

Monitoring Framework

Local authorities have a statutory duty to monitor the effectiveness of their planning policies. This is established in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which requires LPAs to collect the relevant data and make it publicly available as part of an Authority's Monitoring Report (AMR). The Regulations prescribes what must be monitored, as follows:

Regulation 34 (1)	Progress with the Local Development Scheme (LDS). Specifically, <ul style="list-style-type: none"> the title of local plans or Supplementary Planning Documents (SPD) in the LDS, for each: the timetable for preparation should be specified, the stage the document has reached in its preparation, and whether the documents are behind schedule, identifying why it is the case if relevant identifying LPs or SPDs adopted, specifying the date of adoption/approval.
Regulation 34 (2)	State when a policy is not being implemented, setting out the reasons why this is the case & identifying steps (if any) to implement.
Regulation 34 (3)	Housing delivery Include data on the number of net additional dwellings and net additional affordable dwellings. <ol style="list-style-type: none"> in the period in respect of which the report is made, and since the policy was first published, adopted or approved.
Regulation 34 (4)	Neighbourhood planning Details to be provided where an authority has made a neighbourhood development order or neighbourhood development plan.
Regulation 34 (5)	Community Infrastructure Levy (CIL) Include information specified in regulation 62 (4) of the CIL Regulations 2010. The report should include details of CIL receipts and CIL expenditure for the reported year and provide summary details of CIL expenditure
Regulation 34 (6)	Duty to Co-operate Details to be provided of what action was taken during the period of the report in relation to the Duty to Cooperate, such as joint working, meetings, consultations.
Regulation 34 (7)	Make up-to-date data available as soon as possible in accordance with Regulation 35 – which requires a local authority to make documents readily available for inspection and comment at appropriate locations and online, for a minimum period of 6 weeks with respect to the local plan.

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The monitoring framework is attached as [Appendix xx](#) and comprises the bulk of this document. It has been produced to outline how policies in the local plan will be monitored. It is comprised of indicators/ measures and targets specific to individual policies while cross-referencing to relevant parts of the Core Strategy. The set of indicators and targets that form the monitoring framework have been developed to provide a degree of flexibility to allow for adaptation as wider conditions change or as improved methods to monitor policies become available. As such they will be subject to regular review.

The monitoring framework does not specifically include development management statistics on performance, other than those that directly relate to an identified indicator within the framework. Prior approvals are also monitored separately.

It is expected that the monitoring data will be available for collection on at least an annual basis, unless indicated otherwise. For policies where clear outputs are required, such as those relating to housing delivery, specific targets have been included in the Monitoring Framework. This approach will help identify whether an annual target has been met and whether shortfalls exist. Performances against such targets can help to determine how well the Plan is working or what parts will require review or deletion.

For policies where it is not appropriate to attach a clear target, the framework will make use of indicators that lend themselves to identifying broad trends that can determine a direction of travel. This can include either an increase or a decrease in a recorded indicator.

For policies that provide helpful background information and where a specific target is not appropriate, the collected data will be labelled as a contextual indicator.

Monitoring Site Policies

Landowners and developers were involved in the development of the site allocation policies at a number of stages including the call for sites and commenting on the draft policies at the various consultation stages. This has given the authority a good understanding of which sites may be available, their potential uses and deliverability. This close liaison with landowners and developers will need to continue into the pre-application and planning application stages of the process to ensure the acceptability of any proposed development.

The successful implementation of the allocations made in this document is dependent on the timely delivery of the infrastructure required to support it. As such the involvement of the various service and utility providers has been vital to ensure that they are aware of the level of growth projected to enable the identification and addressing of any particular capacity issues in order to ensure that allocated sites are deliverable.



Monitoring Framework: Policies

LP chapter	LP Policy	Title	Core Strategy Reference	Implementation/Assessment method	Indicators	Target	Information Source
Economic Strengths	E1	Employment Sites	CS28, CS30	<ul style="list-style-type: none"> Site plans Economic Statement Transport Assessment/Transport Plan 	a) Refusals or appeal decisions for developments resulting in loss of employment floorspace on Category 1 and 2 sites b) Net loss of employment floorspace on Category 3 sites c) Applications for changes of use from office to residential which are subject to notification to the council.	No net loss of employment floorspace comprising Category 1 and 2 sites	<ul style="list-style-type: none"> DM Monitoring
	E2	Teaching and Research	CS29	<ul style="list-style-type: none"> Design & Access Statement Evidence of compliance with policy H8 	Net loss/increase in floorspace allocated for teaching/research/healthcare uses for Universities and hospitals	No set targets but net increase over plan period in University teaching/research floorspace and hospitals floorspace	<ul style="list-style-type: none"> DM Monitoring CIL/S106 Monitoring
	E3	New academic or admin floorspace for private colleges/language schools		<ul style="list-style-type: none"> Site and Floor Plans Design & Access statement 	Net loss of B1 or residential floorspace resulting from change of use or redevelopment	Other than exemptions, no net loss of B1 (including space with potential to function as B1) or residential floorspace	<ul style="list-style-type: none"> DM Monitoring
	E4	Securing opportunities for local employment, training and businesses		<ul style="list-style-type: none"> Management Plan Evidence of compliance with legal agreement terms 	Schemes delivered through development of qualifying schemes	No set targets but net increase in job and training opportunities created	<ul style="list-style-type: none"> DM Monitoring CIL/S106 Monitoring
Housing	H1	The scale of new housing provision	CS22		Number of new homes delivered (completed) within the Plan period.	a) A minimum of 8500 new homes over the plan period b) 425 dwellings delivered per annum over the plan period	<ul style="list-style-type: none"> DM Monitoring Housing Services Commercial data - e.g. Home Builders Federation
	H2	Delivering affordable homes	CS24	<ul style="list-style-type: none"> Site Plans showing allocated affordable housing units Affordable housing statement - demonstration cascade policy is complied with Viability appraisal if required 	a) i) Percentage of onsite affordable homes provided in larger developments (10 or more homes) ii) Financial contributions from smaller developments (4 - 9 homes) equivalent to 15% of gross development value. b) Level of financial contributions from non selfcontained residential developments c) Level of financial contributions from student accommodation developments of 20+ rooms	a) On qualifying development sites (10+ homes or exceeding 0.25ha): 50% affordable provision, of which 40% is social rented b) No set target on financial contributions, the AMR will include report on contributions collected towards affordable housing provision	<ul style="list-style-type: none"> DM Monitoring CIL Monitoring Housing Services
	H3	Employer linked affordable housing	CS23, CS24	<ul style="list-style-type: none"> Site plans Evidence of compliance according to legal agreements 	Number of affordable homes delivered on specified sites within the Plan period.	No set targets	<ul style="list-style-type: none"> DM Monitoring Applicant submitted information
	H4	Mix of dwelling sizes	CS23	<ul style="list-style-type: none"> Site and Floor Plans Design & Access statement 	Completions by dwelling size of qualifying schemes	On qualifying sites (25+ homes [C3 residential] or sites of 0.5+ ha, o/s of the city centre or district centres): 1 bedroom homes: 20-30% 2 bedroom homes: 30-40% 3 bedroom homes: 20-40% 4 bedroom homes: 5-10% 5+ bedroom homes: 3-5%	<ul style="list-style-type: none"> DM Monitoring
	H5	Development involving loss of dwellings		<ul style="list-style-type: none"> Plans Evidence of necessity or demand for new use and no unacceptable impacts to neighbouring amenity 	a) Number of permitted changes of use from residential to other uses b) Net loss/gain of dwellings over plan period?	No net loss of residential dwellings over plan period	<ul style="list-style-type: none"> DM Monitoring
	H6	Houses in Multiple Occupation (HMOs)		<ul style="list-style-type: none"> Design and Access statement showing compliance with guidance Evidence of HMO proportion in adjoining area to application site 	a) Number of permitted changes of use that meet policy criteria b) Percentage of approved purpose built HMOs that meets policy criteria	a) 100% compliance with policy criteria by converted and purpose built HMO properties. b) Proportion of buildings used as HMOs in vicinity of subject site (100m either side) does not exceed 20%	<ul style="list-style-type: none"> DM Monitoring

LP chapter	LP Policy	Title	Core Strategy Reference	Implementation/Assessment method	Indicators	Target	Information Source
	H7	Community-led Housing and Self-build Housing	CS22, CS23, CS24	<ul style="list-style-type: none"> Site plan showing allocated land, means of access Evidence of marketing 	a) Site area allocated for self-build/community led housing on suitable development sites b) Number of community led and self build housing completions in plan period - CIL exemptions. c) Percentage of unsold self build plots brought forward after 12 months of marketing d) Number of entries on Council self-build register	a) 3ha of land [equivalent to 5% of site area of qualifying sites (50+ units)] b) 100% take-up of allocated plots as self build developments. c) AMR will include report on the number of new entries in self-build register.	<ul style="list-style-type: none"> DM Monitoring Self build register CIL monitoring
	H8	Provision of new student accommodation	CS25	<ul style="list-style-type: none"> Site location plan Evidence of growth need Plans showing room layouts and communal areas Design & Access statements Management Strategy 	Net reduction/increase in floorspace allocated to student accommodation, including footprint of amenity space (outdoor amenity, parking etc) within City and District centres	a) No net reduction in existing student accommodation floorspace without equivalent re-provision. b) No new student accommodation outside of policy designated locations	<ul style="list-style-type: none"> DM Monitoring
	H9	Linking the delivery of new/redeveloped and refurbished university academic facilities to the delivery of university provided residential accommodation	CS25, cS29	<ul style="list-style-type: none"> Evidence of compliance with student number threshold 	a) Net reduction/increase for in admin floorspace over plan period. b) Rate of reduction in number of full time students living in non-university provided accommodation within Oxford.	a) Net increase in university academic/admin/research floorspace b) Threshold for Oxford University by 01/04/22: 1500 c) Threshold for Oxford Brookes University at 01/04/22: 3000	<ul style="list-style-type: none"> DM Monitoring University enrolment data
	H10	Accessible and Adaptable Homes	CS13	<ul style="list-style-type: none"> Plans Design & Access Statement including evidence of policy compliance 	a) Percentage of affordable and market dwellings in approved developments constructed to M4 (2) standard. b) Percentage of dwellings in approved developments comprising of 4+ units constructed to M4(3) standards.	a) Compliance: Affordable dwellings - 100%; Market dwellings - 15% b) Compliance: 5% (or a minimum of one dwelling for developments below 20 units)	<ul style="list-style-type: none"> DM Monitoring BC completion notices Housing Team?
	H11	Older Persons and Specialist and Supported Living Accommodation	CS13	<ul style="list-style-type: none"> Site Plans Plans showing layouts and amenity spaces Design & Access Statement including evidence of policy compliance 	Net reduction/increase in floorspace used for older persons, specialist and supported living accommodation	No net reduction in existing older persons, supported living accommodation without equivalent re-provision	<ul style="list-style-type: none"> DM Monitoring
	H12	Homes for Travelling Communities	CS26	<ul style="list-style-type: none"> Site plan showing access etc Evidence of sufficient servicing, access and no negative impacts to neighbours or land 	a) Part of DTC b) Number of gypsy and traveller pitches in Oxon	Refer to Oxon target if set	<ul style="list-style-type: none"> DM Monitoring
	H13	Homes for Boat Dwellers		<ul style="list-style-type: none"> Design & Access Statement or plans showing adequate servicing Evidence from EA showing no negative impacts 	a) Approved applications that are subject to an unresolved objection by the body/agency responsible for managing the relevant waterway or on the grounds of adverse impacts to the environment or free movement. b) Number of applications for new residential moorings	No residential mooring applications approved with unresolved objections - c.f. AMR indicator	<ul style="list-style-type: none"> DM Monitoring
	H14	Privacy, daylight and sunlight		<ul style="list-style-type: none"> Plans Daylight and Sunlight Assessments if required 	a) Approved developments that satisfy policy criteria b) Refusals or appeal decisions on the grounds of adverse impacts on privacy, daylight and sunlight	Target inappropriate as implementation depends heavily on site context	n/a
	H15	Internal space standards		<ul style="list-style-type: none"> Plans Design & Access Statement showing compliance 	a) Approved developments that satisfy policy criteria b) Refusals on the grounds of failing to meet internal space standards	No applications approved involving creation of dwellings below National Space Standards	n/a
	H16	Outdoor amenity space		<ul style="list-style-type: none"> Plans Design & Access Statement showing compliance 	a) Approved developments that satisfy policy criteria b) Refusals or appeal decisions on the grounds of insufficient outdoor amenity space	Target inappropriate as implementation depends heavily on site context	n/a

LP chapter	LP Policy	Title	Core Strategy Reference	Implementation/Assessment method	Indicators	Target	Information Source
Resources and Environment	RE1	Sustainable Design and Construction	CS9, CS10	<ul style="list-style-type: none"> Energy Statement Water Use Strategy 	a) Carbon reduction strategy in qualifying new build developments b) Water efficiency methods in compliance with policy requirements	a) 40% reduction in carbon emissions compared to a code compliant base case. b) Requirement will increase to zero emissions over plan period (50% reduction by 2026, 100% by 2030). c) 100% compliance for all new residential development with Part G2 of water consumption target (110 litres per person per day).	<ul style="list-style-type: none"> DM Monitoring Applicant submitted information
	RE2	Efficient Use of Land	CS9, CS13, CS17	<ul style="list-style-type: none"> Site plan Design & Access Statement showing density of qualifying schemes 	a) Contextual indicator b) Built area densities of approved schemes	a) No set targets b) No net increase in overall densities beyond what identified as suitable	<ul style="list-style-type: none"> DM Monitoring
	RE3	Flood Risk Management	CS11	<ul style="list-style-type: none"> Site specific FRA for relevant sites Details of mitigation measures 	a) Net increase/reduction of built footprint on high risk flood areas b) Net increase/reduction in flood storage c) Approved applications that are subject to an unresolved objection by the body/agency responsible for managing the relevant waterway or on the grounds of adverse impacts to the environment or free movement.	a) No net increase in built footprint of previously developed land on Flood Zone 3b area b) All approved schemes to be accompanied by site specific flood risk assessments c) No approvals subject to objections from Environmental Agency	<ul style="list-style-type: none"> DM Monitoring Environment Agency
	RE4	Sustainable Drainage, Surface and Groundwater Flow		<ul style="list-style-type: none"> Details of SUDS Surface/groundwater assessments as required 	Approvals subject to objections from FRM officers or relevant agencies	No approvals with unresolved objections from relevant officers/agenices	<ul style="list-style-type: none"> DM Monitoring
	RE5	Health, Wellbeing and Health Impact Assessments	CS15	<ul style="list-style-type: none"> Health Impact Assessments for qualifying schemes 	a) Contextual Indicator b) Health and Quality of Life indicators contained in JSNA c) Programmes, facilities, infrastructure etc delivered through development	No set targets but showing outcomes delivered through development	<ul style="list-style-type: none"> DM Monitoring CIL/S106 Monitoring
	RE6	Air Quality		<ul style="list-style-type: none"> Design and Access Statement Air Quality Report as required 	a) Contextual indicator b) Approvals subject to objections from Environmental Health c) Regional/Local data from Air Quality Index	a) No set targets but showing outcomes delivered through development b) No approvals with unresolved objections from relevant officers/agenices	<ul style="list-style-type: none"> DM Monitoring Environmental Health
	RE7	Managing the impact of development		<ul style="list-style-type: none"> Site plan showing access etc Design & Access Statement Construction Management Plan Transport Plan Waste Management Plan if required 	a) Statutory requirements with respect to Environmental Protection legislation b) Refusals or appeal decisions on the grounds of unduly adverse impact of development on neighbouring/local amenity	Multiagency delivery and dependent on context, therefore set target inappropriate	<ul style="list-style-type: none"> Environmental Health
	RE8	Noise and Vibration		<ul style="list-style-type: none"> Design and Access Statement Noise Impact Assessment 	Statutory requirements with respect to Environmental Protection legislation	Multiagency delivery and dependent on context, therefore set target inappropriate	<ul style="list-style-type: none"> Environmental Health
	RE9	Land Quality		<ul style="list-style-type: none"> Land contamination assessment as required 	Statutory requirements with respect to Environmental Protection legislation	Multiagency delivery and dependent on context, therefore set target inappropriate	<ul style="list-style-type: none"> Environmental Health
Green Setting	G1	Protection of Green and Blue Infrastructure Network		<ul style="list-style-type: none"> Site plan Design & Access Statement Landscaping details Biodiversity survey 	Proposals for Development that affects existing Green and Blue infrastructure	No net loss/degradation of existing Green and Blue infrastructure	<ul style="list-style-type: none"> DM Monitoring Natural England data
	G2	Protection of Biodiversity and Geodiversity		<ul style="list-style-type: none"> Site plans Biodiversity/Geodiversity survey 	a) Number of approvals that impact special sites b) Net reduction of special sites footprint from baseline	No net reduction in areas of special sites	<ul style="list-style-type: none"> DM Monitoring Natural England data

LP chapter	LP Policy	Title	Core Strategy Reference	Implementation/Assessment method	Indicators	Target	Information Source
	G3	Green Belt	CS21	<ul style="list-style-type: none"> Open Space Assessment Biodiversity/Geodiversity survey 	Type and scale of development within Green Belt land	a) No inappropriate development in Green Belt land b) No reduction in site area beyond amended boundaries	<ul style="list-style-type: none"> DM Monitoring Natural England data
	G4	Allotment and community food growing		<ul style="list-style-type: none"> Site plans - indicating no loss of existing allotment sites Open Space Assessment if required 	a) Net loss/gain in footprint of protected allotment sites b) New community food growing spaces delivered as part of development	a) No net reduction in footprint of protected allotment sites b) No set targets for new community food growing spaces	<ul style="list-style-type: none"> DM Monitoring
	G5	Outdoor sports	CS21	<ul style="list-style-type: none"> Open Space Assessment Travel assessment/plan Construction Management Plan 	a) Net reduction/increase in site area of outdoor sports facilities b) Areas of new sports/recreation space delivered through development	a) No net reduction in outdoor sports/recreation facilities without re-provision of equivalent or suitable facilities. b) No set targets for new outdoor sports facilities	<ul style="list-style-type: none"> DM Monitoring CIL/S106 Monitoring
	G6	Residential garden land		<ul style="list-style-type: none"> Site plan Landscaping Details Tree survey if required 	Approvals for development that are subject to objections from Council tree officers, and/or other relevant agencies (Natural England etc)	a) No applications approved with unresolved objections. b) No net loss of land of biodiversity importance.	<ul style="list-style-type: none"> DM Monitoring
	G7	Other Green and Open Spaces		<ul style="list-style-type: none"> Open Space Assessment Evidence of need or demand for scheme 	Approvals for development or tree works that are subject to objections from Council tree officers, and/or other relevant agencies (Natural England etc)	No applications approved with unresolved objections.	<ul style="list-style-type: none"> DM Monitoring
	G8	Protection of existing green infrastructure features		<ul style="list-style-type: none"> Tree survey as required Biodiversity survey Landscape details Evidence of need or demand for scheme 	Approvals for development or tree works that are subject to objections from Council tree officers, and/or other relevant agencies	No applications approved with unresolved objections.	<ul style="list-style-type: none"> DM Monitoring Natural England
	G9	New and enhanced green infrastructure features		<ul style="list-style-type: none"> Site plan Open Space Assessment Biodiversity survey SUDS 	a) Provision of public open space in qualifying developments. b) Approvals for development that are subject to objections from Council tree officers, and/or other relevant agencies (Natural England etc) c) Areas of new/enhanced infrastructure delivered through development	a) For qualifying residential sites (1.5+ ha): 10% allocated as public open space; For mixed use sites: 10% of residential proportion of development. b) No applications approved with unresolved objections. c) No set target for new infrastructure	<ul style="list-style-type: none"> DM Monitoring CIL Monitoring
Design and Heritage	DH1	High Quality Design and Placemaking	CS18	<ul style="list-style-type: none"> Site Plans Plans showing internal layouts and outdoor spaces Landscaping details Design & Access Statement showing compliance 	a) Approved developments that satisfy policy criteria b) Number of appeals dismissed where design is the main issue c) Amount of new open space and landscaping as part of new development. d) Number of built environment-related awards for projects e) Number of applications granted contrary to officer advice where design was an important factor	Target inappropriate as implementation depends heavily on site context	<ul style="list-style-type: none"> DM Monitoring
	DH2	Views and building heights	CS18	<ul style="list-style-type: none"> Plans Verified views? 	Approvals for development that are subject to objections from Council officers, and/or other relevant agencies (Historic England etc)	No applications approved with unresolved objections.	<ul style="list-style-type: none"> DM Monitoring
	DH3	Nationally Listed Designated Heritage Assets	CS18	<ul style="list-style-type: none"> Plans Design & Access Statement Heritage Statement 	a) Number of buildings on HE buildings at risk register b) Number of listed buildings lost/demolished	a) No increase in the number of listed buildings on Buildings at Risk register b) No permissions granted for development resulting in substantial harm or loss to nationally listed heritage assets.	<ul style="list-style-type: none"> DM Monitoring Historic England

LP chapter	LP Policy	Title	Core Strategy Reference	Implementation/Assessment method	Indicators	Target	Information Source
	DH4	Archaeological Remains	CS18	<ul style="list-style-type: none"> Design & Access Statement Heritage Statement - including archaeological evaluation as required 	a) Number of upheld appeals against refusals citing harm to archaeological impacts b) Approvals for development that are subject to objections from relevant officers/agencies	a) No upheld appeals b) No approvals with unresolved objections from relevant officers/agencies	<ul style="list-style-type: none"> DM Monitoring Historic England
	DH5	Local Heritage Assets	CS18	<ul style="list-style-type: none"> Design & Access Statement Heritage Statement 	a) Number of local heritage assets lost/demolished as a result of development b) Number of new additions to the Oxford Heritage Asset Register c) Approvals for development that are subject to objections from relevant officers/agencies d) % of applications for listed building consent submitted with a detailed heritage impact assessment	a) No approvals with unresolved objections from relevant officers/agencies b) No loss of local heritage assets as a result of development	<ul style="list-style-type: none"> DM Monitoring
	DH6	Shopfronts and Signs		<ul style="list-style-type: none"> Plans Design & Access Statement showing compliance 	Approvals for development that are subject to objections from relevant officers/agencies	Target inappropriate as implementation depends heavily on site context	<ul style="list-style-type: none"> DM Monitoring
	DH7	External servicing features and stores		<ul style="list-style-type: none"> Plans Design & Access Statement showing compliance 	a) Contextual indicator b) Approved developments that satisfy policy criteria	Target inappropriate as implementation depends heavily on site context	<ul style="list-style-type: none"> DM Monitoring
Efficient Movement	M1	Prioritising walking, cycling and public transport	CS14	<ul style="list-style-type: none"> Plans Transport Assessment/Travel Plan 	a) Contextual indicator b) Transport infrastructure improvements delivered as part of development c) Walking, cycling and public transport usage levels at main cordons	No set targets but positive overall trends, e.g. reduction in vehicular traffic at cordons, increased modal shift to sustainable transport - c.f. AMR	<ul style="list-style-type: none"> CIL/S106 Monitoring County Council - Highways
	M2	Assessing and Managing Development	CS2, CS3	<ul style="list-style-type: none"> Transport Assessment/Travel Plan Construction Management Plan 	a) Contextual indicator b) Refusals on the grounds of insufficient assessment of impact of development c) Approvals subject to objections from relevant officers or agencies	a) Target inappropriate as implementation depends heavily on site context b) No set targets but showing outcomes delivered through development	<ul style="list-style-type: none"> DM Monitoring County Council - Highways CIL Monitoring
	M3	Car Parking	CS13, CS14	<ul style="list-style-type: none"> Plans Transport Assessment/Travel Plan 	a) Net loss/gain of car parking spaces b) Parking provision for qualifying resi, non-resi schemes c) Number of applications refused on car parking/servicing grounds	Net reduction in allocated car parking spaces serving non-residential dwellings	<ul style="list-style-type: none"> DM Monitoring County Council - Highways
	M4	Provision of electric charging points (ECP)		<ul style="list-style-type: none"> Plans Transport Assessment/Travel Plan 	Number of ECPs delivered through development	Minimum 10% provision for ECP in approved non-allocated parking	<ul style="list-style-type: none"> DM Monitoring County Council - Highways
	M5	Cycle Parking	CS13, CS14	<ul style="list-style-type: none"> Plans Transport Assessment/Travel Plan 	a) Contextual indicators b) Cycle parking standards c) Net loss/gain of cycle parking spaces d) Number of applications refused on car parking/servicing grounds	No set targets but showing outcomes delivered through development	<ul style="list-style-type: none"> DM Monitoring CIL Monitoring
Vibrant and Enjoyable	V1	Ensuring the vitality of centres	CS1, CS3	<ul style="list-style-type: none"> Plans Planning/D & A statement- including impact assessment with evidence of no adverse impact on viability of centres Justification evidence if town centre use developed elsewhere 	a) Contextual indicator b) Development of appropriate main town centre uses within city centre and district/local centres. c) Approvals for development of town centre uses outside of a centre d) Public realm works/enhancements as a result of development	a) No set targets but showing outcomes delivered through development b) No town centre uses approved in inappropriate locations	<ul style="list-style-type: none"> DM monitoring S106 monitoring

LP chapter	LP Policy	Title	Core Strategy Reference	Implementation/Assessment method	Indicators	Target	Information Source
	V2	City Centre Shopping Frontages		<ul style="list-style-type: none"> Evidence of compliance with use thresholds 	a) Proportion of town centre uses within Primary and Secondary Shopping Frontages b) New retail floorspace	No net loss of units within the defined Primary and Secondary Shopping Frontages below baselines as follows:	<ul style="list-style-type: none"> DM monitoring
	V3	The Covered Market		<ul style="list-style-type: none"> Evidence of compliance with use thresholds 	a) Proportion of retail and other town centre uses within CM site b) Approvals subject to objections from relevant officers/agencies	a) No net loss of units within Covered Market sets below baselines as follows: Class A2-A5 - 80% b) Proportion of A1 does not fall below 40% of the total number of units within the defined Shopping Frontage and the proportion of Class A uses does not fall below 85% of the total number of units within the defined Shopping Frontage.	<ul style="list-style-type: none"> DM monitoring
	V4	District and Local Centre Shopping Frontages	CS1	<ul style="list-style-type: none"> Evidence of compliance with use thresholds 	a) Development of town centre uses within District and Local Shopping Frontages b) New retail floorspace		<ul style="list-style-type: none"> DM monitoring
	V5	Sustainable Tourism	CS32	<ul style="list-style-type: none"> Site plans Design and Access statement showing no adverse impacts to neighbouring amenity Transport Plan/Transport Assessment Evidence of viability, need or demand for accommodation 	a) Development of new or approved changes of use for short stay accommodation premises in the city centre, district centres and allocated sites b) Development of new tourist attractions	a) No net increase in short stay accommodation premises above baseline set in Core strategy - c.f. AMR b) Net increase in longer stay accommodation	<ul style="list-style-type: none"> DM Monitoring CIL Monitoring
	V6	Cultural and social activities		<ul style="list-style-type: none"> Design and Access statement showing no adverse impacts to neighbouring amenity Transport Plan/Transport Assessment Evidence of viability, need or demand for development 	a) Development of cultural, entertainment, leisure and tourism uses b) Approvals for changes of use of public houses or live performance venues	a) No set targets but showing outcomes delivered through development b) No net loss of assets of community value without equivalent reprovion	<ul style="list-style-type: none"> DM Monitoring CIL Monitoring
	V7	Public Houses		<ul style="list-style-type: none"> Marketing Evidence Evidence of viability, need or demand for development 	a) Development of cultural, entertainment, leisure and tourism uses b) Approvals for changes of use of public houses or live performance venues	a) No set targets but showing outcomes delivered through development b) No net loss of assets of community value without equivalent reprovion	
	V8	Infrastructure and cultural and community facilities	CS15, CS16, CS17, CS20	<ul style="list-style-type: none"> Plans Design and Access statement showing no adverse impacts to neighbouring amenity Transport Plan/Transport Assessment Evidence of viability, need or demand for development 	a) Net loss/gain of cultural and community facilities including: Education/training facilities (sqm) Community meeting places (sqm) Indoor sports facilities (sqm) Primary healthcare facilities b) Number of Assets of Community Value registrations	a) No net loss of cultural and community facilities without equivalent reprovion b) Net increase in community facilities	<ul style="list-style-type: none"> DM Monitoring S106 Monitoring
	V9	Utilities		<ul style="list-style-type: none"> Evidence - water and sewerage infrastructure 	a) Provision of strategic and service infrastructure to support new development b) Refusals on the grounds of insufficient utility/ infrastructure capacity to support development	a) Multiagency delivery, therefore set target not appropriate b) No set targets	<ul style="list-style-type: none"> DM Monitoring CIL Monitoring

Monitoring Framework: Sites

LP Policy	Location	Acceptable uses	Site specific requirements	Delivery pathway/partnerships
SP1	West End	<ul style="list-style-type: none"> Planning permission will only be granted for redevelopment of station and Becket Street Car Park if it improves station, creates a strong sense of arrival to Oxford and is in Accordance with Oxford Station SPD. 	<ul style="list-style-type: none"> Oxpens and Island Site applications must be accompanied by site specific FRAs and details of mitigation measures. 	<ul style="list-style-type: none"> S106 As part of development
SP2	Osney Mead	<ul style="list-style-type: none"> Mixed use development including employment uses, academic uses, student accommodation, employer linked housing and market housing. Development of innovation quarter is encouraged. 	<ul style="list-style-type: none"> Site specific FRA with details of mitigation measures 	<ul style="list-style-type: none"> S106 As part of development
SP3	Cowley Centre, Between Towns Road	<ul style="list-style-type: none"> Retail led mixed use development including commercial leisure, community facilities, employment uses and residential. Other town centre uses may also be appropriate. 	<ul style="list-style-type: none"> Regard should be given to any Cowley Centre masterplan and proposals must not prejudice comprehensive development of the whole site. Improved bus stopping facilities Improved public realm with high design standard 	<ul style="list-style-type: none"> S106 As part of development County Council Local bus companies
SP4	Blackbird Leys Central Area	<ul style="list-style-type: none"> Mixed use development including retail, start-up employment units, residential and community facilities. Other appropriate district centre uses including education, live/work units, sport and commercial leisure. 	<ul style="list-style-type: none"> Consideration must be given to regeneration plan for Blackbird Leys area and proposals must not prejudice the comprehensive development of whole site. Assessment of onsite and neighbouring waste water capacity 	<ul style="list-style-type: none"> As part of development
SP5	Summer Fields School Athletics Track	<ul style="list-style-type: none"> Residential dwellings only 	<ul style="list-style-type: none"> Enhanced pedestrian and cycle access across whole site 	<ul style="list-style-type: none"> S106 As part of development County Council
SP6	Diamond Place and Ewert House, Summertown	<ul style="list-style-type: none"> Mixed use development including residential, employment and student accommodation uses Other town centre uses may be appropriate 	<ul style="list-style-type: none"> Ground floor level retail Sufficient car and cycle parking at reasonable levels to serve local area Local temporary car parking provision during construction phase Cycle stands on site Enhanced pedestrian and cycle links to and through site 	<ul style="list-style-type: none"> S106 As part of development County Council?
SP7	276 Banbury Road	<ul style="list-style-type: none"> Housing Student accommodation Short stay accommodation Other town centre uses 	<ul style="list-style-type: none"> Uses resulting in active frontages onto Banbury Road and in compliance with Policy V4 to be located on ground floor level 	<ul style="list-style-type: none"> As part of development
SP8	Unipart	<ul style="list-style-type: none"> B1/B2 employment uses, B8 uses where they support employment activities on site 	<ul style="list-style-type: none"> Reduction in onsite car parking provision and enhancement of sustainable travel options 	<ul style="list-style-type: none"> S106 As part of development County Council?
SP9	Oxford Science Park (Littlemore & Minchery Farm)	<ul style="list-style-type: none"> B1 employment uses 	<ul style="list-style-type: none"> Buffer alongside railway corridor Reduced on site car parking provision 	<ul style="list-style-type: none"> S106 As part of development
SP10	Oxford Business Park	<ul style="list-style-type: none"> B1/B2 employment uses only 	<ul style="list-style-type: none"> Reduction in onsite car parking provision and enhancement of sustainable travel options Biodiversity survey, esp of undeveloped plots 	<ul style="list-style-type: none"> S106 As part of development County Council?
SP11	Sandy Lane Recreation Ground and Land to the Rear of the Retail Park	<ul style="list-style-type: none"> Residential dwellings Enhanced outdoor sports facilities - at least 2 full sized football pitches and one junior pitch. 	<ul style="list-style-type: none"> Some appropriately sited land should be safeguarded to allow for future development of a passenger station for the Cowley Branchline. Planning permission will not be granted for any other uses. Residential development should be located on the western part of the site with access from Blackbird Leys Road. 	<ul style="list-style-type: none"> S106 As part of development
SP12	Northfield Hostel, Sandy Lane West	<ul style="list-style-type: none"> Residential, education or extra care accommodation Residential uses will only be granted if site is no longer needed for a school and hostel. 	<ul style="list-style-type: none"> It must be demonstrated that there is no unmet need for extra care accommodation. 	<ul style="list-style-type: none"> S106 As part of development
SP13	Edge of Playing Fields, Oxford Academy	<ul style="list-style-type: none"> Employer linked housing only 		<ul style="list-style-type: none"> S106 As part of development

LP Policy	Location	Acceptable uses	Site specific requirements	Delivery pathway/partnerships
SP14	Kassam Stadium Sites	<ul style="list-style-type: none"> Residential dwellings Ancillary commercial leisure, education and small scale local shops Public open space 	<ul style="list-style-type: none"> Minimum 10% of site as public open space Active frontages facing onto new open space 	<ul style="list-style-type: none"> S106 As part of development
SP15	Knights Road	<ul style="list-style-type: none"> Residential dwellings Public open space 	<ul style="list-style-type: none"> Biodiversity survey Details of SUDS Site specific Flood Risk assessment Minimum 10% of site as public open space Active frontages facing onto new open space 	<ul style="list-style-type: none"> S106 As part of development
SP16	Government Buildings site and Harcourt House	<ul style="list-style-type: none"> Residential, student accommodation and academic institutional uses 	<ul style="list-style-type: none"> SUDS, biodiversity survey required 	<ul style="list-style-type: none"> As part of development
SP17	Headington Hill Hall and Clive Booth Student Village	<ul style="list-style-type: none"> Additional academic/teaching facilities Associated sport, social, leisure facilities Student accommodation Employer linked housing 	<ul style="list-style-type: none"> Enhanced pedestrian and cycle access across whole site Minimised on site car parking 	<ul style="list-style-type: none"> S106 As part of development County Council?
SP18	Land Surrounding St Clement's Church	<ul style="list-style-type: none"> Residential dwellings only 	<ul style="list-style-type: none"> Details of SUDS Ground/surface water study Development should be set back from the Marston Road to maintain the open character of this part of Marston Road and the green setting of the Church. Trees along the frontage and surrounding the church should be retained. Consideration should be given to conservation area setting and context of Grade II* listed church partially within a view cone and fronting open river valley to the west 	<ul style="list-style-type: none"> As part of development
SP19	Churchill Hospital Site	<p>Further hospital uses, and other uses with operational link to hospital or complementary acceptable uses, eg:</p> <ul style="list-style-type: none"> Employment B1(b), B1(c), B2 Patient hotel Primary health care Employer linked housing Education/academic institutional Student accommodation Small scale retail units if ancillary to hospital 	<ul style="list-style-type: none"> Developments must comply with Policy H9 Reduction in onsite car parking provision with mitigation measures against increased parking pressure on neighbouring residential streets Enhancement of sustainable travel options Developments must not prejudice bus access to site Tree survey, with important trees retained Groundwater and surface water assessment Buffer zone to SSSI 	<ul style="list-style-type: none"> As part of development
SP20	Nuffield Orthopaedic Centre	<ul style="list-style-type: none"> Further healthcare facilities and medical research including staff and patient facilities Employer linked housing 	<ul style="list-style-type: none"> Developments must comply with Policy H9 Reduction in onsite car parking provision with mitigation measures against increased parking pressure on neighbouring residential streets Developments must not prejudice bus access to site Enhancement of sustainable travel options Enhanced pedestrian and cycle links to and through site Groundwater and surface water assessment Details of SUDS Buffer zone to SSSI Assessment of onsite and neighbouring waste water capacity may be required 	<ul style="list-style-type: none"> S106 As part of development County Council? Local bus companies
SP21	Old Road Campus	<ul style="list-style-type: none"> Additional medical teaching and research facilities 	<ul style="list-style-type: none"> Reduction in onsite car parking provision with mitigation measures against increased parking pressure on neighbouring residential streets Assessment of traffic and transport impacts of development Enhanced pedestrian and cycle links to and through site Groundwater and surface water assessment Details of SUDS 	<ul style="list-style-type: none"> S106 As part of development County Council?

LP Policy	Location	Acceptable uses	Site specific requirements	Delivery pathway/partnerships
SP22	Warneford Hospital	<ul style="list-style-type: none"> Healthcare, hospital and medical research facilities Residential uses, including employer linked housing Student accommodation Education/academic institutional Employment B1(a), B1(b) uses provided operational link to hospital uses 	<ul style="list-style-type: none"> Assessment of water supply and sewerage capacity Details of SUDS 	<ul style="list-style-type: none"> As part of development
SP23	Marston Paddock	<ul style="list-style-type: none"> Residential dwellings only Public Open Space 	<ul style="list-style-type: none"> Minimum 10% of site as public open space Active frontages facing onto new open space 	<ul style="list-style-type: none"> S106 As part of development
SP24	St Frideswide Farm	<ul style="list-style-type: none"> Residential dwellings only Public Open Space 	<ul style="list-style-type: none"> Minimum 10% of site as public open space Active frontages facing onto new open space 	<ul style="list-style-type: none"> S106 As part of development
SP25	Hill View Farm	<ul style="list-style-type: none"> Residential dwellings only Public Open Space 	<ul style="list-style-type: none"> Minimum 10% of site as public open space Active frontages facing onto new open space 	<ul style="list-style-type: none"> S106 As part of development
SP26	Land West of Mill Lane	<ul style="list-style-type: none"> Residential dwellings only Public Open Space 	<ul style="list-style-type: none"> Minimum 10% of site as public open space Active frontages facing onto new open space 	<ul style="list-style-type: none"> S106 As part of development
SP27	Park Farm	<ul style="list-style-type: none"> Residential dwellings only Public Open Space 	<ul style="list-style-type: none"> Minimum 10% of site as public open space Active frontages facing onto new open space SUDS 	<ul style="list-style-type: none"> S106 As part of development
SP28	Pear Tree Farm	<ul style="list-style-type: none"> Residential dwellings only Public Open Space 	<ul style="list-style-type: none"> Minimum 10% of site as public open space Active frontages facing onto new open space Biodiversity survey on application 	<ul style="list-style-type: none"> S106 As part of development
SP29	Land East of Redbridge Park & Ride	<ul style="list-style-type: none"> Residential dwellings only, including residential moorings with associated servicing facilities. 	<ul style="list-style-type: none"> Groundwater and surface water assessment Buffer zone to SSSI 	<ul style="list-style-type: none"> S106 As part of development British Waterways?
SP30	St. Catherine's College Road	<ul style="list-style-type: none"> Student accommodation and other university related development 	<ul style="list-style-type: none"> Biodiversity survey 	<ul style="list-style-type: none"> As part of development
SP31	Banbury Road University Sites	<ul style="list-style-type: none"> Academic institutional uses Student accommodation Employer linked housing 	<ul style="list-style-type: none"> Groundwater and surface water assessment Buffer zone to SSSI 	<ul style="list-style-type: none"> S106 As part of development
SP32	Bertie Place Recreation Ground and Land Behind Wytham Street	<ul style="list-style-type: none"> Residential development on Plot A New school if playing fields provided on Plot B 	<ul style="list-style-type: none"> Site specific Flood Risk Assessment Biodiversity survey 	<ul style="list-style-type: none"> S106 As part of development County Council
SP33	Canalside Land, Jericho	<ul style="list-style-type: none"> Residential use Public open space Community centre of suitable size Replacement operating boatyard and winding yard New pedestrian and cyclist bridge over Oxford canal 	<ul style="list-style-type: none"> Site specific Flood Risk Assessment Details of SUDS Impact assessment of increased visitor numbers with mitigation measures 	<ul style="list-style-type: none"> S106 As part of development County Council British Waterways?
SP34	Court Place Gardens	<ul style="list-style-type: none"> Graduate student accommodation Employment linked housing 	<ul style="list-style-type: none"> Details of SUDS Ground/surface water study 	<ul style="list-style-type: none"> S106 As part of development
SP35	Cowley Marsh Depot	<ul style="list-style-type: none"> Residential dwellings only 	<ul style="list-style-type: none"> On site depot must be relocated prior to development 	<ul style="list-style-type: none"> As part of development
SP36	Faculty of Music	<ul style="list-style-type: none"> Academic institutional uses Student accommodation Employer linked housing 	<ul style="list-style-type: none"> Developments must be compliant with Policy H8 Consideration should be given to character of conservation area and context of nearby listed buildings 	<ul style="list-style-type: none"> S106 As part of development

LP Policy	Location	Acceptable uses	Site specific requirements	Delivery pathway/partnerships
SP37	Former Barns Road East Allotments	<ul style="list-style-type: none"> Residential dwellings only 		<ul style="list-style-type: none"> As part of development
SP38	Former Iffley Mead Playing Fields	<ul style="list-style-type: none"> Residential dwellings or employer linked housing if no other County site is used for this purpose Public open space 	<ul style="list-style-type: none"> Biodiversity survey Details of SUDS Groundwater survey if required Minimum 10% of site as public open space 	<ul style="list-style-type: none"> S106 As part of development
SP39	Grandpont Car Park	<ul style="list-style-type: none"> Residential dwellings or employer linked housing if no other County site is used for this purpose 	-	<ul style="list-style-type: none"> S106 As part of development County Council?
SP40	Jesus College Sports Ground	<ul style="list-style-type: none"> Residential dwellings with new public open space at sports ground 	<ul style="list-style-type: none"> Consideration should be given to Bartlemas conservation area and enhancements to nearby listed buildings and their setting. Minimum 25% of site as public open space Active frontages facing onto new open space and Barracks Lane 	<ul style="list-style-type: none"> S106 As part of development
SP41	John Radcliffe Hospital Site	<p>Further hospital uses, and other uses with operational link to hospital or complementary acceptable uses, eg:</p> <ul style="list-style-type: none"> Employment B1(b), B1(c), B2 Patient hotel Primary health care Employer linked housing Education/academic institutional Student accommodation Small scale retail units if ancillary to hospital 	<ul style="list-style-type: none"> Details of SUDS 	<ul style="list-style-type: none"> As part of development
SP42	Land at Meadow Lane	<ul style="list-style-type: none"> Residential dwellings 	<ul style="list-style-type: none"> Biodiversity survey Site specific flood risk assessment 	<ul style="list-style-type: none"> As part of development
SP43	Lincoln College Sports Ground	<ul style="list-style-type: none"> Residential dwellings with new public open space 	<ul style="list-style-type: none"> Existing cricket pitch must be retained on the open space unless an alternative suitable site is found Minimum 10% of site as public open space Active frontages facing onto new open space 	<ul style="list-style-type: none"> S106 As part of development
SP44	Littlemore Park	<ul style="list-style-type: none"> B1 employment uses and complementary appropriate uses Residential development acceptable provided equivalent reprovion of employment area and no overall loss of employment site area city wide 	<ul style="list-style-type: none"> Playing field reprovided or contribution made to another facility Site specific flood risk assessment Biodiversity survey Enhanced pedestrian and cycle links to and through site 	<ul style="list-style-type: none"> S106 As part of development County Council?
SP45	Manor Place	<ul style="list-style-type: none"> Student accommodation, car free residential development or mixture of both 	<ul style="list-style-type: none"> Details of SUDS Ground/surface water study Site specific flood risk assessment Buffer zone during construction to safeguard New Marston SSSI 	<ul style="list-style-type: none"> S106 As part of development County Council?
SP46	Manzil Way Resource Centre	<ul style="list-style-type: none"> Improved health care facilities Associated administration Residential dwellings including employer linked housing 	<ul style="list-style-type: none"> If market housing and employer linked housing are to be provided, sufficient market offer must be provided to ensure affordable housing provision to comply with Policy H2. 	<ul style="list-style-type: none"> S106 As part of development
SP47	Nielsen, London Road	<ul style="list-style-type: none"> Residential led dwelling 	<ul style="list-style-type: none"> Employment generating development (category 2) must be retained on site 	<ul style="list-style-type: none"> S106 As part of development
SP48	Old Power Station	<ul style="list-style-type: none"> Student accommodation, residential development or mixture of both 	<ul style="list-style-type: none"> Site specific flood risk assessment 	<ul style="list-style-type: none"> As part of development
SP49	Oriel College land at King Edward Street and High Street	<ul style="list-style-type: none"> Student accommodation, residential development or mixture of both Suitable town centre uses 	<ul style="list-style-type: none"> Active frontage maintained at ground floor level 	<ul style="list-style-type: none"> As part of development

LP Policy	Location	Acceptable uses	Site specific requirements	Delivery pathway/partnerships
SP50	Oxford Brookes Marston Road Campus	<ul style="list-style-type: none"> Academic institutional uses Employer linked housing Residential dwellings only acceptable if university vacates the site 	<ul style="list-style-type: none"> Details of SUDS 	<ul style="list-style-type: none"> S106 As part of development
SP51	Oxford Stadium (Greyhound stadium)	<ul style="list-style-type: none"> Revival of stadium for greyhound racing and/or speedway Other complementary community or leisure uses Residential dwellings in areas that would not impact operation or heritage impact (e.g. car park) 	<ul style="list-style-type: none"> No increase in car parking levels Adequate access to site to support leisure uses 	<ul style="list-style-type: none"> S106 As part of development County Council?
SP52	Oxford University Press Sports Ground, Jordan Hill	<ul style="list-style-type: none"> Residential dwellings Public open space at Oxford University Press Sports Grounds. Complementary B1 employment uses would also be suitable. 	<ul style="list-style-type: none"> Existing cricket pitch must be retained on the open space unless an alternative suitable site is found Minimum 10% of site as public open space Active frontages facing onto new open space Safeguarding of Port Meadow SSSI along with appropriate traffic mitigation measures. 	<ul style="list-style-type: none"> S106 As part of development
SP53	No.1 Pullens Lane	<ul style="list-style-type: none"> Residential dwellings 	<ul style="list-style-type: none"> Biodiversity survey 	<ul style="list-style-type: none"> As part of development
SP54	Radcliffe Observatory Quarter	<ul style="list-style-type: none"> Academic institutional uses Student accommodation Employer linked housing 	<ul style="list-style-type: none"> Development must comply policy H9 Reduction in onsite car parking provision Enhanced pedestrian and cycle links to and through the site Impact assessment of potential visitor pressure on Port Meadow SSSI Assessment of onsite and neighbouring waste water capacity 	<ul style="list-style-type: none"> S106 As part of development County Council?
SP55	Ruskin College Campus	<ul style="list-style-type: none"> Academic uses Student accommodation Employer linked housing Development may include open space, sports facilities and allotments 	<ul style="list-style-type: none"> Reduction in onsite car parking provision Enhanced pedestrian and cycle links to and through the site Consideration should be given to Old Headington conservation area and enhancements to nearby listed buildings and their setting. 	<ul style="list-style-type: none"> S106 As part of development County Council?
SP56	Ruskin Field	<ul style="list-style-type: none"> Expansion of college or residential use which may include employer linked housing 	<ul style="list-style-type: none"> Consideration should be given to Old Headington conservation area and enhancements to nearby listed buildings and their setting. 	<ul style="list-style-type: none"> S106 As part of development
SP57	Slade House	<ul style="list-style-type: none"> Improved health care facilities Associated administration Residential dwellings including employer linked housing 	<ul style="list-style-type: none"> Development must comply policy H2 Impact assessment of potential visitor pressure on Brasenose & Shotover Park SSSI Ground/surface water assessment Details of SUDS 	<ul style="list-style-type: none"> As part of development
SP58	Summertown House	<ul style="list-style-type: none"> Student accommodation Employer linked housing 	<ul style="list-style-type: none"> Consideration should be given to impact on the character of the nearby listed building 	<ul style="list-style-type: none"> S106 As part of development
SP59	Union Street car park	<ul style="list-style-type: none"> Residential uses Student accommodation Car parking at Union Street Car Park 	<ul style="list-style-type: none"> Local temporary car parking provision during construction phase Cycle stands must be provided on site 	<ul style="list-style-type: none"> S106 As part of development County Council?
SP60	University of Oxford Science Area and Keble Road Triangle	<ul style="list-style-type: none"> Academic institutional with associated research uses 	<ul style="list-style-type: none"> Development must comply with Policy H9 Development must retain and enhance existing listed buildings Enhancements to public realm through rationalisation of car parking arrangements Enhanced pedestrian and cycle links to and through site Traffic impact assessment with mitigation measures as required 	<ul style="list-style-type: none"> As part of development County Council?
SP61	Valenita Road	<ul style="list-style-type: none"> Residential dwellings 		<ul style="list-style-type: none"> As part of development
SP62	West Wellington Square	<ul style="list-style-type: none"> Academic institutional Student accommodation Employer linked housing 	<ul style="list-style-type: none"> Consideration should be given to impact on the character of the nearby listed building Reduction in onsite car parking 	<ul style="list-style-type: none"> S106 As part of development County Council?

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SP63	Wolvercote Paper Mill	<ul style="list-style-type: none"> Residential dwellings Public open space Complementary small scale employment units and community facilities 	<ul style="list-style-type: none"> Residential and any employment, community uses must be located on Plot A only No inappropriate development on Green Belt land Consideration should be given to Wolvercote with Godstow conservation area and enhancements to nearby listed buildings and their setting. Site specific assessment of impact on air quality during construction and post-implementation, showing no impact on Oxford Meadows SAC Impact assessment of potential visitor pressure on Port Meadows SSSI Details of SUDS Hydrological survey/Groundwater and surface water flows Biodiversity survey 	<ul style="list-style-type: none"> S106 As part of development
SP64	Bayard's Hill Primary School Part Playing Fields	<ul style="list-style-type: none"> Employer linked housing only 		<ul style="list-style-type: none"> As part of development
SP65	William Morris Close Sports Ground	<ul style="list-style-type: none"> Residential dwellings Public open space 	<ul style="list-style-type: none"> Existing cricket pitch must be retained on the open space unless an alternative suitable site is found Minimum 10% of site as public open space Active frontages facing onto new open space 	<ul style="list-style-type: none"> S106 As part of development





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