood Zone 3b so only suitable uses are essential infrastructure such as a district heating scheme. But unclear if this would be suitable or deliverable as it would require heavy articulated lorries down narrow residential streets
9	Ashurst Way 83-97	Non-planning Council department	0.08	Site is below 0.25ha
11	Balfour Road	Call for sites	0.34	Developer unsure of deliverability
12	Banbury Road 149	Call for sites	0.09	Site is below 0.25ha
15	Barton Community Centre and Underhill Circus shops	Non-planning Council department	0.6	The site would be complex to redevelop and is not likely to be pursued
15a	Bath shop site	Local map search	0.25	Landowner contacted but no response (added and then rejected after public consultation)
18	Bevington Rd, Banbury Rd, Parks Rd and Keble Rd	Local Plan allocated site and Call for sites	4.57	Site covered by sites #24 and #93. Remainder not in University ownership and not achievable. St Anne's own a small area but less than 0.25ha. Wycliffe Hall have no further interest. Technos have no plans for future redevelopment.
20	Blackbird Leys Community Centre	Non-planning Council department	0.35	Site is covered within larger site #21 identified through the Call for Sites. Avoids duplication.
22	BMW Garage	Local Plan allocated site and SHLAA	0.26	Planning permission granted on the majority of the site and implemented
23	Bradlands Court	Non-planning Council department	0.17	Site is below 0.25ha
25	Brasenose Depot	Non-planning Council department	0.27	Site is in Green Belt and no compatible uses suggested.
26	Broome Place	Non-planning Council	0.32	Redevelopment is an aspiration for the future

		department		with no specific plan or timescale
27	BT Site	Local Plan allocated site	1.58	Site is the same as Site #28 suggested through the Call for Sites which will be taken forward. Avoids duplication.
29	Bullington Road 128	Local map search	0.12	Site is below 0.25ha
30	Bury Knowle Depot	Non-planning Council department	0.19	Site is below 0.25ha
32	Car park to the rear of cinema complex	Non-planning Council department	2.39	Site has been combined with site #92 (Kassam stadium and surrounding area). Avoids duplication.
33	Church Hall, Edgcombe Road	Non-planning Council department	0.11	Site is below 0.25ha
35	Churchill Hospital Site (south) part of DS.15	Local Plan allocated site and Call for sites	8.24	This site and Site #36 submitted as separate sites but it is more appropriate to consider whole Local Plan allocated site (Site #34). Avoids duplication.
36	Churchill Hospital Site (north) part of DS.15	Local Plan allocated site and Call for sites	0.91	This site and Site #36 submitted as separate sites but it is more appropriate to consider whole Local Plan allocated site (Site #34). Avoids duplication.
37	Colthorn Farm	Call for sites	0.79	Site adjoins greenbelt, rural in nature and makes an important contribution to the setting of the Marston conservation area which is dominated by belts of trees and the visible remains of the open fields of the medieval system of land tenure. The Landscape Character Assessment of Oxford (2002) notes importance of the rural landscape and it is important to conserve the largely intact field system still visible on the outskirts of the village. Development of the western part of the site is unlikely to be able to occur without damaging the setting of the conservation area and undermining the qualities of Back Lane. The vision spays of the access may need improvement.
38	Cotuit Hall	Call for sites	1.12	Oxford Brookes not pursuing site allocation here
39	Council Building and Scout Hut	Local map search	0.17	Site is below 0.25ha (added and then rejected after public consultation)
43a	Cowley Police Station	Local map search	0.29	Landowner contacted but no response (added and then rejected after public consultation)
44	Cowley Road Bingo Hall	Local Plan allocated site	0.25	Planning permission granted and implemented
47	Cumberlege House	Non-planning Council department	0.16	Site is below 0.25ha
48	Cuttesslowe Park Depot	Non-planning Council department	1.28	Site is Green belt and no compatible uses suggested.
50	Donnington Bridge Road Riversports Centre	Local Plan allocated site	3.22	No interest from landowners
51	Dorset House (Local Plan allocated area)	Local Plan allocated site and Call for sites	0.56	Site is covered within larger site #52 identified through the Call for Sites. Avoids duplication.
53	Dunnock Way site	Local Plan allocated site	0.87	Construction completed
55	Eastern House	Non-planning Council department	0.22	Site is below 0.25ha
57	Evenlode Tower	Non-planning Council department	0.56	Redevelopment is an aspiration for the future with no specific plan or timescale
58	Ewert House	Local Plan allocated site and Call for sites	0.81	Site merged with # 49. Avoids duplication.
59b	Florence Park	Suggested by public at consultation events for	3.79	Public park is important green infrastructure. Majority of site is also Flood Zone 3b. (added and

		housing		then rejected after public consultation)
60	Florence Park Depot	Non-planning Council department	0.18	Site is below 0.25ha
63	Former Bowling Green, Bainton Road	Call for sites	0.11	Site is below 0.25ha
64	Former Government Buildings	Local Plan allocated site	2.00	Northern part developed and southern part within Site #65 identified through Call for Sites. Avoids duplication
66	Former St Augustine's playing fields	SHLAA	2.14	County Council intend for site to be used as playing fields for St Gregory the Great school
68	Garage block off Raymund Road	Non-planning Council department	0.11	Site is below 0.25ha
70	Garages between 102 and 104 The Slade	Non-planning Council department	0.04	Site is below 0.25ha
71	Garages to rear of 269 Banbury Road	Local map search	0.18	Site is below 0.25ha and has multiple landowners which potentially splits the site into smaller parts if not all owners are keen
73	Grantham House	Non-planning Council department	0.18	Site is below 0.25ha
77	Headington Quarry Glebe	Call for sites	1.86	Development of the site would harm the setting and character of this part of the conservation area especially as there may be a loss of trees within the conservation area. Cemetery use suggested but area would be too small for a new cemetery and poor access for funeral vehicles.
79	Headley Way 8	SHLAA and Call for sites	0.20	Site is below 0.25ha
81	Hinksey Park Car Park	Non-planning Council department	0.12	Site is below 0.25ha
83	Iffley Meadow	Call for sites	6.60	Site is Green Belt with the majority in Flood Zone 3b. It has not been put forward for compatible uses
85	Indoor Bowling Centre	Non-planning Council department	0.66	Oxford Bowls Club have a long lease on the site
86	Institute of Health Sciences	Local Plan allocated site	2.24	This site is contained within Site #131. Avoids duplication.
87	John Allen Centre Unit 1	Local map search	0.94	No substantial redevelopment planned
88	John Allen Centre Units 3 & 4	Local map search	0.25	No redevelopment or change of use anticipated
89	John Radcliffe Hospital Site	Call for sites	4.24	More appropriate to consider whole Local Plan allocated site (Site #90). Site #90 widened to include extra land from Site #89. Avoids duplication.
91	Jowett Walk	Local Plan allocated site	0.27	North part is mostly built out and remainder is 0.06ha. South part is 0.13ha totalling 0.19ha which is too small
95	Lamarsh Road	Local Plan allocated site and SHLAA	2.27	Planning permission granted and construction due to commence shortly
96	Land adjacent to 3 Bullingdon Road	Local map search	0.05	Site is below 0.25ha
97	Land adjacent to Lye Valley	Call for sites	3.94	Even considering just the area outside of ecological designations, there are significant numbers of large trees on site. Any development would involve a significant loss of trees.
98	Land adjacent to TKMaxx	SHLAA	0.05	Site is below 0.25ha
99	Land at Church Way	Call for sites	0.57	Development on the site would have a detrimental effect on the conservation area, as

				well as difficulties in creating a suitable access. The Iffley Conservation Area Assessment notes that the site is important because of the long views it allows out of the conservation area and across the fields to the Thames and beyond. The Landscape Character Appraisal of Oxford (2002) notes the importance of the low density development playing an important part in the character of the area. Development of this site would also result in the urbanisation of the view from the river to Iffley and would be counter to the linear nature of the village. Potential access is off Church Way, although the proximity of the roundabout opposite the Tree Hotel and the location on an inside bend mean it would be difficult to create a safe access.
100	Land at Meadow Lane	Call for sites	0.98	Development on the site would have a detrimental effect on the conservation area, as well as difficulties in creating a suitable access. The draft Iffley Conservation Area Appraisal describes this site as 'one of the important remaining open spaces within the village, a field once the village cricket and football field, now grazed by animals, again reinforcing the rural nature of the settlement.' The Landscape Character Appraisal of Oxford (2002) notes the importance of the low density development playing an important part in the character of the area. Development of the site would be harmful views and to the rural character and linear nature of the village. Potential access is off Meadow Lane or Church Way. Access would be straight onto a roundabout. Meadow Lane is a private road and there could also be difficulties providing an adequate sight line.
100a	Land at Wolvercote Viaduct (east of canal)	Suggested by public at consultation events for replacement boatyard facility	1.88	This is Oxford Canal Marsh Local Wildlife Site (added and then rejected after public consultation)
n/a	Land off Grenoble Road (east)	Suggested by public at consultation events for green burials	n/a	Location not under consideration as it is outside Oxford City Council boundary
n/a	Land off Grenoble Road (west)	Suggested by public at consultation events for cemetery	n/a	Location not under consideration as it is outside Oxford City Council boundary
101	Land East of Abingdon Road	Call for sites	6.75	Site is Green belt and Flood Zone 3b and uses compatible with this are not suggested.
102	Land North of 8 Headley Way	Non-planning Council department	0.01	Site is below 0.25ha
105a	Land rear of Larkrise Primary School	Suggested by public at consultation events for housing	2.48	Playing fields are important green infrastructure for the school. Majority of site is also Flood Zone 3b. (added and then rejected after public consultation)
n/a	Land south of Risinghurst	Suggested by public at consultation events for housing	n/a	Location not under consideration as it is outside Oxford City Council boundary
108	Land to the north and rear of Church Cottage	Local map search	0.54	Development would have a detrimental effect on the conservation area. The site lies in a quiet residential area adjacent to allotments with very

				uneven terrain. The draft Iffley Conservation Area Assessment says that in the main stretch of Church Way the historic village character is 'exemplified by the long thatched Church Hall on the western side of the road, and the open expanse of Glebe land along the eastern side'. The Landscape Character Appraisal of Oxford (2002) notes the importance of the low density development playing an important part in the character of the area. The site is important in giving the Iffley Conservation Area a rural feel and also adds to the setting of the church.
109	Land to the rear of Green Ridges	Local map search	0.23	The site is open space for the residential area. The site is narrow and an awkward shape so it is unlikely to be suitable for development.
110	Land to the rear of pressed steel factory	Local map search	3.17	The site lies between an industrial estate (Unipart) and agriculture. There is no existing access. Access could only be provided from the Unipart site, which is a private road with a controlled barrier.
111	Land West of Marston Ferry Road	SHLAA	2.78	Site is Green belt and has not been put forward for compatible uses.
115	Littlemore Mental Health Centre Field v1	Local Plan allocated site and Call for sites	3.72	This site is the same area as Site #116. Avoids duplication.
117	Littlemore Park v1	Local Plan allocated site	7.80	Part of this site is built out and the remainder is included within Site #118. Avoids duplication.
120	Mabel Pritchard School	Local Plan allocated site and SHLAA	0.42	Planning permission granted and construction commenced
121	Maintenance Depot (former storage depot)	Call for sites	0.23	Was considered at Pre-Options stage for its potential but site is below 0.25ha
122	Manor Farm, Binsey	Call for sites	1.49	Site is Green Belt and in Flood Zone 3b. It has not been put forward for compatible uses
125	Meadowcroft College (former Harlow Centre)	SHLAA and Call for sites	1.13	County Council do not want to take site forward
132	Oriel College Sports Pavilion	Call for sites	0.09	Site is below 0.25ha
133	Ormerod School	SHLAA	1.41	County Council do not want to take site forward
135	Osney Mill site	Local Plan allocated site and SHLAA	0.73	Planning permission granted on Osney Mill and Trajan House site
136	Oxford and Cherwell Valley College (Blackbird Leys)	Call for sites	1.83	This site is included within Site #21. Avoids duplication.
n/a	Oxpens site near skating rink	Suggested by public at consultation events for student accommodation	n/a	Location not under consideration as it is within area covered by the West End Area Action Plan
141b	Parchment Printworks	Landowner/ developer	0.06	Site below 0.25ha (added and then rejected after public consultation)
144	Petrol filling station and telephone exchange	Local map search	0.28	Multiple landowners splits the site into too small parts
145	Pusey House site	Local Plan allocated site	0.15	Site is below 0.25ha
148	River Hotel and 3-15 Botley Road	Call for sites	0.22	Was considered at Pre-Options stage for its potential but site is below 0.25ha
149	Rose Hill School	Non-planning Council department	1.81	Funding for the redevelopment of the school is unavailable
151	Royal British Legion Club, Ulfgar Road	Non-planning Council department	0.13	Site is below 0.25ha

151a	Royal Mail building	Local map search	2.06	Landowner contacted but no response (added and then rejected after public consultation)
152	Ruskin College Fields	Call for sites	4.7	Site will be considered as part of the Barton Area Action Plan. The AAP is ahead of the Sites and Housing DPD in terms of its progress through the planning system so site will be fully considered and consulted upon through that process. If the site was considered suitable for some development through the AAP process, the site would be allocated as part of the AAP and would not require an allocation in the Sites and Housing DPD. If the site was not considered suitable for development through the AAP process, there would be no reason for it to be reconsidered in the Sites and Housing DPD because the same planning issues would be applied and the same conclusions would be drawn.
153	Ruskin College v1	Local Plan allocated site	1.78	This site is included within Site #154. Avoids duplication.
155	Ruskin College, Walton Street	Local Plan allocated site	0.18	Site is below 0.25ha
156	Sandy Lane Recreation Ground	Non-planning Council department	4.03	Not a site that Oxford City Council Asset Management are pursuing
157	Saxon Centre	Non-planning Council department	0.08	Site is below 0.25ha
158	Scrap Yard	Local Plan allocated site	1.54	It is proving relatively difficult for the owners to find an alternative site for the scrap yard to move to
159	Shotover View	SHLAA	0.58	Planning permission granted awaiting legal agreement. Construction to commence May 2011
161	Snooker Club and Church Hall	Local map search	0.39	Site would be better developed as a comprehensive redevelopment of sites including snooker hall which is not likely to be pursued
162	South Parade (2-5)	Call for sites	0.23	Was considered at Pre-Options stage for its potential but site is below 0.25ha
166	St Frideswide Farm	Call for sites	3.95	Site is in Green Belt and no compatible uses are suggested
167	St Leonards Car Park	Non-planning Council department	0.11	Site is below 0.25ha
168	Suffolk House	Local Plan allocated site	0.21	Was considered at Pre-Options stage for its potential but site is below 0.25ha
170	Sutton Road Hall	SHLAA	0.18	Site is below 0.25ha
172	The Blackbird Public House	Non-planning Council department	0.18	Site is covered within larger site #21 identified through the Call for Sites. Avoids duplication.
173	The Friar Public House	Call for sites	0.08	Site is below 0.25ha
174	The Old Bus Garage	Call for sites	0.02	Site is below 0.25ha
175	The Old Dairy	Call for sites	0.01	Site is below 0.25ha
176	The Rectory Centre	Call for sites	0.21	Was considered at Pre-Options stage for its potential but site is below 0.25ha
178a	Tumbledown house in Old High Street	Suggested by public at consultation events for housing	0.01	Site below 0.25ha (added and then rejected after public consultation)
180	Wadham Park	Local map search	0.27	The site is public open space (green infrastructure) for neighbouring houses. Access difficult.
181	Walton Well Road Car Park	Non-planning Council department	0.31	Site rejected at Stage 3 as the developable area is reduced by presence of drainage ditches making the site too small.

183	Warneford Hospital - main building	Local Plan allocated site	5.26	This site is included within Site #182. Avoids duplication.
184	Warneford Hospital – playing fields	Local Plan allocated site	3.42	This site is included within Site #182. Avoids duplication.
185	Warneford Meadows	Local Plan allocated site	5.17	Granted Town Green status
187	Westgate Hotel and 1-7 mill Street	Call for sites	0.07	Site is below 0.25ha
189	Westlands Drive shopping parade	Non-planning Council department	0.28	Redevelopment unlikely to be pursued
191	Windrush Tower	Non-planning Council department	0.63	Redevelopment is an aspiration for the future with no specific plan or timescale
192	Wolvercote Car Park	Non-planning Council department	0.19	Site is below 0.25ha
n/a	Worcester St Car Park	Suggested by public at consultation events for canal boating facilities	n/a	Location not under consideration as it is within area covered by the West End Area Action Plan

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