

Oxford 2026

Core Strategy

Proposed Submission Consultation Document (draft)

July 2008

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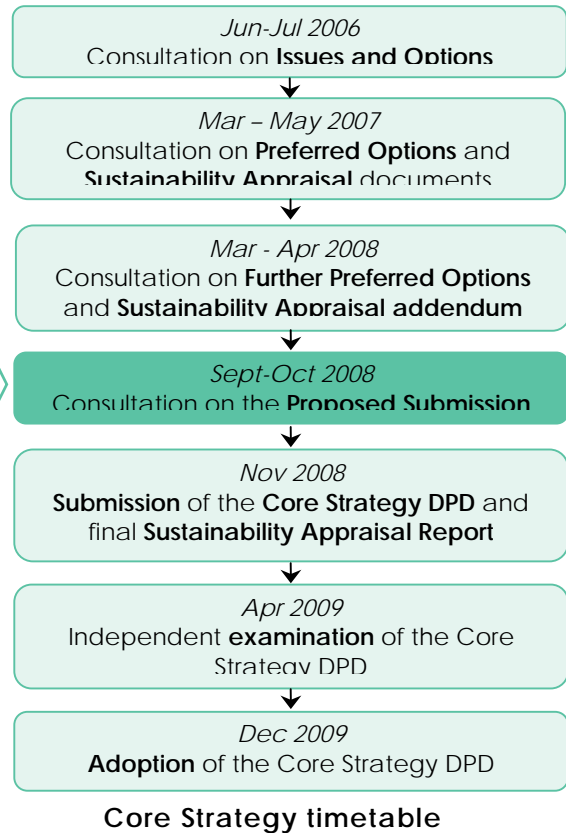
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INTRODUCTION

Purpose of this document

Oxford City Council published Oxford 2026: Core Strategy Preferred Options and Further Preferred Options in March 2007 and March 2008 respectively to seek your views on how Oxford should plan for, and manage growth and development up to 2026. We had a good response to these consultations.

This **Core Strategy Proposed Submission consultation document** is the next stage in this process. Using information gained from the previous consultations and background evidence, we have produced policies for comment. Your comments will then feed into the preparation of the Submission document. ***Under new regulations coming into force in September, there will be no public consultation on the Submission document, so this Proposed Submission consultation is the final opportunity for public consultation on the Core Strategy.***



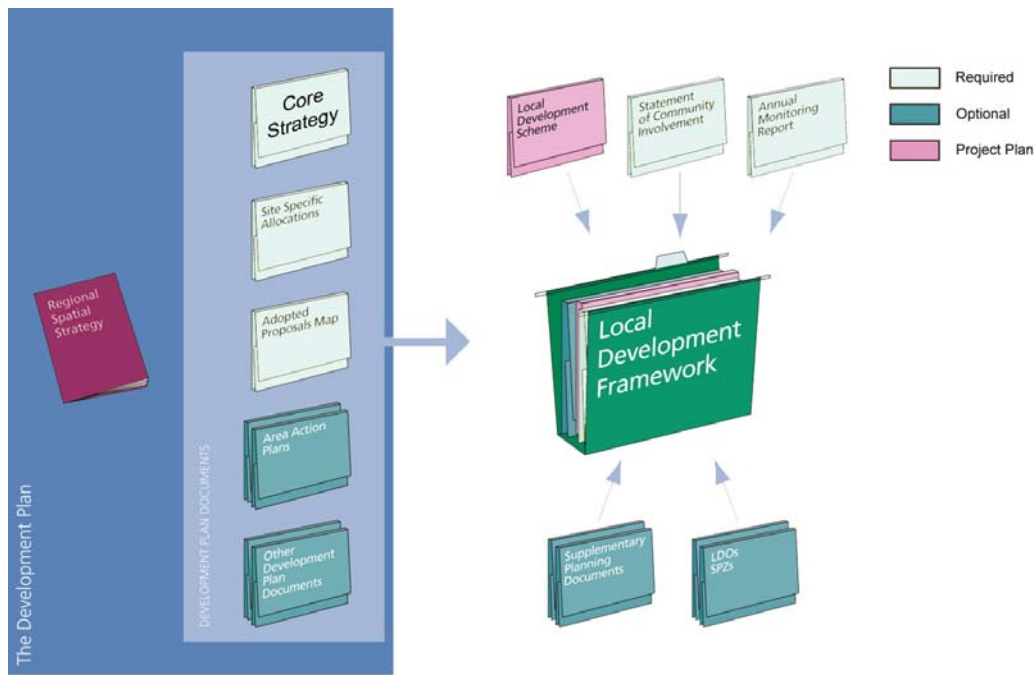
The Core Strategy

The Core Strategy sets out the spatial planning framework for the development of Oxford up to 2026 and is part of Oxford's Local Development Framework (LDF). The Core Strategy provides broad guidance on the scale and location of future development, and policies to deliver the Core Strategy vision and objectives for the next 20 years. Some policies within the Oxford Local Plan 2001-2016 will be superseded when the Core Strategy is adopted (see Appendix 2) but many will be saved. A list of saved policies will be published and updated.

The Core Strategy contains a clear vision, objectives and a spatial strategy for Oxford. It also includes the policies needed to implement the spatial strategy, and a system for monitoring whether the strategy is being delivered. The Core Strategy is a Development Plan Document (DPD), which means it will form the starting point for determining planning applications. All other DPDs must conform to the adopted Core Strategy. The Core Strategy should be read as a whole; proposals will be assessed against all relevant policies of the LDF.

The Core Strategy in its entirety (text, policy boxes, and appendices) comprises the City Council's policy and vision for Oxford. The policies are shown in boxes, but all text should be considered as an integral part of the policy approach.

Background information (including background papers and the evidence base studies) to the Core Strategy and the Proposals Map can be found on the City Council's website at: www.oxford.gov.uk/corestrategy. The document list will be continually updated.



The Local Development Framework

Sustainability Appraisal and Appropriate Assessment

A Sustainability Appraisal (SA), which includes a Strategic Environmental Assessment (SEA), has been undertaken during the production of this document. This considers the social, economic and environmental effects (including impact on natural resources) of the document, and ensures that it accords with the principles of 'sustainable development'. Each of the draft policies was developed, refined and assessed against sustainability criteria throughout the preparation of the Core Strategy. The Sustainability Appraisal report (SA/SEA) has been published for consultation alongside this proposed submission draft of the Core Strategy.

Under the Habitats Regulations, the City Council is undertaking an Appropriate Assessment (AA) to ensure that the policies in the Core Strategy do not harm sites designated as being of European importance for their biodiversity interest. In Oxford, these are the Oxford Meadows, a Special Area of Conservation (SAC). The AA will be completed before the Core Strategy is submitted to the Secretary of State. The draft policies in this document are designed to avoid any adverse effect on the integrity of the SAC.

Sustainable Community Strategy

The Local Development Framework, and especially the Core Strategy, has a key role in delivering community aspirations and therefore should accord with priorities identified in the Sustainable Community Strategy. The Oxford Community Strategy was prepared by the Oxford Strategic Partnership (OSP) and published in 2004. The OSP includes key organisations whose actions and services affect Oxford's quality of life.

The OSP is currently preparing a new Sustainable Community Strategy to replace the 2004 Community Strategy. The emerging Sustainable Community Strategy (SCS) has an over-riding vision that Oxford will be a world-class city for everyone. There will be a crosscutting theme of the economy in the City, and five flagship issues where the OSP feels that it can add value:

- Affordable Housing
- Health and Social Inclusion
- Climate Change
- Quality of the Public Realm for Residents and Visitors
- Safer, Stronger, more Cohesive City.

These issues will inform the priorities of the Oxfordshire Local Strategic Partnership's SCS for Oxfordshire as a whole. They will also inform the targets being developed as part of the second Oxfordshire Local Area Agreement. The policies and proposals in the Core Strategy will help to deliver the spatial aspects of the SCS, and the Core Strategy spatial vision seeks to complement the vision for the emerging SCS.

How to comment on this Proposed Submission document

You may submit comments on this document between 5 September and 17 October 2008. We will take them into account when preparing the formal Core Strategy Submission Document. Please use the comment form available on the City Council's website www.oxford.gov.uk/corestrategy, or from our office at Ramsay House, 10 St Ebbes St, Oxford, OX1 1PT, or by telephoning the Planning Policy team on (01865 252847).

Section 1

THE SPATIAL STRATEGY AND STRATEGIC LOCATIONS FOR DEVELOPMENT

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

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

The structure of the document follows the flow of the vision beginning with climate change and the environment and concluding with housing and economy. This does not diminish the importance of providing housing and maintaining the economy in Oxford but instead highlights the importance of tackling climate change as a fundamental aim of the Core Strategy.

1.1 Spatial portrait of Oxford

Oxford is centrally located within England, with easy access to international airports, the railway network, and the M40 motorway. Oxford is a top international tourist destination and attracted almost 8 million visitors in 2001.

Oxford has a total area of about 46 sq km (29 sq miles) with parts of the urban area very densely developed. Some 27% of Oxford is in the Green Belt, with much of this land being flood plain. The historic city parks and nature conservation areas (including a Special Area of Conservation and several Sites of Special Scientific Interest (SSSIs)) create pockets and corridors of green within the city boundary.

The population of Oxford at 2006 is estimated to be 150,100 and the projected population in 2026 is expected to be approximately 176,100¹. There are approximately 56,000 properties in Oxford. House prices in Oxford are, on average, 8.8 times greater than annual incomes. This ratio is considerably higher than the South East average.

The city centre is a regional shopping destination, which performs extremely well and has a low vacancy rate. Demand from retailers to be represented in the city centre is high. Oxford is ranked sixth as a retail centre of regional importance in the South East².

Oxford is a major centre for education, healthcare, bioscience, IT, publishing and the motor industry. It has low unemployment: 1.6%, which is comparable to the South East (1.5%), and the UK (2.4%). However, it experienced the slowest percentage increase in employment out of all the Oxfordshire Districts between 1991 and 2001.

There is a large, and increasing number of students in Oxford (over 30,000 full time at both universities). This means that Oxford has a high proportion of 16-29 year olds (32% - twice the national average). Despite having the highest proportion of residents aged 16-74 holding a degree, Oxford also has a higher proportion of people without any qualifications than Oxfordshire, the South East, and England and Wales.

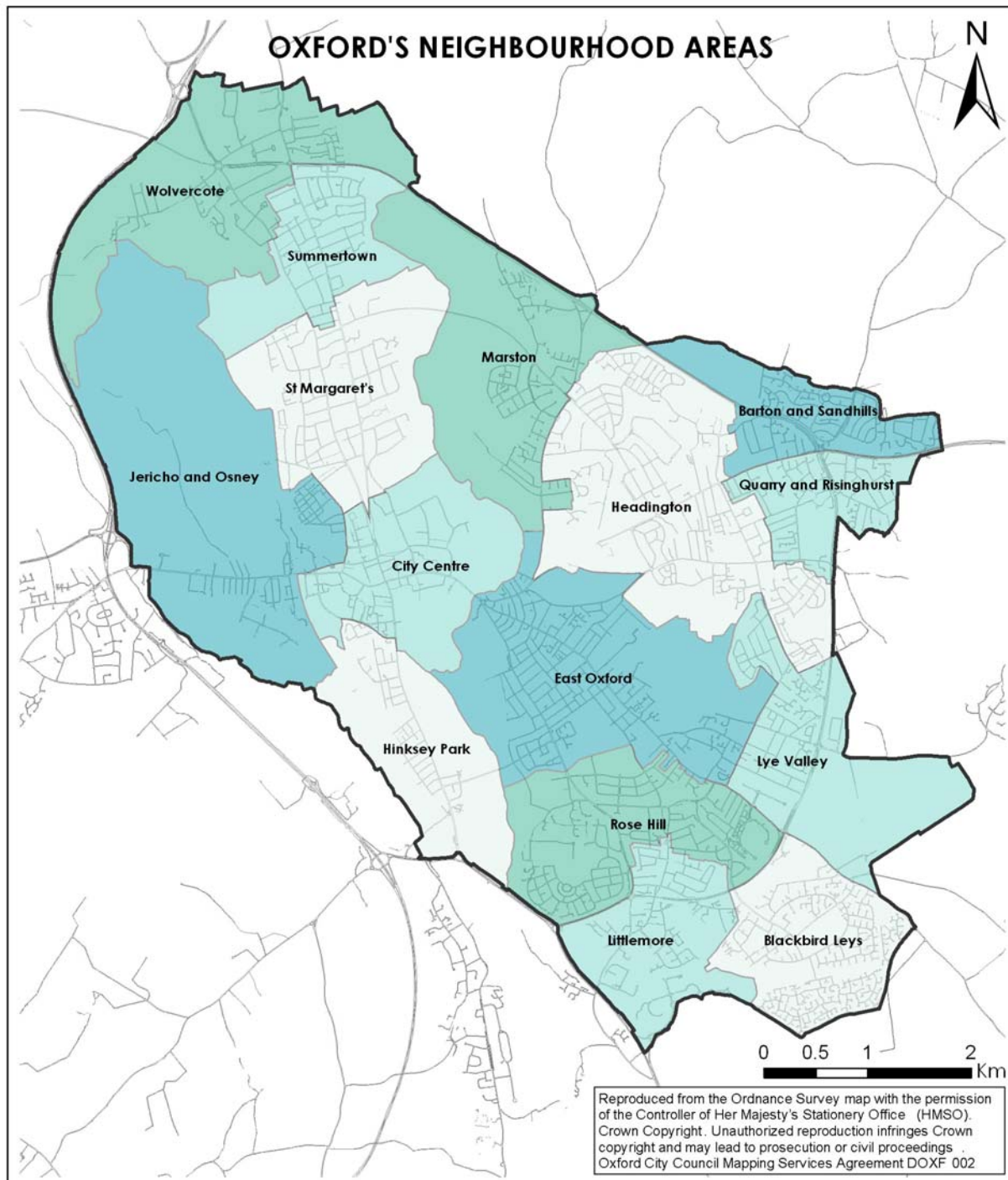
Oxford has a high level of in-commuting, with around half its workforce living outside its boundary. Also, there is relatively little out-commuting, with only 25% of economically active Oxford residents working outside the city. Only 43% of Oxford's workforce travel to work by car, which is the lowest proportion in the entire South East region and amongst the lowest in England and Wales.

As well as a city historically famous for its architecture and universities, there is another less well-known Oxford, which has pockets of high unemployment, areas of deprivation and a huge need for affordable housing. Some areas of the city experience relatively high crime rates, health deprivation and low educational achievement. For instance, Northfield Brook ward is in the most deprived 10% of wards in England.

¹ Office for National Statistics. 2004 based sub-national population projections.

² Town Centres Future Study (Nov 2004) Research by DTZ on behalf of SEERA

A related aspect of the spatial strategy is to recognise that, even in a fairly compact city like Oxford, many residents will seek to meet their everyday needs within their own communities. Fifteen neighbourhood areas have been identified within Oxford, which are illustrated on the map below. Whilst some of these neighbourhood areas may be quite small in geographical and population terms, they represent distinctive communities based on factors such as neighbourhood shopping centres, townscape character and physical features such as main roads. The City Council intends to develop the neighbourhood areas concept as a spatial planning tool within the Oxford LDF. This will help to refine the application of planning policy to suit local circumstances, and to achieve an adequate distribution of locally accessible community facilities and open space across the city.



1.2 Oxford: a world-class city for everyone – our vision to 2026

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

Our vision of Oxford is a city that celebrates its unique character, while embracing the changes that are necessary to ensure its continued prosperity in the 21st century. A world-class city that is proud of its past, but also modern and forward-looking.



Section 1:
THE SPATIAL STRATEGY
AND STRATEGIC
LOCATIONS FOR
DEVELOPMENT

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



Section 3:
PROVIDING
INFRASTRUCTURE TO
SUPPORT NEW
DEVELOPMENT

Oxford has a major housing shortage, and a key priority will be to provide more affordable and family homes. We want to deliver mixed communities to help to create a sense of place and to build local identities. Good housing will improve our social, environmental and economic well-being, and through good design it will reduce our carbon footprint.



Section 5:
MAINTAINING A
BALANCED HOUSING
SUPPLY

Section 2:
RESPONDING TO
CLIMATE CHANGE

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

Section 4:
PROMOTING SOCIAL
INCLUSION AND
IMPROVING QUALITY OF
LIFE

A key part of our vision for Oxford is a city where everyone has opportunities to achieve a high quality of life, and where all our diverse communities feel safe and valued. We aim to enhance the character, culture and role of district and neighbourhood centres across Oxford and conserve and enhance the city's outstanding heritage and its most prized green spaces. We will seek to improve the public realm, reduce the fear of crime and achieve a standard of architecture and urban design that matches Oxford's worldwide reputation.

Section 6:
STRENGTHENING
PROSPERITY

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

1.3 The strategic objectives

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

Section 1:
THE SPATIAL STRATEGY
AND STRATEGIC
LOCATIONS FOR
DEVELOPMENT

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

Section 3:
PROVIDING
INFRASTRUCTURE TO
SUPPORT NEW
DEVELOPMENT

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

Section 5:
MAINTAINING A
BALANCED HOUSING
SUPPLY

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

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

Section 2:
RESPONDING TO
CLIMATE CHANGE

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

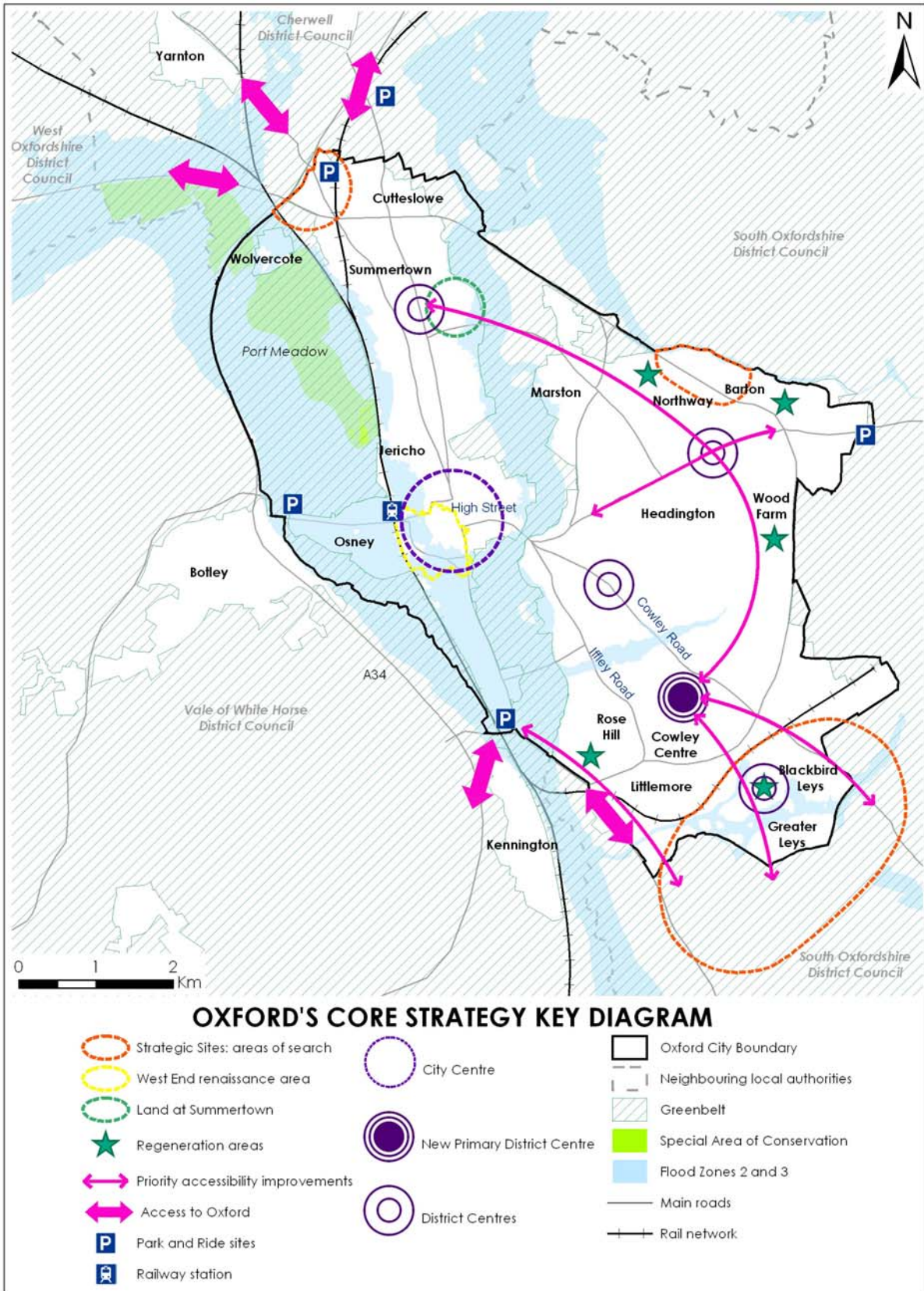
Section 4:
PROMOTING SOCIAL
INCLUSION AND
IMPROVING QUALITY
OF LIFE

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

Section 6:
STRENGTHENING
PROSPERITY

1.4 Core Strategy key diagram

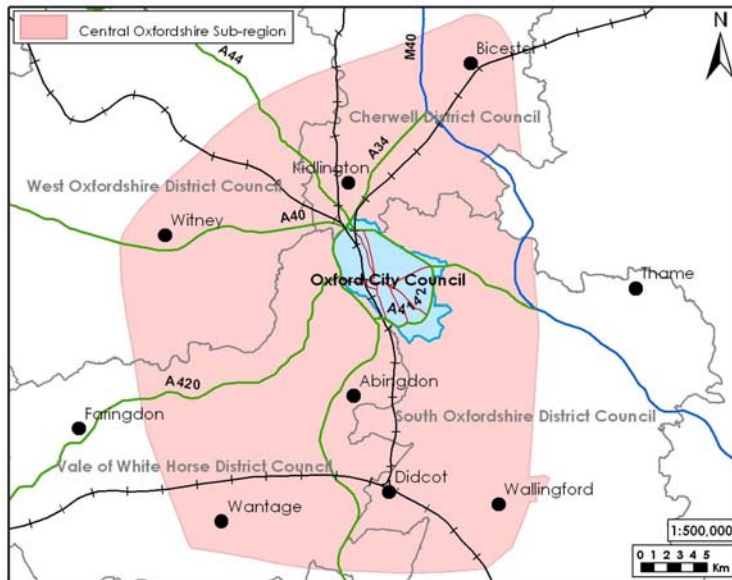
The Key Diagram illustrates the spatial strategy as set out in this Core Strategy.



1.5 Oxford's role in the region

Oxford is centrally located within England, with easy access to international airports, the railway network, and the M40 motorway. Oxford is a compact city with a unique and world-renowned built heritage. It is one of the most photographed, filmed and written-about cities in the world.

Oxford is part of the South East of England region and it should continue to grow and develop as the focus of the Central Oxfordshire sub-region, and as a Regional Hub within the South East.



The potential of Oxford and its sub-region to act as a catalyst for growth and investment has been recognised in various ways. Oxford is part of a grouping of nine 'core' cities and towns in the South East Region and, with the Central Oxfordshire Sub-Region, is identified as one of the nine 'Diamonds for Investment and Growth' in the Regional Economic Strategy. The Government has named Oxford as one of 29 'New Growth Points' across the UK in recognition of the city's potential for growth, and its record of

housing delivery. The County Council has secured a provisional funding allocation of over £60m from the South East Regional Transport Board to improve strategic road and rail access to Oxford in 2013-2015. All these factors demonstrate that Oxford is equipped to play its role in the region's economic future.

1.6 Reducing the need to travel

Climate change is an urgent and pressing issue at a global, national, regional and local level. This is directly relevant to Oxford, given that significant areas of the city are vulnerable to flooding.

The planning system has a particularly important role in tackling climate change, both in minimising the impact of human activities that create carbon emissions and in preparing for the potential adverse effects of climate change, such as frequent flooding.

One of the most important ways of reducing carbon emissions is to reduce the use of the private car and to encourage more sustainable modes of transport such as buses, trains, cycling and walking. Development should be located in areas close to transport hubs and bus routes and to existing facilities and shops.

The sequential approach to locating development establishes a hierarchy of centres, and works on the basis that sites should only be selected further down the hierarchy if no sequentially preferable sites are available, suitable and viable. In Oxford, the hierarchy of centres comprises the city centre, the primary district centre, district centres, edge-of-city centre, edge-of-district centres and then neighbourhood centres. The city and district centres have the greatest number of services and shops, and the best non-car accessibility.

Maintaining or increasing the mix of uses in an area reduces the need to travel, as well as adding vitality and diversity and encouraging regeneration. The City Council will seek to promote and retain a mix of uses, particularly in areas that are realistically accessible by walking, cycling or public transport and are close to local facilities.

Spatial Strategy

- Reduce the need to travel by applying a sequential approach to developments that attract a large number of people, starting with Oxford city centre; then the Cowley centre primary district centre; then the district centres of Blackbird Leys, Cowley Road, Headington and Summertown.

How will this be delivered?

City centre

The city centre will continue to be the main focus for developments that attract a large number of people, as it serves a wide catchment area, and its role as a Primary Regional Centre will be enhanced through the renaissance of the West End.

The city centre fulfils many functions. Its unique historic core attracts tourists from around the world. It is a major retail centre, ranked sixth in the South East, and the focus for a wide range of leisure and cultural uses. It contains much of the academic core of the University of Oxford, and offers various types of employment. It is also home to residents, who enjoy the opportunities it offers and use it as a local service centre.

Despite its many assets and attractions, the city centre has its problems. Some parts of the city centre, particularly in the West End, have a poor-quality public realm. Traffic levels entering the city centre have been successfully contained over many years, but some parts of the city centre are still not particularly welcoming to pedestrians and cyclists. In addition, the city centre suffers from poor air quality in some areas, mainly due to the concentration of buses and coaches within certain streets.

Transport improvements are required, including increased capacity at the railway station and changes to the bus network to accommodate the future pedestrianisation of Queen Street. Many of these issues are addressed in the West End Area Action Plan, which supports the spatial strategy.

Policy CS1

City centre

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

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

District centres

The district centres complement the city centre by providing retail and service facilities for the local population. They are also the focus for many social, community and cultural activities.

Whilst the district centres have generally good accessibility by non-car modes, they need further improvements to support their vitality. Busy roads bisect most of the district centres, and public realm enhancements would improve the quality of the environment and help make the centres easier and safer for pedestrians to use.

The role of district centres will be supported, and they will be expected to accommodate a greater share of future retail development during the Core Strategy period, given that scope in the city centre will be limited following implementation of the Westgate and St Aldates/Queen Street schemes. District centres will also be appropriate locations for other uses such as employment and leisure, and residential use may be appropriate on upper floors. The district centres are well connected to radial bus routes into the city centre, but priority will be given to improving the network of cross-city public transport links, and to improving cycle and pedestrian access to these centres.

Cowley centre draws shoppers from a larger catchment than the other district centres and, to realise its potential for further growth, it is redesignated as a primary district centre. Blackbird Leys has potential to accommodate a broader range of facilities and services than it currently does, and so has been newly designated as a district centre to facilitate its expansion. In the Blackbird Leys district centre, development of community, educational and employment uses will be particularly important, in strengthening its role as a focus for the community. The City Council will bring forward a Supplementary Planning Document (SPD) to guide the development of the Blackbird Leys district centre. Appendix 7 includes a proposed boundary for the Blackbird Leys district centre, and a proposed extension to the existing boundary for Cowley centre to reflect its enhanced status as a primary district centre. The boundaries for the other district centres will be reviewed in a Development Management policies DPD.

Policy CS2

District centres

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

Cowley centre is a primary district centre.

The following four centres are district centres:

- Blackbird Leys;
- Cowley Road;
- Headington; and
- Summertown.

1.7 The reuse of previously developed land

The exceptional quality of Oxford's built and natural environment will continue to be protected and enhanced. This includes its intrinsic environmental assets, such as the irreplaceable historic core, and the extensive green wedges that penetrate into the heart of the city from the surrounding countryside. Protection of the flood plain along the river corridors will retain the distinctive physical form of the city, as well as helping to reduce the risk of flooding and providing a valuable recreational and ecological resource. The Core Strategy avoids any development that would affect these essential elements of Oxford's special character, and focuses new development on previously developed land. Oxford has a very good record for re-using previously developed land efficiently.

Providing new housing on previously developed land within the existing built-up area enables people to live closer to shops, services, and places of work. It can help to reduce the need to travel, as well as helping to sustain existing businesses and facilities in the locality. Given that average residential densities in Oxford are already amongst the highest in the South East, and that there are serious concerns about the number of family homes being converted into flats, scope is limited for further increases in densities outside the city centre and district centres.

Oxford has pockets of significant deprivation. Development in these areas will focus on previously developed land and bring about positive change in a number of ways. It can improve the mix of housing, provide new community facilities and employment opportunities, enhance the environment and improve accessibility. A key element of the spatial strategy is to harness growth and development to help regenerate deprived areas.

The strategy is to meet development needs as far as possible by focusing development on previously developed land. Oxford's Strategic Housing Land Availability Assessment (SHLAA) contains a full assessment of the suitability of land within Oxford. It identifies how much housing could be provided on suitable previously developed land and from this calculates how much would be required on suitable greenfield sites. To meet our housing targets and to maintain a rolling five-year supply of deliverable housing sites in the future it will be necessary to identify some greenfield sites. In addition, some greenfield land will be required to meet employment needs.

Spatial Strategy

- Focus the majority of development on previously developed land in existing built-up areas, protecting the distinctive physical form of Oxford and the general extent of the Green Belt.
- Conserve and enhance Oxford's environmental assets, particularly areas of ecological interest (including the Oxford Meadows Special Area of Conservation and SSSIs), land of recreational value, and the city's outstanding built heritage.

How will this be delivered?

We are not expected to be able to identify every site required to meet our housing target from the outset. It is likely that further, as yet unidentified, previously developed land sites may become available over the course of the Core Strategy enabling development to focus on these rather than using greenfield sites. The SHLAA 2008 identifies enough 'deliverable' previously developed land sites to meet the next five-year (2009-14) requirement. Greenfield sites are not

required to meet the minimum housing target during this period. The SHLAA will be continually updated to provide the most up-to-date information on suitable sites. The Site Allocations DPD will identify non-strategic sites for development.

Policy CS3

Previously developed and greenfield land

Development will be focused on previously developed land.

Development will only be permitted on greenfield land if:

- it is specifically allocated for that use in the Local Development Framework; or
- for residential development, it is required to maintain a 5-year rolling housing land supply, the approach for which is set out in Policy CS24.

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

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

Regeneration areas

The City Council's priorities for regeneration focus on areas with high levels of deprivation, and where there may be a need to redevelop some housing stock that is coming to the end of its useful life. The City Council is committed to the implementation of the Decent Homes programme. In the longer term, options are being considered for certain types of Council-owned property. These options could include redevelopment of the tower blocks at Blackbird Leys, Northway and Wood Farm, and replacement of Orlits and other prefabricated properties such as those in Barton. It is important to improve the quality of the public realm and the space between buildings as part of these programmes.

Policy CS4

Regeneration areas

Regeneration will be promoted in areas of greatest deprivation, with the purpose of building balanced and sustainable communities. Planning permission will be granted in these areas for development which improves the quality of the existing housing stock and provides a mix of new housing; enhances or provides local community facilities and services; employment opportunities and training; and improves accessibility.

The five priorities for regeneration are:

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

Green Belt

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

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

Most of the Green Belt land within Oxford's boundary also has some protection because it is part of the undeveloped flood plain, or is designated for its nature-conservation value. Such land is generally unsuitable for development.

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

Policy CS5

Green Belt

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

The Northern Gateway AAP and the Site Allocations DPD will consider the potential for any small-scale review of existing Green Belt boundaries. In carrying out these reviews, land will only be released from the Green Belt if:

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

1.8 Meeting Oxford's housing and employment needs

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

Due to the high need for housing, all opportunities should be explored for delivering housing on suitable sites to meet our targets. However, there is a danger of complacency about the city's economic health. The Central Oxfordshire sub-region, of which Oxford is the hub, forecasts an increase of 18,000 jobs within the period from 2006 to 2016. Oxford, as a focus for a 'Diamond for Investment and Growth', has to make a significant contribution towards meeting these aims and securing the prosperity of the South East. To ensure continuing economic success, key sectors of the economy need to be nurtured and developed through a policy of managed growth. This means that a balance must be struck between delivering housing and at the same time provided for Oxford's economy. This is all within the context of providing local health, educational, transport, retail, leisure, community and cultural facilities for existing and new residents.

Oxford is a sustainable location for housing because of its well-established bus and cycle networks, and its social infrastructure made up of extensive retail, health, leisure, cultural and community provision.

Development of strategic sites close to areas in need of regeneration should seek to ensure that the new developments are well integrated physically and functionally with the existing urban fabric, and also attract investment that stimulates regeneration to benefit deprived communities.

Spatial Strategy

- Identify strategic sites suitable for housing that are in sustainable locations and can help regenerate existing areas.
- Ensure that new development complements and is integrated into existing neighbouring areas.
- On sites not suitable for housing but suitable for mixed use, identify strategic sites suitable for employment development to ensure continued economic success.

How will this be delivered?

Strategic sites or areas of search should be identified where these are considered centrally important to the strategy. To deliver an adequate level of housing and employment, this means the following strategic areas:

West End

The West End area of the city centre has significant opportunities for a mixed-use modern, economically and socially sustainable range of developments.

The West End offers potential to re-establish high-quality urban living, with much-needed housing in a very sustainable location. The West End will provide new leisure, retail and cultural attractions. Some employment development will take place through the modernisation and redevelopment of existing previously developed land. To meet the opportunities for improvement, it is necessary to create an attractive environment, with good public spaces and high-quality design. The West End Area Action Plan will guide the redevelopment of the West End.

Policy CS6

West End

The West End is a strategic location which will deliver a mixed-use development. Planning permission will be granted for development which includes significant housing provision, and provides a high quality network of streets and public spaces, and new leisure, retail and cultural attractions and office space.

Northern Gateway

This area of search includes land currently used for low-grade agricultural grazing, the Pear Tree Park and Ride site and the service area. It is divided by the A44 Woodstock Road and the A40 Northern Bypass Road. The land occupies a strategically important position at the northern edge of Oxford, and offers the opportunity to create a high-quality gateway to Oxford. The surrounding road network experiences peak-hour congestion and Oxfordshire County Council has developed proposals for highway improvements as part of the 'Access to Oxford' package. Transport modelling is currently being undertaken. A large area of the site experiences high levels of traffic noise due to its close proximity to major road junctions. These roads also segregate parts of the site from the neighbouring urban area, making the area mostly unsuitable for housing. For these reasons the site is not allocated as a strategic housing site, however, an element of residential development may be appropriate as part of an employment-led scheme. This will be explored further as part of the Area Action Plan for the site, where issues such as noise and integration with surrounding areas can be investigated in detail.

The Northern Gateway is a suitable site for an employment-led development, which offers the opportunity to create a gateway to Oxford. The proposed increase in employment will be more than offset by additional housing sites proposed for Oxford and so will not exacerbate in-commuting. Its location adjoining the strategic road network makes it suitable for the relocation of Oxford's emergency services, improving response times and freeing up city-centre land, especially in the West End, for redevelopment. The site could also incorporate some non-teaching university development, again freeing up city-centre sites. Other land uses that would support or compliment the proposed employment development (such as shops, cafes or a hotel) will be considered through preparation of the Area Action Plan for the Northern Gateway.

Given the shortage of available land, it is important that economic development at the Northern Gateway builds on Oxford's inherent strengths.

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

- include a highly focused Green Belt boundary review of adjoining land and define the precise boundaries of the development site, and the mix of uses to be provided;
- include measures to mitigate the potential impact of development on the strategic and local road network, particularly the A34 and A40; and
- include measures to avoid and mitigate the potential impact of development upon the Oxford Meadows Special Area of Conservation, such as sustainable drainage systems and measures to prevent pollution of groundwater.

Policy CS7

Northern Gateway

The Northern Gateway is a strategic location to provide a modern employment-led site and supporting amenities. The site could include an emergency services centre.

New employment proposals on this site will be expected to be principally Class B related activities and must satisfy at least one of the following criteria:

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

Land at Barton

The area of search is located to the west of Barton and north of the ring road. It is suitable for a mixed-use, residential-led development. The development of this land will act as a catalyst for the regeneration of Barton, in terms of the physical integration of the new development with the existing estate; the provision of new access routes and community facilities; and the potential for new residents to help sustain existing shops and services. It could also be linked to regeneration of the Northway estate.

To provide good-quality living conditions, noise from the A40 must be mitigated on some parts of the site. Bayswater Brook is designated as a Site of Local Importance for Nature Conservation (SLINC) and is adjoined by a small area of floodplain that would need protecting. Development will need to retain the existing allotments and an area of public open space, equivalent in area to what currently exists, as well as incorporating some additional publicly accessible open space to reflect the needs of the new residents.

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

- define the precise boundaries of the development site, and the mix of uses to be provided;
- include measures to integrate the development with the existing Barton estate and the rest of Oxford; and
- include measures to mitigate the potential impact of development on the strategic and local road network, particularly the A40. This is likely to include a new bridge over the A40, giving bus, cycle and pedestrian access into Headington.

Policy CS8

Land at Barton

Land at Barton is a strategic location for a predominantly residential development and supporting amenities.

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

South Oxford Strategic Development Area (SDA)

The South East Plan Panel Report concluded that an urban extension to the south of Oxford would be required to meet local housing needs in the longer term. The Panel recommended an urban extension of at least 4,000 dwellings on existing Green Belt land just beyond Oxford's boundary, as part of a South Oxford SDA. Whilst the land identified is within South Oxfordshire District Council the development of the SDA will impact on Oxford. As a primary regional centre, Oxford is the focus of employment, leisure and transport for the area. The SDA will need to integrate with existing services and networks. The area of search, to define the boundary of the SDA, includes some of the existing built-up area of the city. Oxford City Council also has a dual role as a stakeholder, owning some land.

The proposed South Oxford SDA would significantly contribute to meeting the city's housing need, but because it is outside Oxford's boundary it would not contribute to meeting our housing targets. It would however, increase the supply of housing close to where people work, so helping to reduce the need to travel. Land on the southern edge of Oxford is well located for housing and other development, in relation to existing employment areas, retail, health, leisure, cultural and community provision.

The South Oxford SDA would provide an opportunity to improve the existing Blackbird Leys area. Creating a sustainable community should involve enhancing local retail, commercial and community facilities that are more accessible for existing as well as new residents. The City Council will be seeking to work constructively with South Oxfordshire District Council to take forward the SDA in the context of wider regeneration opportunities in the local area. We will look for strong community and functional links with the city as a whole, but in particular with Blackbird Leys, Greater Leys, Littlemore and Cowley. It will be equally important, however, to ensure that new and existing communities maintain and enhance their local distinctiveness.

Policy CS9

South Oxford Strategic Development Area

The City Council will seek to bring forward a joint Area Action Plan with South Oxfordshire District Council for an urban extension south of Oxford [the South Oxford Strategic Development Area]. The South Oxford SDA will be a mixed-use development of at least 4,000 dwellings and, potentially, additional employment land.

The City Council will seek to ensure that the South Oxford SDA integrates with existing transport networks and infrastructure, and that the development brings benefits for existing communities within Oxford as well as for occupiers of the urban extension.

What is our contingency plan?

Housing contingency

It is important that we continue to meet our housing targets as set out in the South East Plan. Land at Barton would bring wider regeneration benefits to existing areas of Barton and is expected to contribute significantly to our housing targets. As the Core Strategy covers a period from 2006 to 2026, unforeseen factors could prevent this site, or any other sites identified in the Site Allocations DPD, from coming forward for development. We would then need to find other ways of maintaining a rolling 5-year housing land supply in future years.

Land at Summertown is suitable for residential development.

This area is a sustainable location for residential development, within easy walking distance of existing services in the district centre of Summertown and with good access to public transport and cycle networks.

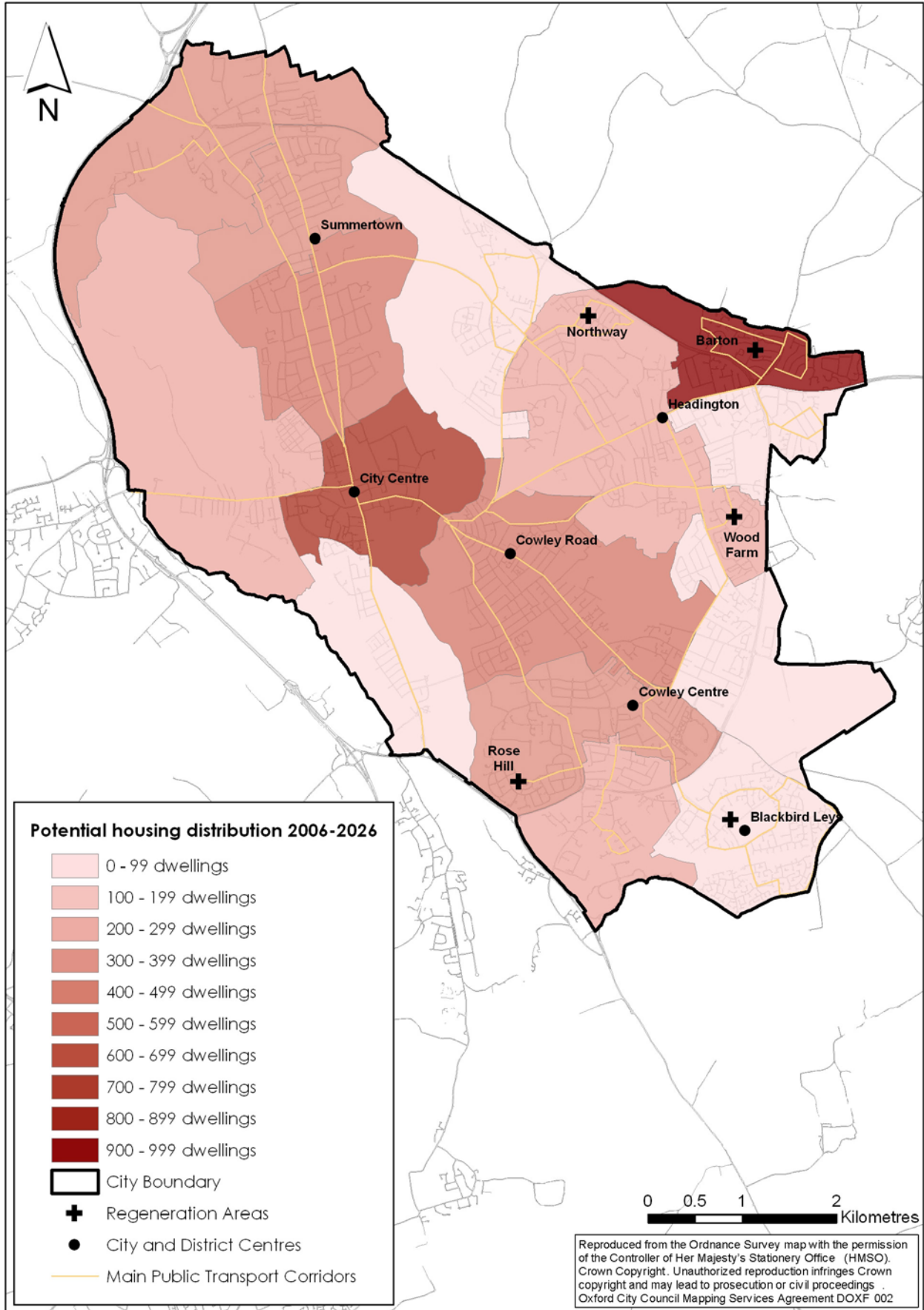
However, the main landowners still require the land for operational purposes and anticipate this to be the case for the foreseeable future. It is possible that the circumstances and position of the landowners may change. In the mean time, due to the highly sustainable location of the site, its potential for predominantly residential development should be retained. The site will be protected against development that could compromise its use for residential. Should the landowners no longer require a substantive part of the site for operational purposes, then its development would be dependant on satisfying Policy CS3.

Policy CS10

Land at Summertown

Land at Summertown has been identified as having potential to meet longer-term residential development needs. Planning permission will not be permitted for any other development that prejudices this potential.

The following map illustrates the potential housing distribution over the Core Strategy period. It distributes the housing sites identified in the SHLAA, including the Strategic Sites, to their neighbourhood areas. Whilst the Site Allocations DPD is yet to consider whether or not these sites should be allocated for housing, the map indicates where dwellings would be focussed should these sites come forward for development.



Employment contingency

It is important that we continue to deliver new employment sites to maintain competitiveness and diversity within the Oxford economy. As with any site, during the lifetime of the Core Strategy unforeseen factors could potentially prevent the Northern Gateway site from coming forward for employment development. Should this be the case then there are few opportunities for other sites to make up this shortfall. Land at Barton and the South Oxford SDA offer the only suitable opportunities for some further employment land, but this would be a limited amount because they are required to provide mainly housing. If some Land at Barton is required as employment contingency, it will be expected to comply with the same policy criteria as set out in the Northern Gateway policy. These opportunities are reflected in their respective policies. The district centres may be able to provide some new employment sites. The Site Allocations DPD will also consider opportunities for further employment sites.

How will these policies be implemented?

The policies in this section will be implemented by the planning system through:

- a Site Allocations DPD;
- Area Action Plans (AAPs) (West End AAP; Northern Gateway AAP; Barton AAP; and possibly Summertown AAP);
- a Blackbird Leys SPD;
- the determination and monitoring of planning applications and appeals.

The policies in this section will also be delivered by means outside the scope of the planning system through:

- partnership working with relevant landowners and developers (e.g. North Oxford Gateway Landowners Group); statutory agencies (e.g. English Partnerships, the Highways Agency and the Environment Agency); Oxfordshire County Council (with its various functions); adjoining local authorities; and transport operators;
- the establishment of more formal partnership arrangements or delivery agencies where appropriate (e.g. the West End Partnership).

Section 2

RESPONDING TO CLIMATE CHANGE

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

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

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

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

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

2.1 Energy and natural resources

Energy conservation and renewable energy are central to the principles of sustainable development, and are a fundamental part of good design. The City Council expects developments to achieve high standards of sustainable construction and design to play their part in adapting to the challenges of climate change locally.

The Natural Resource Impact Analysis Supplementary Planning Document (NRIA SPD) sets out in more detail the standards to be met by developments in terms of energy efficiency, water resources, recycled and reclaimed materials and renewable or low-carbon energy. As part of a planning application on qualifying sites, developers must demonstrate that schemes deliver the appropriate standards through submission of an NRIA checklist. The NRIA SPD includes further details on technologies and government targets (including the Code for Sustainable Homes) and will be updated and revised when necessary.

The City Council will collaborate with partners in raising awareness, informing, promoting and encouraging the uptake of water, resource and energy-efficiency measures and renewable energy, in existing and new developments. Encouragement will be given to exemplar schemes of sustainable development and environmental management.

In addition to the requirements of the NRIA SPD, the Site Allocations DPD will consider whether there are any suitable sites in Oxford for renewable and low-carbon energy generation and related infrastructure to serve wider developments.

Major development areas such as the strategic sites of Northern Gateway and Land at Barton, will be expected to achieve high standards due to the increased opportunities and scale of development. Further details will be provided in relevant DPDs.

Policy CS11

Energy and natural resources

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 appropriate design, layout, orientation, landscaping, materials, and utilising technologies that work towards Zero Carbon Developments.

In particular, planning permission will only be granted for developments on qualifying sites which demonstrate, through the submission of an NRIA 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 NRIA SPD.**

Proposals for renewable energy developments will be considered favourably in appropriate locations.

2.2 Waste and recycling

Effective and responsible management of waste can reduce material and energy usage and the need for landfill sites. The waste management hierarchy is a national strategy for dealing with

waste. In order of preference waste should be reduced, re-used, recycled, recovered and lastly disposed of.

Developers should take opportunities to apply the waste hierarchy to waste produced during the construction of new developments as well as to waste produced from housing and commercial developments during their lifetime.

Land is a finite resource and so reducing land-take for landfill is vital. It is the responsibility of Oxfordshire County Council, as Waste Planning Authority, to identify and allocate land for the development of waste management facilities. The Oxfordshire Waste Partnership has agreed a Joint Waste Strategy that sets targets for reducing the amount of waste going to landfill and increasing recycling. Some form of residual waste treatment will be needed to recover further value and minimise the environmental impact of disposal.

Sites for waste facilities will be identified in Oxfordshire County Council's Minerals and Waste Development Framework and Waste Sites DPD. The Proposals Map will reflect any waste site allocations within Oxford.

Policy CS12

Waste and recycling

All new developments will be expected to have regard to the waste management hierarchy during design, construction and final occupation, including making adequate provision for appropriate storage of waste and materials for recycling; and for access to recycling and composting facilities.

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

2.3 Flooding

Significant areas of Oxford are at risk of flooding, with large parts of the built-up areas in South Oxford, West Oxford and Lower Wolvercote currently having a 1% or greater annual risk of flooding (Zone 3). In addition, large parts of the undeveloped flood plains of the Thames and Cherwell regularly flood.

A Strategic Flood Risk Assessment (SFRA) has been carried out for Oxford to refine flood risk areas, identify areas likely to be at most risk of flooding (from fluvial and other sources) and consider future impacts of climate change. Climate change is likely to increase the areas at risk of flooding, and the frequency of floods. As climate change must be taken seriously, strong action is required.

In response to concerns over flood risk, the government has published Planning Policy Statement 25: Development and Flood Risk. PPS25 aims to steer development to areas of lower-risk, through the sequential test. It advises that more vulnerable uses such as housing, student accommodation, health services and educational establishments should only be allowed in the higher-risk Flood Zone 3a (between 1/100 and 1/25 annual risk of flooding) if there are no reasonably available sites in Flood Zones 1 and 2 (low or medium probability of flooding, with less than a 1/100 annual risk of flooding). Where there are no reasonably available sites in lower-risk areas, the suitability of sites in higher-risk areas should be assessed, using the exceptions test in most cases. The exceptions test ensures that development in higher-risk areas should be on

previously developed land where possible; should bring sustainability benefits; will be safe; and will reduce flood risk elsewhere, or at least not increase risk.

It is important that household extensions do not increase flood risk. There is a risk that the cumulative effect of extensions will lead to increased flood risk elsewhere. A Flood Risk Assessment will be required for all development in Flood Zones 2, 3a or 3b, and must show that the proposed extension will not increase flood risk elsewhere.

Most built development involves creating impermeable surfaces, causing water to run off rather than percolate into the ground. This can lead to flash flooding as well as creating pollution, damaging watercourse habitats and causing bank erosion. It can also harm the ecology of habitats that depend on the percolation of ground water. Sustainable drainage systems to manage surface water flows are an important tool in minimising flood risk. Another advantage of these systems is that improved filtration and habitat creation can help control pollution and enhance biodiversity. Such systems may include surface water storage areas, flow-limiting devices, and infiltration areas or soakaways. This will particularly apply to all large-scale residential, commercial or institutional schemes, developments such as car parks that would significantly extend the area covered by an impermeable surface, and developments close to sensitive wildlife habitats. Sustainable drainage systems may also be required for smaller developments, such as hard-standing on front gardens, as cumulatively these can also increase flood risk.

Policy CS13

Flooding

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

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

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

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

2.4 Biodiversity

Oxford benefits from a concentration of high-quality, ecologically important sites which range in the hierarchy from international to national and locally designated sites. These include part of the Oxford Meadows Special Area of Conservation, which is designated by the European Commission as being of European importance for its biodiversity interest. There are also 12 Sites of Special Scientific Interest (SSSIs), which are of national interest and designated by Natural England. It is important to protect biodiversity in these areas. Many sites also have a local nature

conservation interest. In addition, the effects of climate change, such as increased flooding and changes in temperature, might leave some of the flora and fauna currently found in Oxford more vulnerable. These possible effects make it even more important that biodiversity is carefully considered.

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

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

There are opportunities for biodiversity enhancement and habitat creation across Oxford, not just on identified sites. The enhancement of habitats and protection of species important for biodiversity must be considered, for example through the use of bat boxes. Where possible, features should be conserved and incorporated within developments, and enhanced where there is the opportunity.

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

Policy CS14

Biodiversity

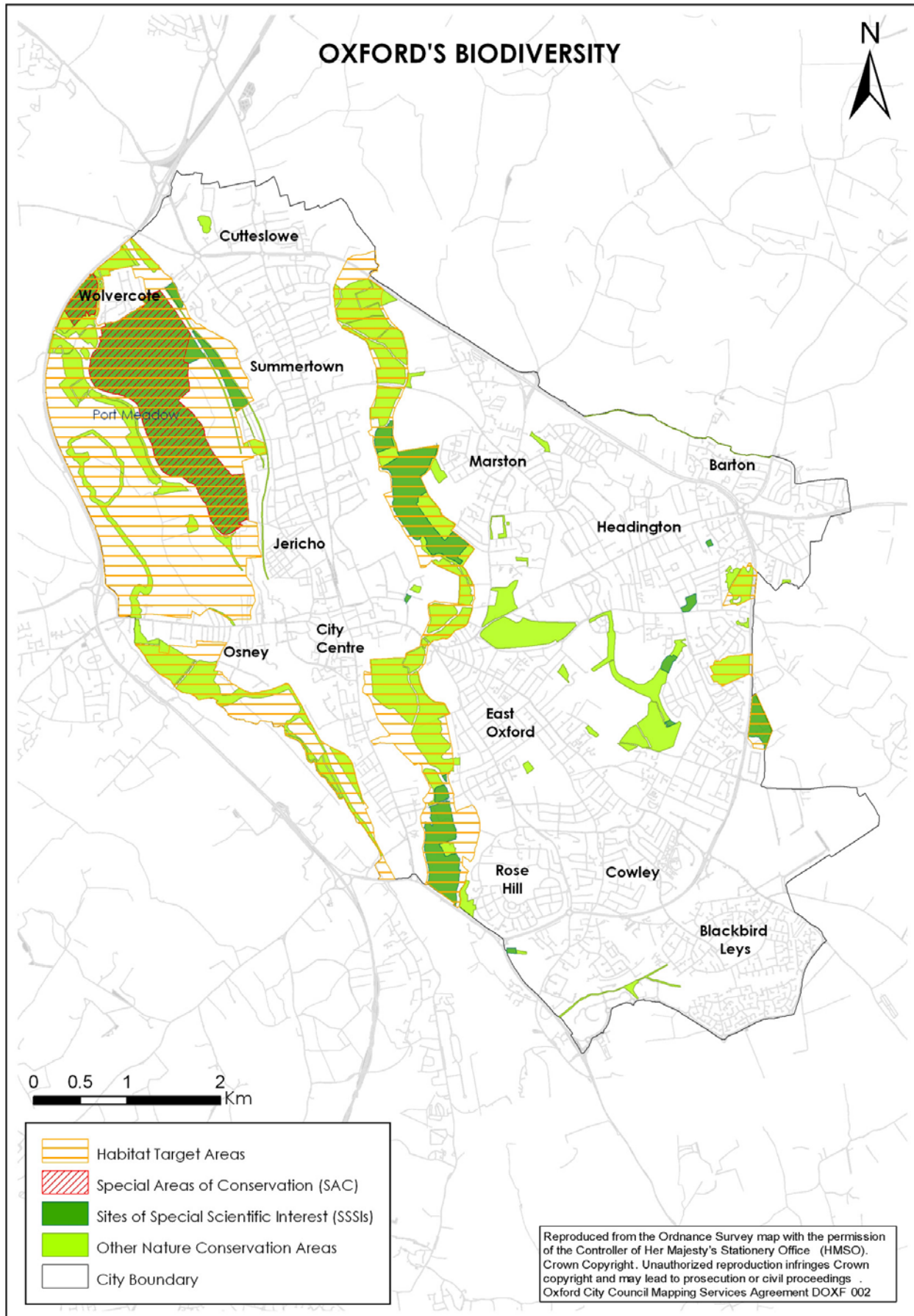
Development will not be permitted that results in a net loss of biodiversity. Where there is opportunity, development will be expected to enhance Oxford's biodiversity.

Sites and species important for biodiversity will be protected:

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

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

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



How will these policies be implemented?

The policies in this section will be implemented by the planning system through:

- a Development Management policies DPD;
- a Site Allocations DPD;
- Area Action Plans (AAPs);
- a Local Development Document that covers biodiversity issues;
- Oxfordshire County Council Minerals and Waste Core Strategy, and Waste Sites DPD;
- the determination and monitoring of planning applications.

The policies in this section will also be delivered by means outside the scope of the planning system through:

- other City Council initiatives to tackle climate change (e.g. Climate Change Action Forum; the sustainable living guide and website 'Oxford is My World'; the Sustainable Buildings Award; the Oxford City Council Carbon Management Programme; and the Adaptation Plan);
- City Council involvement in the Oxfordshire Waste Partnership;
- partnership working with the Environment Agency, e.g. on flood relief measures;
- City Council involvement in the Oxfordshire Nature Conservation Forum;
- partnership working with Thames Valley Environmental Records Centre.

Section 3

PROVIDING INFRASTRUCTURE TO SUPPORT NEW DEVELOPMENT

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

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

3.1 Transport and accessibility

Oxford is a compact city with a well-developed public transport system, including a comprehensive park and ride network. Compared to most cities, it has particularly high proportions of people travelling by bus and by bicycle. Oxford is a regional transport hub, with an important role in regional transport networks. Despite this, the transport network is highly constrained, with very limited potential to increase space on road and rail. Operational capacity has already been reached or exceeded on much of the road network (the A34 trunk road in particular), resulting in frequent congestion and delays. The limited platform and line capacity of Oxford's railway station results in a significant bottleneck on the rail network.

Good accessibility to a range of facilities is an important element of planning sustainable communities. All future development will be planned to ensure excellent opportunities for walking, cycling and public transport. Oxford City Council will support the delivery of transport schemes that aim to reduce the need to travel by private car and improve accessibility within and to Oxford by non-car modes.

Supporting accessibility to Oxford

Whilst many of the strategic decisions on transport issues are taken by other bodies (including Oxfordshire County Council as highways authority, the Highways Agency, the rail industry and bus operators) the City Council has a key partnership role in helping to implement projects and schemes. In particular the City Council will work with partners towards:

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

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

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

Supporting access to new development

The level of housing and economic growth needed to 2026 will place additional pressure on transport infrastructure. However, there are opportunities to create new cycle, pedestrian and bus links as part of new development, and to build on Oxford's 'green travel culture' with potential wider benefits. All major development proposals will need to be accompanied by a transport assessment and comprehensive travel plan. The City Council will seek to ensure the

transport impact of any new development is fully mitigated, principally through demand management (reducing, and rigorously managing, the need to travel, especially by private car). Developers will be expected to work with the City and County Councils, and the Highways Agency where appropriate, to ensure mitigation of residual trips (for example through contributing to strategic transport schemes).

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

Policy CS15

Supporting access to new development

Planning permission will only be granted for development which 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 highly accessible locations.

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

- **improvements to the movement network in the West End (as set out in the West End Area Action Plan);**
- **integrating development at the Northern Gateway with wider movement networks, including northern approach improvements;**
- **integrating new development at Barton with the existing community and wider city, including a new bus, cycle and pedestrian link across the A40 (which could also improve bus access to the John Radcliffe Hospital);**
- **integrating the South Oxford Strategic Development Area with the city centre and other key city destinations, including Blackbird Leys, Cowley centre and employment sites, by incorporating high-quality bus, cycle and pedestrian links.**

Supporting city-wide movement

The Spatial Strategy seeks to enhance the role of the city centre and district centres, and access will be a key issue in the delivery of this strategy. The West End Area Action Plan sets out further improvements to movement networks to support new development in and around the area. Local access to some district centres will be improved, where wider benefits are most likely to arise. Headington will remain a focus for health and education related services, and Cowley will be a focus for much of the city's economic employment base. Access to both these areas from a wide catchment area needs improving, particularly for those not travelling by private car.

Bus services into the city centre (radial) are numerous and frequent. Delays to city centre-bound services arising from traffic congestion could be eased in future through further improvements to premium routes. Cross-city (orbital) bus services could also be improved. These would directly link areas outside the city centre, including district centres and the Headington hospitals, to help address the inconvenience of changing buses in the city centre. Re-opening

the Cowley branch line for passenger transit could bring great benefits for Cowley, Blackbird Leys, Littlemore and the potential urban extension, and the corridor will continue to be safeguarded for this purpose.

Policy CS16

Supporting city-wide movement

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

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

3.2 Primary healthcare

It is essential that we facilitate provision of good local healthcare facilities of the right type and in the right locations. The provision and location of primary health-care should aim to meet the needs of existing and new residents. The impact of household and student growth should not worsen healthcare provision for existing residents.

Oxfordshire Primary Care Trust (PCT) is the local NHS body that commissions and pays for local healthcare services on behalf of the people of Oxfordshire. This includes services provided locally from hospitals and ambulance services, mental healthcare, general practitioners (GPs), dentists, pharmacists and opticians. The PCT also employs healthcare staff to provide community-based healthcare services.

A partnership has been formed, known as the Local Improvement Finance Trust (LIFT), between Oxfordshire PCT, Oxford City Council, Oxfordshire County Council and other NHS trusts to build better and more flexible accommodation providing integrated healthcare, social care and community services for the people of Oxford.

Many of Oxford's GP practices occupy buildings that are not appropriate for modern healthcare. Problems include lack of space, poor access for people with disabilities, and poor-quality or inflexible accommodation that limits the ability to develop or improve services. The

Oxfordshire PCT and local authorities share a vision to redesign many health and social care facilities provided by the NHS and social services in Oxford, which will address these problems. This may include co-locating GPs, community social services, and some non-acute specialist health services, to provide more comprehensive facilities at neighbourhood level, and developing more integrated home and community-based services.

Policy CS17

Primary healthcare

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

Planning permission will be granted for new healthcare facilities in accessible locations, where this will meet an existing deficiency or support new development.

3.3 Education

Education is a crucial part of people's lives; it includes early-years, primary and secondary learning, further and higher education, special educational learning, adult learning courses and extra-curricular activities. Access to all types of education is an important factor in achieving a high level of qualifications and skills.

It is important that residents of new housing developments have good access to education facilities and that existing facilities do not become oversubscribed. It is therefore appropriate for new residential development to contribute towards the cost of education provision. The City Council will work with the County Council, as local education authority, to ensure that school places are made available to all new residents in appropriate locations and in a timely manner. The need for new sites will be considered in the Site Allocations DPD and future AAPs. Educational facilities will be expected to include provision for community use, for example through making multi-use facilities accessible to the wider community.

In the further education sector the Oxford and Cherwell Valley College has plans to significantly redevelop and improve the facilities on offer at both their city centre and Blackbird Leys campuses. Oxford Brookes University and the University of Oxford both have plans to improve facilities for the higher education sector within the city (see section 6.2).

Policy CS18

Access to education

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

Planning permission will be granted for new education facilities in accessible locations. Provision for community as well as educational use will be sought.

3.4 Infrastructure and developer contributions

New development should not overburden existing infrastructure. It is important to ensure that development is adequately supported by appropriate infrastructure. Delivering

infrastructure on time is therefore extremely important in ensuring that roads, local services and facilities can cope with added demand. However, due to the significant need in Oxford, housing delivery should not be delayed unnecessarily.

There are three main types of infrastructure that need to be considered as part of new developments:

- strategic infrastructure: needed to enable the city to function (for example, transport, water and sewerage);
- service infrastructure: needed to meet the day-to-day needs of the population (for example, schools, affordable housing, community facilities, open spaces, etc.); and
- transformational infrastructure, which will transform Oxford and make it a better place (for example, public realm improvements).

Where new development creates a need for infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. In some cases the cumulative impact of individual applications may be considered when assessing infrastructure requirements, and other planning obligations such as affordable housing. Contributions from a particular development will be fairly and reasonably related in scale and kind to the contribution to the cumulative impact arising from the relevant scheme; and if necessary address any immediate unacceptable short-term problems.

The Planning Obligations SPD provides more details on the implementation of Oxford's planning obligations policies. Regular reviews of the Planning Obligations SPD will be undertaken to ensure that the contributions being sought are the most appropriate.

The Government is currently revising the way that developer contributions are collected. The Community Infrastructure Levy is based on the fact that the value of land or property typically rises as a result of development. Authorities seeking to charge the Community Infrastructure Levy will need to identify what infrastructure is needed and how much it will cost, and then calculate the contribution that development should make to that cost. If developer contributions are sought through this method, then the appropriate methodology will be set out in a review of the Planning Obligations SPD.

Policy CS19

Infrastructure and developer contributions

New development must be supported by adequate appropriate infrastructure at a timely stage. Developer contributions will be sought where needs arise as a result of new development.

Developer contributions will be used to ensure that the necessary physical, social and economic infrastructure is in place to support development. Contributions will be used to mitigate the adverse impacts of development (including a proportional contribution to address the cumulative impact of the development proposals). The City Council will, where appropriate, seek to secure such measures through planning obligations. Where appropriate, pooled contributions will be used to facilitate the necessary infrastructure in line with development.

How will these policies be implemented?

The policies in this section will be implemented by the planning system through:

- a Development Management policies DPD;
- a Site Allocations DPD;
- Area Action Plans (AAPs);
- the Planning Obligations SPD and future revisions;
- the Parking Standards, Transport Assessments and Travel Plans SPD and future revisions;
- the determination and monitoring of planning applications and appeals.

The policies in this section will also be delivered by means outside the scope of the planning system through:

- Oxfordshire County Council's Local Transport Plan;
- implementation of Oxfordshire County Council's Access to Oxford Strategy;
- partnership working with Oxfordshire County Council (the Highway Authority), the Highways Agency, Network Rail, bus and train operators and neighbouring local authorities on transport issues;
- partnership working with Oxfordshire Primary Care Trust on assisting delivery of local health services;
- partnership working with Oxfordshire County Council (the Local Education Authority) on assisting delivery of their education plans.

Section 4

PROMOTING SOCIAL INCLUSION AND IMPROVING QUALITY OF LIFE

New development should sit comfortably within its surroundings. The best way to achieve this is through high-quality design that creates attractive and pleasant spaces. Oxford contains a great wealth of buildings of all types and ages and their special interest should be sustained for future generations to value and enjoy. Good urban design can create safer environments and help to create a sense of place.

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

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

4.1 Urban design, townscape character and the historic environment

New development will be expected to be of high-quality design that respects and enhances the character and appearance of the area in which it is located. Developments should be designed to respond appropriately to the site and its surroundings, create a sense of place, be easy to understand and move through, adapt over time, and help to create an attractive public realm.

Oxford has a wealth of fine buildings from the 11th century to the present. The historic core has a distinctive pattern of streets and buildings with a world-famous and unique skyline, of which there are excellent views from within Oxford and the surrounding hillsides. Oxford has grown within the river valleys of the Thames and Cherwell and extends to the ring of surrounding hills that give the City its green setting. The views of the skyline are fundamentally important to Oxford and must be protected.

The quality and character of Oxford's historic environment and local townscapes should be considered as a creative force to inspire good urban design, rather than as an obstacle to development. Emphasis will be on the positive management of change. New development will be expected to fit with its surroundings and help improve perceptions of safety.

Outside the internationally famous historic core, a diversity of townscapes and landscapes make up today's Oxford. As Oxford has grown, buildings of successive periods form part of the familiar and cherished local environment. New development will be expected to respect the unique townscape characteristics of each area of Oxford. The Landscape Character Assessment helps to draw out the features that create the special character of each area.

Policy CS20

Urban design, townscape character and the historic environment

Planning permission will only be granted for development that:

- **demonstrates high-quality design;**
- **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 views of the skyline.**

4.2 Community safety

Community safety is an important aspect of the quality of life of every community. It relates to crime and the fear of crime, and also to the creation of safer and friendlier environments within communities through good design and integration with the surroundings.

New developments are expected to follow the principles of 'Secured by Design' to reduce the opportunity for crime and create safer and more attractive environments.

The Oxford Safer Communities Partnership (OSCP) establishes the overall strategy and targets in terms of crime reduction and prevention, and includes partners such as Oxford City Council, Oxfordshire County Council, Thames Valley Police and Oxford City Primary Care Trust. The Neighbourhood Action Groups (NAGs) are volunteer working groups made up of residents, police, the local authority and other organisations that are funded by the OSCP and the Area

Committees. The NAGs identify local priorities and solutions, and so tackle the neighbourhoods' immediate problems.

Policy CS21

Community safety

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

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

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

4.3 Cultural and community development

Cultural and community activities can be very wide ranging. In seeking social inclusion and a high quality of life, the City Council's approach is to make accessible a diverse range of facilities, from performance venues to libraries. Sometimes co-locating multiple facilities on a single site can be an efficient way to improve accessibility.

Oxford is a city of international cultural interest, thanks to its landscape, architecture and academic heritage. There is also the enduring influence of the artists, writers, performers and thinkers who are associated with the city.

Cultural activity contributes to a distinctive local identity, stimulates pride and a sense of belonging, and supports individual well-being and enjoyment. Culture has an intrinsic value to communities and visitors, bringing people together in shared experience, strengthening community bonds and making a major contribution to the quality of life. A thriving cultural sector can also deliver substantial economic benefits, particularly to tourism.

Community facilities include community centres, children's centres, meeting venues for the public or voluntary organisations, public halls and places of worship, sports facilities, stadiums and public houses or club premises that serve a local community. Further facilities that are not listed may provide for social interaction and community cohesion. These are important in meeting people's social and religious needs. While some community centres are provided by the City Council, others belong to religious, voluntary or other private bodies. These can be publicly accessible, providing benefits to the wider community.

The City Council is keen to improve the quality, accessibility and use of all community facilities where need justifies, and all cultural facilities where they contribute to cultural diversity. This would include protecting and enhancing existing facilities, whilst recognising that the needs of the community can sometimes be better met by improving facilities elsewhere, or providing new facilities on an alternative site.

Facilities that add diversity to the cultural scene, including music and theatre venues and cultural employment opportunities such as artists' studios, galleries and workspaces, will be encouraged in appropriate locations throughout Oxford. The City Council's Culture Strategy identifies particular opportunities within the West End for new cultural facilities.

Policy CS22

Cultural and community development

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

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

Planning permission will be granted for new community facilities where this will meet an existing deficiency or supports new development. Provision of community facilities required to support new development will be sought in accordance with Policy CS19.

4.4 Green spaces, leisure and sport

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

A Green Spaces Strategy has been developed in recognition of their important role. This Strategy recognises that provision of green space within Oxford varies widely. This is inevitable, as areas on the edge of the city are close to very large areas of green space, such as Port Meadow. There is currently an average of 5.75 hectares of publicly accessible green space per 1,000 people across Oxford, and it is desirable that this be maintained. This does not necessarily mean that the standard should be applied as a requirement within all new developments, as small new developments would not be able to provide usable public green space on site. It is important that the right types of public green space are provided in the right locations.

Whilst the standard cannot be applied directly to all new developments, it is important that new development does not make the balance worse. Larger developments will be expected to provide on-site green space where this will enhance the range of green space already available in the area. Other developments need to make financial contributions to improve the quality of existing green space, so that it can be used more intensively. Opportunities will be sought to open up new areas of green space to the general public, and new developments may be expected to provide such access. This could include, for example, improvements to public rights of way.

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

given to areas with a significant shortage of sports facilities, as identified in the Indoor Facilities Report and the Playing Pitch Assessment.

Policy CS23

Green spaces, leisure and sport

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

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

Improvements to, or the provision of, public green space, indoor and outdoor sports facilities and play facilities, will be sought in accordance with Policy CS19. Opportunities will be sought for opening up access to new public spaces, for providing suitable new open spaces on or near to development sites, and for providing public access to private facilities.

How will these policies be implemented?

The policies in this section will be implemented by the planning system through:

- a Development Management policies DPD;
- a Site Allocations DPD;
- the West End Area Action Plan (AAP);
- the Planning Obligations SPD and future revisions;
- Conservation Area Appraisals;
- the determination and monitoring of planning applications and appeals.

The policies in this section will also be delivered by means outside the scope of the planning system through:

- partnership working with Thames Valley Police and other agencies in the Oxford Safer Communities Partnership;
- City Council participation in initiatives to reduce crime, including Neighbourhood Action Groups;
- supporting the delivery of the City Council's Culture Strategy and working with key partners;
- priorities for specific new local and regional sports facilities in line with the City Council's Leisure Strategy and Leisure Facilities Review.

Section 5

MAINTAINING A BALANCED HOUSING SUPPLY

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

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

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

5.1 Level of housing growth and timing of delivery

Far more people want to live or buy a property in Oxford than are currently able to do so. As a result of decreasing household size, household growth is rising at a faster rate than population growth. This puts immense pressure on the housing stock across the whole country. The pressure is particularly great in the South East of England, and in attractive and economically dynamic areas like Oxford.

The Oxfordshire Housing Market Assessment shows that the annual demand for housing in Oxford for the first five years of the assessment (2006-11) is between 4,197 and 5,722 dwellings. Of this, between 1,420 and 2,396 of the demand is for affordable dwellings. This demand is predicted to grow steeply over the next 20 years, and by years 16-20 (2021-26) the Oxford share, in relation to the other four Oxfordshire districts, will account for between 28% and 50% of all demand in the county. This is a huge demand, and cannot be met within the administrative boundary of Oxford. The South East Plan Panel Report identified a Strategic Development Area (SDA) on the south side of Oxford for an urban extension of at least 4,000 dwellings. The City Council will work with South Oxfordshire District Council on a joint AAP to bring forward this urban extension as South Oxford SDA. The housing growth in the urban extension would be in addition to the housing target for Oxford.

Oxford has been identified as one of 29 'New Growth Points' (NGPs) across the country. As a result the Government is entering into a long-term partnership with Oxford City Council, recognising the City's potential for growth. The City Council was granted NGP status on the basis that it would provide at least 5,692 dwellings between 2006 and 2016.

The South East Plan Panel Report recommends a minimum target for Oxford of 8,000 dwellings between 2006 and 2026. This equates to an average of 400 dwellings per year and totals 2,000 dwellings over the first five years. PPS3 expects the City Council to identify enough sites to maintain a rolling five-year delivery of housing.

The City Council can meet its minimum target of 8,000 through sites identified in the SHLAA as long as these include some windfalls, which have always been an important element of housing provision in Oxford.

The housing provision in Policy CS24 reflects the recommendations in the South East Plan Panel report. These figures could be subject to change in the final version of the Plan adopted by the Secretary of State.

An adequate supply of deliverable housing sites has been identified for the 5-year period from 2009-14 in accordance with the requirements of PPS3.

Alongside demonstrating the 5-year supply, the City Council is expected to indicate how Oxford's housing land requirements will be met for the longer term Core Strategy periods of 2006-19 and 2006-26. The housing position statement in the box below demonstrates this and is based on provision at the end of March 2007.

Housing position statement

(A) 10-YEAR REQUIREMENT TO 2019

i.e. 13 years from Core Strategy commencement (2006)

SEP Panel recommended rate 400pa x 13	5,200
Minus completions 2006-7	- 821
<u>Outstanding total requirement to 2019</u>	<u>4,379</u>

CURRENTLY IDENTIFIED DEVELOPABLE SUPPLY

Local Plan allocated sites	2,095
Sites with planning permission	1,025
Strategic site (Land at Barton)	800
Other identified sites ³	724
<u>Total current identified developable supply to 2019</u>	<u>4,644</u>

(B) 20-YEAR REQUIREMENT 2006-2026

i.e. 20 years from Core Strategy commencement (2006)

<u>SEP Panel recommended rate 400pa x 20 (total requirement)</u>	<u>8000</u>
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20-year supply 2006-26

Completions 2006-7	821
Total currently identified developable supply to 2019	4,644
Total currently identified developable supply 2019-2026	27
<u>Total developable supply 2006-2019</u>	<u>5,492</u>

Indicative longer-term balance towards the end of the Core Strategy period to be secured through retrospective monitoring of windfalls, reviews of the SHLAA and the Site Allocations DPD (8,000-5,942)	2,508
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Indicative % required from windfalls (2,508/8,000*100)	31.3%
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Appendix 5 shows housing trajectories and monitors for the period 2006-2026 with and without windfalls. However, this is based upon a snapshot in time. The Council is required to demonstrate a continuous existence of a rolling 5-year supply of deliverable housing land. The latest position will always be set out in the most recent Annual Monitoring Report. This will track the progress of housing completions against the provision in Policy CS24 above and make annual reassessments about the adequacy of the supply of deliverable and developable housing land.

The Council will use the annual monitoring process (informed by Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments) to manage land supply. Appropriate action will be triggered to increase supply if monitoring reveals that housing completions have fallen more than 15% below the rate set out in the trajectory and review of the deliverability of planned sites indicates that the trajectory is unlikely to be recovered over the next 5 years without action being taken. Such actions may include holding discussions with developers and landowners to identify barriers to delivery, use of the Council's land acquisition

³ 'Other identified sites' are detailed in Table 18 of the SHLAA (2008) and include: Employment sites; Sites where permission refused but principle acceptable; Suitable sites pending decision; Basic desktop study; Detailed map survey; Open space; Green Belt land and Nature conservation sites.

powers (where appropriate in order to bring forward constrained sites), investigating and progressing urban renewal projects, advancing sites in the development programme, granting planning permission, or identifying the need to undertake a timely review/preparation of an appropriate DPD. Priority will normally be given to actions that improve the delivery of housing on previously developed land, but not at the expense of securing the necessary range of deliverable and developable sites.

The strategy makes an allowance for windfall sites to contribute towards the required supply of developable land during the Core Strategy period. This is based upon the inability to identify enough suitable sites due to the constraints within Oxford as demonstrated by the SHLAA (2008). The housing position statement shows that in order to meet the 20-year target, 31.3% of dwellings would need to be from windfalls. To the extent that windfalls occur they will be picked up retrospectively through the monitoring system and will reduce the need for identification of further allocations. Similarly, future reviews of the SHLAA and the Site Allocations DPD may identify new sites reducing the reliance on windfalls.

Policy CS24

Level of housing growth

Provision of land will be made for an average annual completion rate of a minimum of 400 dwellings for the period 2006-2026, to achieve a total of at least 8,000 additional dwellings (*or any other figure set out in the South East Plan*).

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

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

A “plan, monitor, manage” approach will be adopted based upon the key tools of the Annual Monitoring Report and the Strategic Housing Land Availability Assessment, through which progress in housing delivery and the continuous maintenance of a 5-year rolling land supply will be tracked.

The City Council will bring take action to increase the supply of deliverable housing sites if it appears at any time that housing completions have fallen more than 15% below the trajectory rate and a review of the deliverability of planned sites indicates that the housing trajectory is unlikely to be recovered over the next 5 years.

5.2 Mix of housing types and 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.

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.

Household sizes are reducing, which suggests a need for smaller dwellings. However, the proportion of family housing (dwellings with three or more bedrooms) in Oxford continues to reduce because new-build housing has mainly been one-bed and two-bed flats. Every type and size of household should have the choice of new-build housing in Oxford.

The City Council wishes to deliver mixed communities, including family dwellings, whilst also addressing the changing household profile towards smaller households. Land should be used efficiently, especially in sustainable areas. Due to the constrained nature of sites in the city centre, and its highly sustainable location, the city centre should generally allow for higher densities. Excellent public transport links may make some sites in the city centre suitable for car-free development.

The district centres also have good accessibility by public transport, and are suitable locations for higher-density developments. Since the city centre and district centres will inevitably yield smaller dwellings, to achieve a range of dwelling sizes across Oxford out-of-centre sites will be expected to provide a significant proportion of family-sized dwellings.

Developments are expected to make efficient use of land in the context of achieving an appropriate mix of dwelling types, sizes and tenure. The Balance of Dwellings SPD details the mix required from residential development on sites, leading to a balanced mix within localities and across Oxford as a whole. Area-specific mixes may be set out in Area Action Plans.

Policy CS25

Mix of housing

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

Mix of housing relates to the size, type and tenure of dwellings to provide for a range of households, such as families with children, single people, older people and people with specialist housing needs. The city centre and district centres will be expected to deliver higher densities.

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

Key worker housing will continue to be supported where its provision is in addition to the required level of affordable housing.

5.3 Delivering new affordable housing

Affordable housing will be an important consideration when planning developments, and particularly their mix of housing tenures. Affordable housing is a key priority for the City Council, which wishes to deliver a wide choice of high-quality homes to address the needs of local people and to create sustainable, inclusive and mixed communities. This is achieved through establishing what people need in terms of the type, affordability and tenure of dwellings. The Oxfordshire Housing Market Assessment shows that the annual demand for affordable housing in Oxford for the first five years (2006-11) is between 1,420 and 2,396 dwellings. While some affordable housing will be developed by the City Council and registered social landlords (RSLs), most will have to come from private-sector developments.

Oxford is the 10th least affordable district in the South East region and average single-income households would not be able to afford a flat or two-bed terraced house in Oxford. Even a joint-income household would find it difficult to afford a property of a size to meet their basic needs in Oxford. Given the scale of need, shortage of land and size of sites that come forward, the City Council has to seek a high level of affordable housing to create a balanced community.

Sites required to provide affordable housing are set out in the Oxford Local Plan 2001-2016 or future DPD. The requirement applies to all types of residential development of self-contained dwellings (whether for general or specialist needs), including retirement homes, mixed-use developments and conversion schemes. Due to the high need for affordable housing in Oxford, we will review the threshold and mechanism of delivery through the production of the Development Management DPD.

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

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

In assessing the mix of affordable dwelling types and sizes, the City Council will have regard to the characteristics of the site and its Affordable Housing and Balance of Dwellings SPDs.

Policy CS26

Affordable housing

Generally a minimum of 50% of proposed dwellings on all qualifying sites will be affordable housing. Qualifying sites are defined in the Oxford Local Plan 2001-16 or subsequent DPD.

Affordable housing will be sought to meet additional demand created from commercial development.

Developers will provide affordable housing as part of the proposed development unless the City Council 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.

5.4 Student accommodation

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

To avoid worsening the existing situation, it is crucial that all increases in student numbers (at the two universities) are matched at least by an equivalent increase in student accommodation. All applications for new or redeveloped academic floorspace will be assessed in this light. In addition, all new student accommodation (built either speculatively or directly by the universities) will be restricted in occupation to students in full-time education at either Oxford Brookes University or the University of Oxford. Student accommodation built by private colleges for their own use will be dealt with separately in the Development Management DPD.

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

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

Policy CS27

Student accommodation

All increases in student numbers (at Oxford Brookes University and the University of Oxford) as a result of increases in academic floorspace must be matched by a corresponding increase in purpose-built student accommodation. Planning permission will only be granted for additional teaching or administrative accommodation where the number of full-time students at whichever University is proposing the development, and who live in Oxford outside purpose-built accommodation, does not exceed 3,000.

Student accommodation will be restricted in occupation to students in full-time education at either Oxford Brookes University or the University of Oxford. Appropriate management controls will be secured, including an undertaking that students do not bring cars to Oxford.

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

5.5 Accommodation for travelling communities

Many gypsies, travellers and travelling showpeople wish to find and buy their own sites to develop and manage, but have often been unable to secure planning permission to do so. Others require space to rent for pitching caravans – usually on sites owned and run by a local authority. An increase in the number of approved sites will help to meet demand for affordable gypsy, traveller and travelling showpeople accommodation. A more settled existence can benefit many members of these communities in terms of access to health and education services, and employment, and can contribute to greater integration and social inclusion within local communities.

A partial review of the South East Plan (RSS) will set a framework for providing accommodation for the travelling communities across the South East region, including in Oxfordshire. The City Council will work in partnership with Oxfordshire County Council, and the other four districts councils in Oxfordshire, to provide additional sites and pitches for permanent residence in appropriate locations in Oxfordshire. The South East Plan Partial Review will also consider provision of transit sites in the South East. The Site Allocations DPD will consider the suitability of sites, if needed, in the context of the South East Plan review.

Policy CS28

Accommodation for travelling communities

Any provision of residential sites in Oxford for gypsy, traveller and travelling showpeople will be considered against the following criteria:

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

How will these policies be implemented?

The policies in this section will be implemented by the planning system in Oxford through:

- a Development Management policies DPD;
- a Site Allocations DPD;
- Area Action Plans (AAPs);
- the Affordable Housing SPD;
- the Balance of Dwellings SPD;
- the Planning Obligations SPD and future revisions;
- the determination and monitoring of planning applications and appeals.

The policies in this section will also be delivered by means outside the scope of the planning system in Oxford through:

- the City Council's Housing Strategy and Homelessness Strategy;
- partnership working with registered social landlords;
- working with the County Council to implement the Extra Care Housing Strategy for Oxfordshire;
- partnership working with the University of Oxford and Oxford Brookes University and helping to develop and implement their master plans;
- partnership working with Oxfordshire County Council, including the Gypsy and Traveller Services team, and the four other District Councils in Oxfordshire.

Section 6

STRENGTHENING PROSPERITY

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

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

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

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

6.1 Economy

The strengths of Oxford's economy are in its world-class entrepreneurial universities and hospitals; internationally known research base; high-quality environment and 'brand'; cluster of biomedical and science-based industries, with a good supply of research and development premises and local support network; and highly skilled workforce. Whilst this success is recognised there is no room for complacency. The greatest threat to Oxford's economy will come from the challenges of the global market and the need to remain competitive.

Employment growth in Oxford has been constrained due to the shortage of land available and competition for it from a range of uses, especially housing. Oxford has therefore had to recycle existing employment land for new uses and many former employment sites have been lost and redeveloped for housing. There is also evidence that some firms are leaving Oxfordshire altogether as they grow.

Oxford's employment strategy promotes a 'managed economic growth' approach, which seeks to secure the long-term future of its key sectors. The Core Strategy supports this approach by providing land to facilitate managed economic growth in the short to medium term as set out in the spatial strategy.

London and the 'Golden Arc' (which includes the Western Corridor/Blackwater Valley, Oxford, Milton Keynes/Aylesbury) represent the real powerhouses of the English economy. In this context Oxford has a key role in promoting the economic competitiveness of the region.

Oxford is an important centre for higher education, health services, car manufacturing, high-tech, and medical scientific research. The city benefits from the 'cluster effect' (spatial grouping) of these uses, and the network of associated support businesses.

Higher education, health, retail sectors and associated services contribute to the growth and competitiveness of the economy. These sectors, in which Oxford has established strengths, represent key drivers of the knowledge-based economy, and perform an important role at the regional and local level. These, combined with tourism, create a healthy and stable economic base.

Policy CS29

Sustainable economy

The City Council will seek to achieve 'managed economic growth', to maintain, strengthen, modernise and diversify Oxford's economy. This will enable it to support Oxford's key employment sectors and clusters, whilst maintaining the necessary infrastructure and local services to ensure a sustainable economy.

'Managed growth' will be delivered through land allocations, including the Northern Gateway, and the protection and modernisation of key employment sites.

Key protected employment sites ensure a sustainable distribution of business premises and employment land, to maintain a range of potential job opportunities throughout Oxford. Where other non-key employment sites may be poorly sited or unviable, there should be flexibility to allow for the loss of some sites to other uses.

Retaining employment sites for employment-generating uses serves to reduce commuting to work, as well as improving access to local jobs for different sectors of the community. It is important to protect both larger and smaller sites to encourage opportunities for a diverse range of different businesses. This provides for the smaller services, such as printing,

small-scale distribution, and vehicle repairers that are essential for the functioning of the local community as well as the efficient operation of the larger firms. The regeneration and modernisation of all employment sites is encouraged and should contribute to providing a greater range of job opportunities for the local workforce.

Policy CS30

Employment sites

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

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

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

Planning permission will only be granted for the change of use or loss of other employment sites (non-key protected), subject to the following criteria:

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

or

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

6.2 The universities and hospitals

The universities

Oxford benefits significantly from the presence of the two universities in terms of the skills emerging from them, and employment and wealth creation.

Oxford Brookes University (OBU) has a reputation for academic excellence and is important to the economy. OBU's Oxford campus consists of several loosely connected sites in Headington. The campus is perceived as having a lack of identity, poor-quality teaching space, limited flexibility, and a disconnected layout, with external spaces being poorly utilised. OBU plans to address these issues by re-configuring the spaces and commissioning more flexible, efficient buildings. As a result, there is currently no need to allocate further land for academic floorspace. Sites for student accommodation will be considered in the Site Allocations DPD.

The University of Oxford is a world-renowned centre of academic excellence as well as one of the largest employers in Oxford. The majority of its buildings are in central Oxford with some sites in east Oxford, Summertown, Headington and outside Oxford at Begbroke. The University is developing plans for the further development of the Science Area and has acquired the Radcliffe Infirmary site, which is expected to supply part, but not all, of the additional

floorspace needed for the next period. The University anticipates that growth in undergraduate student numbers will reduce to zero after 2009. Development of academic floorspace will focus on existing sites around the city centre; this may be helped through relocating some of the administrative and support functions onto other sites, although it is important that these are closely linked to the main body of the university. Further sites, if required, will be considered in the Site Allocations DPD.

The City Council will work with the two universities to improve facilities and build on the benefits they bring to Oxford.

Policy CS31

The universities

Oxford Brookes University will be granted planning permission for proposals that deliver more efficient and flexible academic buildings and high-quality urban design on the existing Headington Hill and Gipsy Lane campuses.

Development of new academic floorspace by the University of Oxford will be focused on existing sites, increasing density where appropriate.

Hospitals and medical research

Oxford accommodates a concentration of hospital and acute care services, of regional and in some cases international significance.

In recent years development has been concentrated at the Headington hospital sites. This includes relocation of services previously located in the city centre; ongoing expansion of cardiac services and a specialist Children's Hospital at the John Radcliffe; the redevelopment and provision of new facilities at the Nuffield Orthopaedic Centre and the construction of a new cancer centre at the Churchill Hospital. The hospital sites will continue to see the modernisation, consolidation and in some cases redevelopment of existing buildings and services. However, there will be greater emphasis in the future on providing more health services in the local community.

Having a medical centre of excellence in Headington benefits the healthcare of local people, although it has added to development pressure on Headington. The concentration of healthcare facilities has created opportunities for public transport, but has also resulted in significant traffic congestion. It is important to encourage more staff, patients and visitors to use modes of transport other than the private car. Whilst most acute and clinical healthcare activities will be concentrated at Headington, there are opportunities to develop some specialist health services in Littlemore, such as mental healthcare.

Further development of medical research facilities on existing sites in Headington will be encouraged. This will enable medical research to benefit from the synergy of being located close to the hospitals, the universities and existing medical research facilities. However, developments will be required to minimise additional traffic, given the congestion already experienced in the Headington area.

Policy CS32

Hospitals and medical research

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

Medical research associated with the universities and hospitals will be accommodated firstly on existing sites in Headington and Marston. Further sites, if required, will be considered in the Site Allocations DPD.

Development will be expected to minimise additional traffic through travel planning, and improve accessibility to the Headington and Marston sites by public transport and other non-car modes.

6.3 Retail

Oxford city centre is a regional centre for retail as well as a district centre for the local population. The city centre is trading at a high level, partly due to the lack of new floorspace provision. Additional retail floorspace needs to be provided to prevent decline in Oxford's regional role.

Several key drivers for change may significantly affect future retail provision in Oxford. This includes the effect of internet shopping; shopping as more of a 'social experience'; and the impact of the improvements to the Westgate shopping centre on existing provision in the city centre. These possible future changes may result in a need to review the future mix of uses within the city and district centres in future DPDs.

Oxford Retail Needs Study has identified a need for only a limited amount of non-food (comparison) floorspace by 2013, which takes account of the completion and settled trading patterns for the redevelopment of the Westgate Shopping centre.

Due to the limitations of long-term forecasting, only very broad assessments for 2026 can be provided at this stage. A review of the retail capacity will be undertaken at five-yearly intervals and the LDF will be updated as necessary.

Oxford is reasonably well provided for food (convenience) goods, with an increase in floorspace in recent years. The need for more floorspace in the short term is relatively low. The long-term forecasts suggest more need, but these figures do need to be treated with extreme caution, and are subject to review.

In accordance with Government advice (PPS6), and to positively focus new development in the city and district centres, it is not necessary to demonstrate the need for retail proposals within the primary shopping area of the city centre (as shown on the Proposals Map) or for other main town-centre uses within the district centres, although the development will be expected to be of an appropriate scale for the centre. Other proposals outside these centres will be assessed according to need, the sequential test, the requirement for good accessibility, and their impact on existing centres.

The city centre is in high demand from retailers, but only limited floorspace is available. The principal new opportunities are the development of the Westgate Centre, the St Aldates/Queen Street redevelopment and the provision of some retail floorspace on the County Hall site. The redevelopment of the Westgate Centre will meet most of the identified need for comparison goods to 2013, whilst smaller developments currently in the pipeline will meet the need for

convenience floorspace to 2011. However, there is likely to be further retail need up to 2016 and beyond.

The district centres have a complementary role as part of the established retail hierarchy, serving the local population. The existing four established centres ensure a sustainable focus and pattern for development. Each centre has its own distinctive character and mix of uses. The size and nature of the individual centres is different and is reflected in their capacity for accommodating further growth.

All of Oxford's district centres perform well. Cowley centre (Templar's Square shopping centre and John Allen Retail Park) is the best-performing centre, with the greatest floorspace, largest proportion of retail uses, and a diverse range and type of units. This centre is well served by public transport but also has three multi-storey car parks and a large open-surface car park. It draws shoppers from a larger catchment area, serving Oxford as a whole, whereas the other district centres principally serve the local residential population. Cowley centre is identified as a primary district centre.

The other established district centres in Cowley Road, Headington and Summertown provide an important focus for local facilities and services. Their position within the retail hierarchy will continue to offer opportunities to enhance and strengthen their role. The distinctive characteristics of each centre will be promoted, and there is clearly scope for making significant improvements to the public realm and shopping environment to make the centres more attractive. Blackbird Leys will become a new district centre for the focus of all social and economic development in the area. (We are looking at reviewing the district centre boundaries and will consult on this as soon as possible.) Proposed boundaries for the district centres are at Appendix 7.

A network of neighbourhood shopping centres exists in Oxford. These centres are important in meeting the retail needs of the local residential areas.

Any additional land suitable for retail development will be allocated in the Site Allocations DPD and Area Action Plans. The appropriate scale of retail development and mix of uses for each tier of the hierarchy (city, district and neighbourhood centres) will be defined in the Development Management DPD.

Policy CS33

Retail

Oxford's retail hierarchy is defined as follows:

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

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

6.4 Sustainable tourism

Tourism is critical to Oxford's economy. The city has an international reputation, and almost 8 million visitors came to Oxford in 2001. Many of these (6.4 million), however, are day visitors, as opposed to longer stays. Tourism development is aimed at encouraging tourists to stay longer and spend more. Clearly tourism brings its own problems, and it is important to minimise adverse effects, especially those linked to transport.

The City Council seeks to promote 'sustainable tourism growth'. This recognises the contribution that tourism makes to Oxford's economy, and its role in providing employment and meeting the needs of visitors, workers and residents. However, local economic development strategies seek to realise the potential of the city in a managed way that reflects Oxford's historic legacy and balances tourism against other uses needed in the city.

Improvements to the quality of existing attractions will be encouraged, with new attractions that add to diversity in Oxford. The preferred locations for new attractions would be within the city centre, particularly the West End, where such uses can contribute to regeneration. There is, for example, a desire for a new conference centre/concert hall, which together with a new four- or five-star hotel should ideally be situated within the West End area. There is also interest in a new Science Centre and a Story Museum. Sites suitable for additional tourist attractions and accommodation will be identified in the Site Allocations DPD and Area Action Plans.

Policy CS34

Sustainable tourism

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

How will these policies be implemented?

The policies in this section will be implemented by the planning system through:

- a Development Management policies DPD;
- a Site Allocations DPD;
- Area Action Plans (AAPs);
- the Planning Obligations SPD and future revisions;
- the determination and monitoring of planning applications and appeals.

The policies in this section will also be delivered by means outside the scope of the planning system through:

- the City Council's Economic Strategy, Tourism Strategy and Cultural Strategy;
- partnership working with the NHS Trusts;
- partnership working with the University of Oxford and Oxford Brookes University, including development of their respective master plans;
- partnership working with the Chamber of Commerce, OX1 (the city centre management company) and the Oxford Economic Partnership.

APPENDICES

Appendix 1: Glossary

Adaptation (to climate change)

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

Affordable housing

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

Allocation

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

Annual Monitoring Report (AMR)

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

Appropriate Assessment

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

Biodiversity

Covers the full variety of life on earth: all species of plants and animals and the habitats in which they live

Cluster effect

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

Code for Sustainable Homes

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

Comparison goods

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

Convenience goods

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

Core Strategy

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

Deliverable sites

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

Developer contributions

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

Development Plan Document (DPD)

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

Dwelling

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

Energy efficiency

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

Flood plain

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

Flood zones

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

Flood Zone 1 – low probability (less than 1 in 1,000 annual probability)

Flood Zone 2 – medium probability (between 1 in 100 and 1 in 1,000 annual probability)

Flood Zone 3a – high probability (1 in 100 or greater annual probability)

Flood Zone 3b – the functional floodplain (1 in 20 or greater annual probability)

Green Belt

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

Green infrastructure

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

Greenfield land

Land which is has not been previously developed

Infrastructure

Structures and services that provide for the needs of development, such as public transport, schools, open spaces and public realm

Key employment uses

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

Key sectors

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

Local Area Agreements

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

Local Development Document (LDD)

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

Local Development Framework (LDF)

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

Local Development Scheme (LDS)

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

Low Emissions Strategy (LES)

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

Low Emission Zone (LEZ)

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

Mitigation (of climate change)

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

Neighbourhood areas

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

New Growth Point (NGP)

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

Non-employment uses

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

Oxford Local Plan

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

Oxford Strategic Partnership (OSP)

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

Oxfordshire Housing Market Analysis

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

Planning Policy Guidance (PPG)

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

Planning Policy Statement (PPS)

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

Previously Developed Land (PDL)

Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings). The definition covers the curtilage of the development.

Primary district centre

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

Primary Regional Centre

A major retail and employment centre that acts as a focus for future growth; of which Oxford is one.

Private colleges

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

Public realm

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

Regional Economic Strategy (RES)

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

Regional Spatial Strategy (RSS)

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

Regional Transport Hub

An accessible settlement of regional significance with a range of transport service types, which should be a focus for higher-density development, economic and social activity, and investment in the transport system

Renewable and low-carbon energy

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

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

Saved policies

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

Sequential test

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

Site of Local Importance for Nature Conservation (SLINC)

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

Site of Special Scientific Interest (SSSI)

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

South East England Development Agency (SEEDA)

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

South East England Regional Assembly (SEERA)

The Regional Planning Body for the South East responsible for producing the South East Plan (SEP)

South East Plan (SEP)

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

South East Plan Panel Report

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

Spatial objectives

The main outcomes that the plan will deliver

Spatial planning

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

Spatial vision

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

Special Areas of Conservation (SACs)

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

Statement of Community Involvement (SCI)

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

Strategic Environmental Assessment (SEA)

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

Strategic Flood Risk Assessment (SFRA)

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

Strategic Housing Land Availability Assessment (SHLAA)

A study of the opportunities that exist to meet housing need

Strategic Site

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

Student accommodation

Non-self-contained accommodation for students

Supplementary Planning Document (SPD)

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

Sustainable Community Strategy (SCS)

A strategy produced by the Oxford Strategic Partnership that sets the vision for the city and states the key issues where the partnership feels it can add value

Sustainability Appraisal (SA)

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

Windfall

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

Zero-carbon home

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

Appendix 2: Replacement of policies in the Oxford Local Plan 2001-2016 by Core Strategy policies

The following table identifies which policies in the Oxford Local Plan 2001-2016 will be replaced by the Core Strategy. Subject to the Inspector's Report, the following policies identified in Column 1 will no longer be 'saved' following adoption of the Core Strategy in 2009.

Local Plan policy to be replaced	Relevant Core Strategy policy
CP.2 Planning obligations	CS19 Developer contributions
CP.3 Limiting the need to travel	CS1 City centre CS2 District centres CS15 Supporting access to new development CS33 Retail
CP.4 Greenfield development	CS3 Previously developed land and greenfield land
CP.7 Urban design	CS20 Urban design, townscape character and the historic environment
CP.12 Designing out crime	CS21 Community safety
CP.15 Energy efficiency	CS11 Energy and natural resources
CP.16 Renewable energy	CS11 Energy and natural resources
NE.1 Purposes of Oxford's Green Belt	CS5 Green Belt
NE.2 Control of development within Oxford's green belt	CS5 Green Belt
NE.3 Safeguarded land	CS7 Northern Gateway CS8 Land at Barton CS10 Housing contingency: land at Summertown
NE.7 Development in the undeveloped flood plain	CS13 Flooding
NE.8 Development on low lying land	CS13 Flooding
NE.9 Flood risk assessment	CS13 Flooding
NE.10 Sustainable drainage	CS13 Flooding
NE.17 Biodiversity	CS14 Biodiversity
NE.18 Special Areas of Conservation and Site of Special Scientific Interest	CS14 Biodiversity
NE.19 Sites of Local Importance for Nature Conservation and Local Nature Reserves	CS14 Biodiversity
HS.1 Provision of sites for housing	CS24 Level of housing growth
HS.2 Recycling land target	CS3 Previously developed land and greenfield land
HS.5 Proportion and mix of affordable housing to be provided	CS26 Affordable housing

HS.6 On site provision of affordable housing	CS26 Affordable housing
HS.7 Affordable housing and commercial development	CS26 Affordable housing
HS.8 Balance of dwellings	CS25 Mix of housing
HS.13 Institutional student accommodation	CS27 Student accommodation
HS.14 Speculative student accommodation	CS27 Student accommodation
EC.2 Protection of employment sites	CS30 Employment sites
EC.3 Modernising existing employment sites	CS30 Employment sites
EC.4 Loss of employment sites	CS30 Employment sites
EC.5 Changes of use of employment sites	CS30 Employment sites
EC.6 Employment diversity	CS30 Employment sites
HH.1 Protection of primary healthcare facilities	CS17 Primary healthcare
ED.3 Schools	CS18 Access to education
ED.5 Oxford Brookes University – additional development	CS31 The universities CS27 Student accommodation
ED.6 Oxford Brookes University – student accommodation	CS27 Student accommodation
ED.7 University of Oxford – additional development	CS31 The universities CS27 Student accommodation
ED.8 University of Oxford – student accommodation	CS27 Student accommodation
SR.1 Protection of indoor sports facilities	CS23 Green spaces, leisure and sport
SR.3 New indoor and open-air sports facilities	CS23 Green spaces, leisure and sport
SR.15 Community facilities	CS22 Cultural and community development
RC.1 Oxford’s retail hierarchy	CS33 Retail
RC.2 Retail hierarchy – district centres	CS33 Retail
TA.1 Tourism strategy	CS34 Sustainable tourism
TA.6 Culture and art attractions	CS22 Cultural and community development

Appendix 3: Quality assurance

An Inspector will assess the Core Strategy at an examination in public on the basis of legal compliance and soundness. These tests are set out in PPS12⁴ and are replicated below.

Legal requirements	
Under the Planning and Compulsory Purchase Act 2004 S 20(5)(a) an Inspector is charged with firstly checking that the plan has complied with legislation. This includes in particular checking that the plan:	
1	has been prepared in accordance with the Local Development Scheme and in compliance with the Statement of Community Involvement and the Regulations ⁵ ;
2	has been subject to sustainability appraisal;
3	has regard to national policy;
4	conforms generally to the Regional Spatial Strategy; and
5	has regard to any sustainable community strategy for its area.
Tests of Soundness	
In addition the Section 20(5)(b) of the Act requires the Inspector to determine whether the plan is "sound". To be "sound" a core strategy should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.	
"JUSTIFIED" means that the document must be:	
6	founded on a robust and credible evidence base;
7	the most appropriate strategy when considered against the reasonable alternatives.
"EFFECTIVE" means that the document must be:	
8	deliverable;
9	flexible;
10	able to be monitored.

⁴ Paragraphs 4.48-4.52, Planning Policy Statement 12: Local Spatial Planning (June 2008) Department for Communities and Local Government

⁵ Town and Country Planning (Local Development) (England) Regulations 2004 as amended

Appendix 4: Monitoring and implementing the Core Strategy

Policies contained in the Core Strategy will be monitored through specific indicators and targets (when appropriate) and will be reported through the Annual Monitoring Report published in December each year. Should monitoring of policies show significant variance from expected results and targets then this might trigger a review of policies in the LDF. The monitoring table below shows the Core Strategy's policies and respective indicators and targets for each of the sections of the DPD. Number referencing of indicators below show links to AMR numbering. #

Also below is a table setting out how the Core Strategies will be implemented.

MONITORING

Spatial objectives	<ul style="list-style-type: none"> • Provide the development required to meet Oxford’s needs, ensuring an appropriate balance of housing and employment growth in the context of other competing land uses. • Maximise the reuse of previously developed land and make full and efficient use of all land, having regard to the distinct character of each neighbourhood. • Ensure that new developments are located in accessible locations, to minimise overall travel demand.
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Section 1 Spatial Strategy and strategic locations for development	Policy	Indicators	Target
	CS1 - City centre	C/SE 16 - New retail, office and leisure development	Higher proportion of new retail, office and leisure development to be provided in City centre than in District centres
	CS2 - District centres	C/SE 16 - New retail, office and leisure development	
	CS3 - Previously developed and greenfield land	C3 - Percentage of all new dwelling completions (gross) on Previously Developed Land	2009/14: 90% dwellings on PDL 2014/26: 75% dwellings on PDL
		L2 - Total number of net additional dwellings that are deliverable as a percentage of the planned housing provision for the 5 year period	At least 100% of the planned housing provision
	CS4 - Regeneration areas	Permissions within the 5 regeneration areas	?
	CS5 - Green Belt	C3 - Percentage of all new dwelling completions (gross) on Previously Developed Land	2009/14: 90% dwellings on PDL 2014/26: 75% dwellings on PDL
		C/SE 11 - Employment developments on previously developed land	No inappropriate development on Green Belt unless allocated in LDF
	CS6 - West End	The West End AAP sets out a monitoring framework and specific targets for this area	
	CS7 - Northern Gateway	The Northern Gateway AAP sets out a monitoring framework and specific targets for this area	
CS8 - Land at Barton	The Barton AAP sets out a monitoring framework and specific targets for this area		

	CS9 - South Oxford Strategic Development Area	The South Oxford Strategic Development Area AAP sets out a monitoring framework and specific targets for this area	
	CS10 - Land at Summertown	L2 - Total number of net additional dwellings that are deliverable as a percentage of the planned housing provision for the 5 year period	N/A ⁶

Spatial objectives	<ul style="list-style-type: none"> Maximise Oxford's contribution to tackling climate change, and minimise the use of non-renewable resources. Maintain, enhance and promote access to Oxford's rich and diverse natural environment. Help protect people, and their property, from flooding. 		
Section 2 Responding to climate change	Policy	Indicators	Target
	CS11 - Energy and natural resources	L/SE 24 - Renewable energy capacity installed by type	By 2010: 140 MW By 2016: 209 MW
		L/SE 25 - Development complying with NRA requirements	100% of all schemes approved to comply with NRA requirements
	CS12 - Waste and recycling	The Oxford County Council's Waste and minerals LDF sets out a monitoring framework and targets	
	CS13 - Flooding	C/SE 22 - Permissions contrary to the EA	0% of planning permissions to be contrary to the Environment Agency objection
		L/SE 23 - Flood risk measures	All new developments where practicable and developments over 1 ha and in any area of flood risk (Flood zone 2 or above).
	CS14 - Biodiversity	C 20 - Change in areas and populations of biodiversity importance	- No net loss of biodiversity through development; and - Protection of the SACs and SSSIs , local sites and protected species and habitats
CT/SE 21 - Local biodiversity measures			

⁶ Target not applicable, as bringing this site forward will depend on the 5-year period housing supply and landowners' will to bring forward the area.

Spatial objectives	<ul style="list-style-type: none"> Ensure all new development is supported by the appropriate infrastructure provision and community facilities. Promote a reduction in car use, minimise the impact of traffic, and encourage walking, cycling and the use of public transport. 		
Section 3 Providing infrastructure to support new development	Policy	Indicators	Target
Section 3 Providing infrastructure to support new development	CS15 - Supporting access to new development	The West End AAP sets out a monitoring framework and specific targets for this area	
		The Northern Gateway AAP sets out a monitoring framework and specific targets for this area	
		The Barton AAP sets out a monitoring framework and specific targets for this area	
		The South Oxford Strategic Development Area AAP sets out a monitoring framework and specific targets for this area	
		L 30 - Submission of Travel Plans	100% of all qualifying schemes to provide Travel plans
	CS16 - Supporting city-wide movement	L 31 - Improvements to transport	Qualitative analysis
	CS17 - Primary healthcare	L/SE 33 - Provision and improvements of local facilities	N/A
	CS18 - Access to education	L/SE 33 - Provision and improvements of local facilities	N/A
	CS19 - Infrastructure and developer contributions	L/SE 33 - Provision and improvements of local facilities	N/A
C/SE6 - Affordable housing permissions and completions		N/A	

Spatial objectives	<ul style="list-style-type: none"> Promote social inclusion and reduce inequalities in employment, healthcare and education. Provide for a range of leisure, sport, recreation and cultural facilities appropriate for Oxford's diverse communities. Preserve and enhance Oxford's exceptional historic legacy, important views and setting, and the distinctive townscape characteristics. Ensure that all new development delivers a high quality of urban design, architecture and public realm. 		
Section 4 Promoting social inclusion and improving quality of life	Policy	Indicators	Target
Section 4 Promoting social inclusion and improving quality of life	CS20 - Urban design, townscape character and the historic environment	L 34 - Improvements to public spaces in the West End	Qualitative analysis
		L 35 - Compliance with the West End Design Code	100% of schemes approved comply with the Design Code
	CS21 - Community safety	N/A	
	CS22 - Cultural and community development	L/SE 33 - Provision and improvements of local facilities	No loss of existent facilities unless equivalent new or improved facilities are provided.

	CS23 - Green spaces, leisure and sport	L/SE 33 - Provision and improvements of local facilities	Maintain an overall average of 5.75 ha of publicly accessible green space per 1,000 population
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Spatial objectives	Plan for an appropriate mix of housing tenures, types and sizes to meet existing needs and future population growth.		
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Section 5 Maintaining a balanced housing supply	Policy	Indicators	Target
		C2 - Housing trajectory	400 dwellings per year
	CS24 - Level of housing growth	L2 - Total number of net additional dwellings that are deliverable as a percentage of the planned housing provision for the 5 year period	At least 100% of the planned housing provision
	CS25 - Mix of housing	L/SE 5 - Mix of housing completed by house size	100% of schemes comply with BODs SPD
	CS26 - Affordable housing	C/SE 6 - Affordable housing permission and completions	50% provision of affordable housing on qualifying sites
		L/SE 7 - Proportion of affordable housing where there is a policy	
	CS27 - Student accommodation	L/SE 9 – Students and purpose built accommodation	All schemes approved for student accommodation to match corresponding increase in student accommodation (i.e. reach and maintain no more than 3,000 students at each university)
CS28 - Accommodation for travelling communities	N/A		

Spatial objectives	<ul style="list-style-type: none"> Strengthen and diversify the economy and provide a range of employment opportunities; Promote Oxford as a centre of excellence for higher education, health services and medical and scientific research; Maintain and strengthen the regional role of Oxford City centre as a primary focus for shopping, employment, leisure and cultural activities, with District centres providing a complementary role; Maintain and strengthen the local benefits from Oxford's role as a national and international tourist destination. 			
Section 6 Strengthening prosperity	Policy	Indicators	Target	
	CS29 - Sustainable economy	The West End AAP sets out a monitoring framework and specific targets for this area		
		The Northern Gateway AAP sets out a monitoring framework and specific targets for this area		
	CS30 - Employment sites	C15 - Loss of employment land	No loss of key employment sites	
	CS31 - The universities	Proportion of development to focus on existing sites	New academic development to focus on existing sites	
	CS32 - Hospitals and medical research	Proportion of development to focus on existing sites	New hospital development to focus on Headington and Marston	
	CS33 - Retail	C/SE 16 - New retail, office and leisure development	All new development to be within the 6 areas in the hierarchy (i.e. not in out of centre locations)	
	CS34 - Sustainable tourism	Average increase over 5-year period in bed spaces and floorspace	To increase expenditure in Oxford	

IMPLEMENTATION						
Spatial objectives		<ul style="list-style-type: none"> • Provide the development required to meet Oxford's needs, ensuring an appropriate balance of housing and employment growth in the context of other competing land uses. • Maximise the reuse of previously developed land and make full and efficient use of all land, having regard to the distinct character of each neighbourhood. • Ensure that new developments are located in accessible locations, to minimise overall travel demand. 				
Section 1 Spatial Strategy and strategic locations for development		Policy	Lead agency	Delivery mechanism	Timescale	Funding
		CS1 - City centre	City Council, County Council, West End Partnership, landowners/developers	West End AAP, Determination of planning applications	West End renaissance up to 2016, rest of City centre throughout Plan period	Developer contributions, Growth Points funds, transport funding (Access to Oxford, LTP etc)
		CS2 - District centres	City Council, County Council, landowners/developers	Blackbird Leys District centre SPD Cowley Primary Shopping Centre Determination of planning applications	Throughout Plan period, Blackbird Leys District centre up to 2016 Cowley Primary District centre	Developer contributions, LTP funding
		CS3 -Previously developed land and Greenfield land	Developers	Site Allocations DPD Determination of planning applications	Throughout the Plan period	N/A
		CS4 - Regeneration areas	City Council, private developers & RSL's	Public-sector led urban renewal initiatives, Masterplanning of estates, Decent homes works, Blackbird Leys District centre SPD, Barton AAP, Determination of planning applications		City Council, Private, Registered Social Landlords, Housing Corporation, Other agencies

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	CS5 - Green Belt	City Council, developers	Northern Gateway AAP, Site Allocations DPD Determination of planning applications	Policy applies throughout the Plan period, but review of boundaries would take place during Site Allocations DPD & Northern Gateway AAP	N/A
	CS6 - West End		West End AAP, Determination of planning applications		
	CS7 - Northern Gateway	City Council, County Council, Northern Gateway Consortium, SEEDA,	Northern Gateway AAP, Determination of planning applications	2011-2021	Transport funding, (Access to Oxford, LTP) and Consortium funding, private developer contributions
	CS8 - Land at Barton	City Council, County Council, English Partnerships	Barton AAP, Determination of planning applications	2013-2019	English Partnerships, private developers, Registered Social Landlords, Housing Corporation, other sources of funding e.g. Growth Points?
	CS9 - South Oxford Strategic Development Area	SODC, City Council, County Council, Themes Water & Magdalen College, developers	Joint Area Action Plan for SDA, Determination of planning applications	To be determined	Likely to be mainly private developer funded but could be other sources?

	CS10 - Land at Summertown	City Council, County Council, Summerfield School & Wadham College, St Johns College, developers	Summertown AAP or SPD (to be determined if site becomes available), Determination of planning applications	If and when site becomes available	Private developers, Registered Social Landlords, Housing Corporation
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Spatial objectives	<ul style="list-style-type: none"> • Maximise Oxford's contribution to tackling climate change, and minimise the use of non-renewable resources. • Maintain, enhance and promote access to Oxford's rich and diverse natural environment. • Help protect people, and their property, from flooding. 				
Section 2 Responding to climate change	Policy	Lead agency	Delivery mechanism	Timescale	Funding
	CS11 - Energy and natural resources	City Council, private developers	Development Management policies DPD, NRIA SPD, Determination of planning applications	Throughout the period; progressively towards zero carbon targets, NRIA to be revised by end of 2010	Private developers
	CS12 - Waste and recycling	County Council (Minerals & Waste)	Oxfordshire Minerals and Waste Core Strategy and Waste Sites DPD, Joint Waste Strategy, Determination of planning applications, Initiatives to increase recycling	As set out in Joint Waste Strategy. (Development of waste treatment sites dependent on Minerals and Waste LDF)	N/a
	CS13 - Flooding	Developers	Site Allocations DPD, Area Action Plans, Strategic Flood Risk Assessment (SFRA) and individual Flood Risk Assessments (FRA's), Determination of planning applications	As sites are developed	On-site requirements- likely to be conditioned

	CS14 - Biodiversity	City Council, County Council, English Nature, developers	Development Management policies DPD, Site Allocations DPD, Area Action Plans, Determination of planning applications	Throughout plan period, as sites are developed.	On-site requirements, developer contributions, other sources of funding.
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Spatial objectives	<ul style="list-style-type: none"> • Ensure all new development is supported by the appropriate infrastructure provision and community facilities. • Promote a reduction in car use, minimise the impact of traffic, and encourage walking, cycling and the use of public transport. 				
	Policy	Lead agency	Delivery mechanism	Timescale	Funding
Section 3 Providing infrastructure to support new development	CS15 - Supporting access to new development	County Council (Access to Oxford); City Council as Local Planning Authority	Implementation of Access to Oxford project, Local Transport Plan, Development Management policies DPD, Area Action Plans, Parking Standards, Transport Assessments and Travel Plans SPD, Determination of planning applications	<i>West End</i> – 2008-16 (AAP implementation)	West End Streamline Contributions; New Growth Points funding; Oxfordshire County Council
<i>Northern Gateway</i> – 2011-16 (AAP implementation) (Access to Oxford improvements to northern approaches – 2013-15)				Developer funding; Access to Oxford	
<i>Land at Barton</i> – 2014-19 (AAP implementation)				Developer funding; English Partnerships	
<i>South Oxford SDA</i> – 2016-26 (dependent on timing of AAP & development phasing) (Access to Oxford improvements to southern approaches – 2013-15)				Developer funding; Access to Oxford (other funding sources may be identified in future)	

	CS16 - Supporting city-wide movement	Oxfordshire County Council; City Council as Local Planning Authority	<p><i>City centre parking</i> – Local Development Framework (WEAAP, DPDs, Parking SPD).</p> <p><i>Low Emissions Strategy</i> – Oxford Air Quality Action Plan.</p> <p><i>Orbital bus improvements</i> – future LTPs, AAP for South Oxford SDA, Oxford Transport Strategy Review.</p> <p><i>Cowley interchange</i> – Templars Square expansion / improvements.</p> <p><i>Access to District centres</i> – developer contributions, future LTPs, Oxford Transport Strategy Review.</p> <p><i>Access to employment & hospitals</i> – HAMATS, Oxford Transport Strategy Review.</p> <p><i>Cowley Branch Line</i> – Proposals Map</p> <p><i>Cycle & pedestrian network</i> – WEAAP, developer contributions, future LTPs.</p>	<p>To be implemented over Core Strategy period (precise timing dependent on future LTP funding/priorities; AAP timelines and development phasing, and future County allocations of developer contributions).</p> <p>(The Oxford Air Quality Action Plan aims to implement most key measures by 2011.)</p>	<p>Developer funding and on-site infrastructure delivery; future Local Transport Plans (to respond to future review of Oxford Transport Strategy). (Also supported by Access to Oxford provisional funding.)</p>
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	CS17 - Primary healthcare	City Council. Oxfordshire PCT	LIFT project, Site Allocations DPD, Area Action Plans, Determination of planning applications	As new residential sites are proposed and developed, as Oxfordshire PCT funding is allocated, as other funding becomes available	Oxfordshire PCT
	CS18 - Access to education	City Council, County Council (LEA)	Site Allocations DPD, Area Action Plans, Determination of planning applications	As new residential sites are proposed and developed, as LEA funding is allocated, as outside funding becomes available	Developer contributions, LEA Funds, Learning and Skills Council, other funding sources
	CS19 - Infrastructure and developer contribution	City Council, County Council	Planning Obligations SPD, West End Streamlined Contributions SPD, Affordable Housing SPD, Community Infrastructure Levy, Determination of planning applications	Throughout the period	N/a this is the developer contributions policy. Funding methods/ mechanisms will be documented in a relevant SPD

Spatial objectives	<ul style="list-style-type: none"> Promote social inclusion and reduce inequalities in employment, healthcare and education. Provide for a range of leisure, sport, recreation and cultural facilities appropriate for Oxford's diverse communities. Preserve and enhance Oxford's exceptional historic legacy, important views and setting, and the distinctive townscape characteristics. Ensure that all new development delivers a high quality of urban design, architecture and public realm. 				
	Policy	Lead agency	Delivery mechanism	Timescale	Funding
Section 4 Promoting social inclusion and improving quality of life	CS20 - Urban design, townscape character and the historic environment	Developers	Development Management policies DPD, Site Allocations DPD, Area Action Plans, Conservation Area Appraisals, Determination of planning applications	Throughout plan period	Developers
	CS21 - Community safety	City Council, Oxford Safer Communities Partnerships	Development Management policies DPD, Determination of planning applications, Neighbourhood Action Groups	Throughout the period	Oxford Safer Communities Partnerships, private developers
	CS22 - Cultural and community development	City Council, County Council, Oxford Inspires	Development Management policies DPD, West End AAP, Determination of planning applications,	Throughout the period	Developer contributions, private, City Council, other sources of funding

	CS23 - Green spaces, leisure and sport	City Council, developers	Development Management policies DPD, Site Allocations DPD, Area Action Plans, Possible Green Spaces SPD, Determination of planning applications	As new development sites are proposed and developed, so funding comes forward, and opportunities for opening up access and providing new facilities become available.	Developer contributions, other sources of funding.
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Spatial objectives		Plan for an appropriate mix of housing tenures, types and sizes to meet existing needs and future population growth.				
		Policy	Lead agency	Delivery mechanism	Timescale	Funding
Section 5 Maintaining a balanced housing supply	CS24 - Level of housing growth		City Council, private developers and Registered Social Landlords	Strategic Housing Land Availability Assessment (SHLAA), Site Allocations DPD, Area Action Plans Determination of planning applications	Throughout the period	Private, Registered Social Landlords, Housing Corporation
	CS25 - Mix of housing		City Council, private developers and Registered Social Landlords	Development Management policies DPD, Balance of Dwellings SPD, Determination of planning applications	Throughout the period	Private, Registered Social Landlords, Housing Corporation
	CS26 - Affordable housing		City Council, private developers and Registered Social Landlords	Development Management policies DPD, Affordable Housing SPD, Determination of planning applications	Throughout the period	Private, Registered Social Landlords, Housing Corporation

	CS27 - Student accommodation	Oxford Brookes University and University of Oxford	Site Allocations DPD, Determination of planning applications	As academic floorspace is increased	Universities and their sources of funding
	CS28 - Accommodation for travelling communities		South East Plan Partial Review will determine allocation of pitches. Will be considered in Site Allocations DPD; delivery through determination of planning applications	2011-16 (following adoption of Site Allocations DPD), or may be earlier if planning application made	Government grant; Oxfordshire County Council; the Gypsy and Traveller community

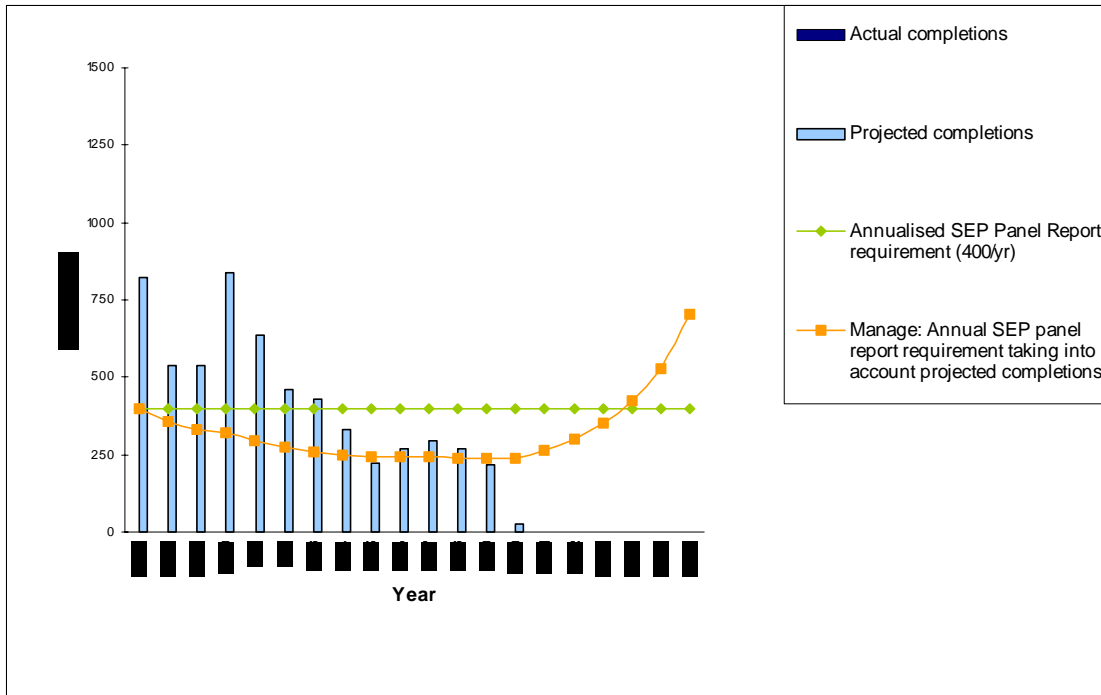
Spatial objectives	<ul style="list-style-type: none"> Strengthen and diversify the economy and provide a range of employment opportunities; Promote Oxford as a centre of excellence for higher education, health services and medical and scientific research; Maintain and strengthen the regional role of Oxford City centre as a primary focus for shopping, employment, leisure and cultural activities, with District centres providing a complementary role; Maintain and strengthen the local benefits from Oxford's role as a national and international tourist destination. 				
Section 6 Strengthening prosperity	Policy	Lead agency	Delivery mechanism	Timescale	Funding
	CS29 - Sustainable economy	City Council, County Council, SEEDA, West End Partnership, Northern Gateway Consortium,	Northern Gateway AAP, West End AAP, Site Allocations DPD, Determination of planning applications	Throughout the period	Developer contributions, Transport funding (Access to Oxford, LTP)
	CS30 - Employment sites	City Council, private developers	Determination of planning applications	Throughout the period	Private developers

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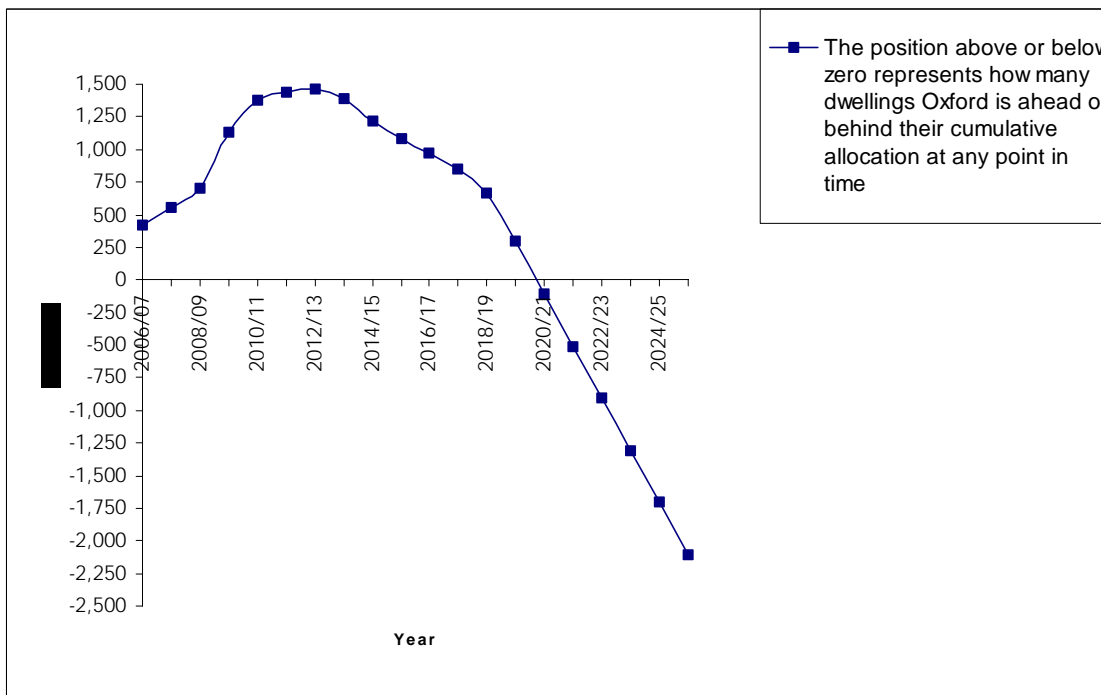
	CS31 - The universities	Oxford Brookes University and University of Oxford	Site Allocations DPD, Determination of planning applications, Masterplans for each university	Throughout the period, in line with the masterplan for each university	Universities and their sources of funding
	CS32 - Hospitals and medical research	The NHS Hospital Trusts; University of Oxford; Oxford Brookes University	Site Allocations DPD, Determination of planning applications	Throughout the period	Lead agencies to fund development
	CS33 - Retail	City Council, County Council, Partnerships, landowners / developers,	Development Management policies DPD, Site Allocations DPD, Blackbird Leys District centre SPD, Cowley Primary Shopping centre, SEERA spatial strategy, Determination of planning applications	Throughout the period	Transport funding, private developers, possibly some Partnership funding
	CS34 - Sustainable tourism	City Council, County council,	Site Allocations DPD, Development Management policies DPD Determination of planning applications	Throughout the period	Private, other sources of funding

Appendix 5: Housing trajectory

This housing trajectories and housing monitors indicate the potential housing supply from sites in Oxford based upon data in the Strategic Housing Land Availability Assessment (SHLAA) covering the Core Strategy and South East Plan period of 2006-2026. Scenarios of not including windfalls from year 1 onwards (date of adoption of the Core Strategy - 2009) and including windfalls from year 1 are shown.

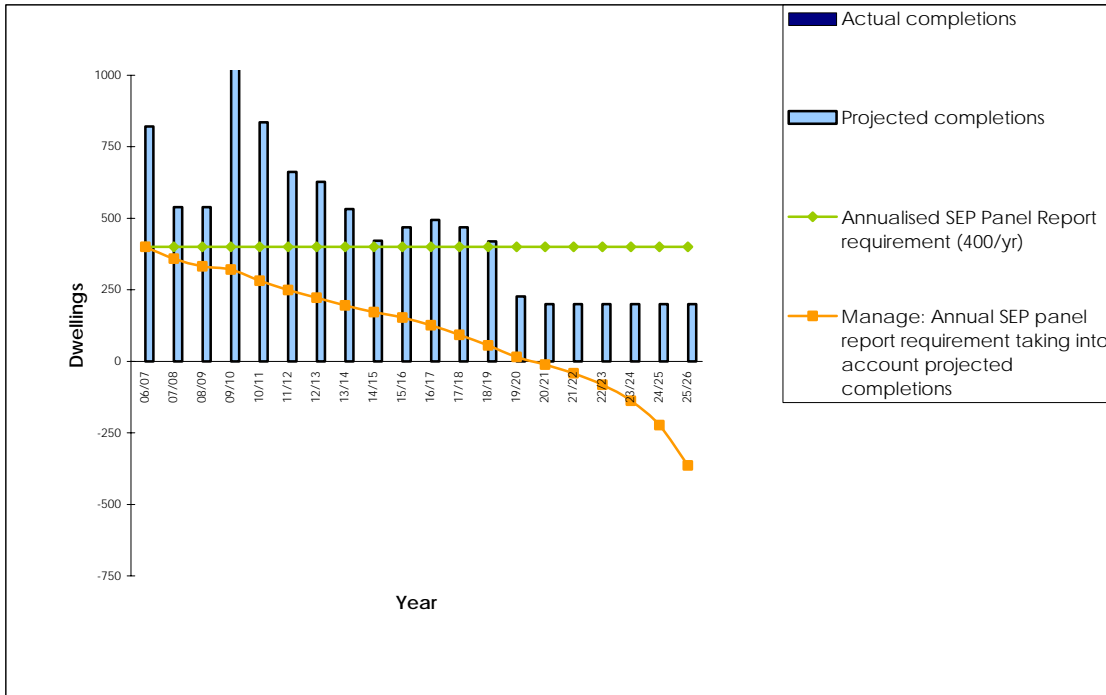


Housing trajectory 2006-2026 (no windfall allowance)

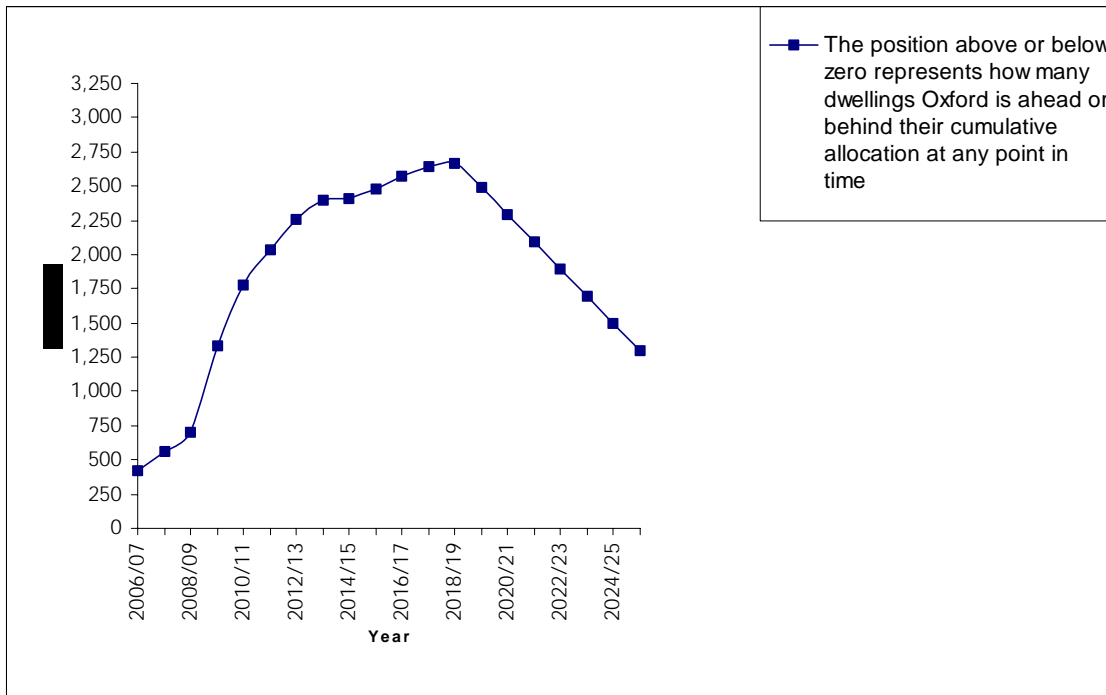


Housing monitor 2006-2026 (no windfall allowance)

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Housing trajectory 2006-2026 (with windfall allowance)



Housing monitor 2006-2026 (with windfall allowance)

Appendix 6: Amendments to the adopted Oxford Local Plan 2001-2016 Proposals Map

Oxford City Council is required to maintain an adopted Proposals Map as part of the Local Development Framework.

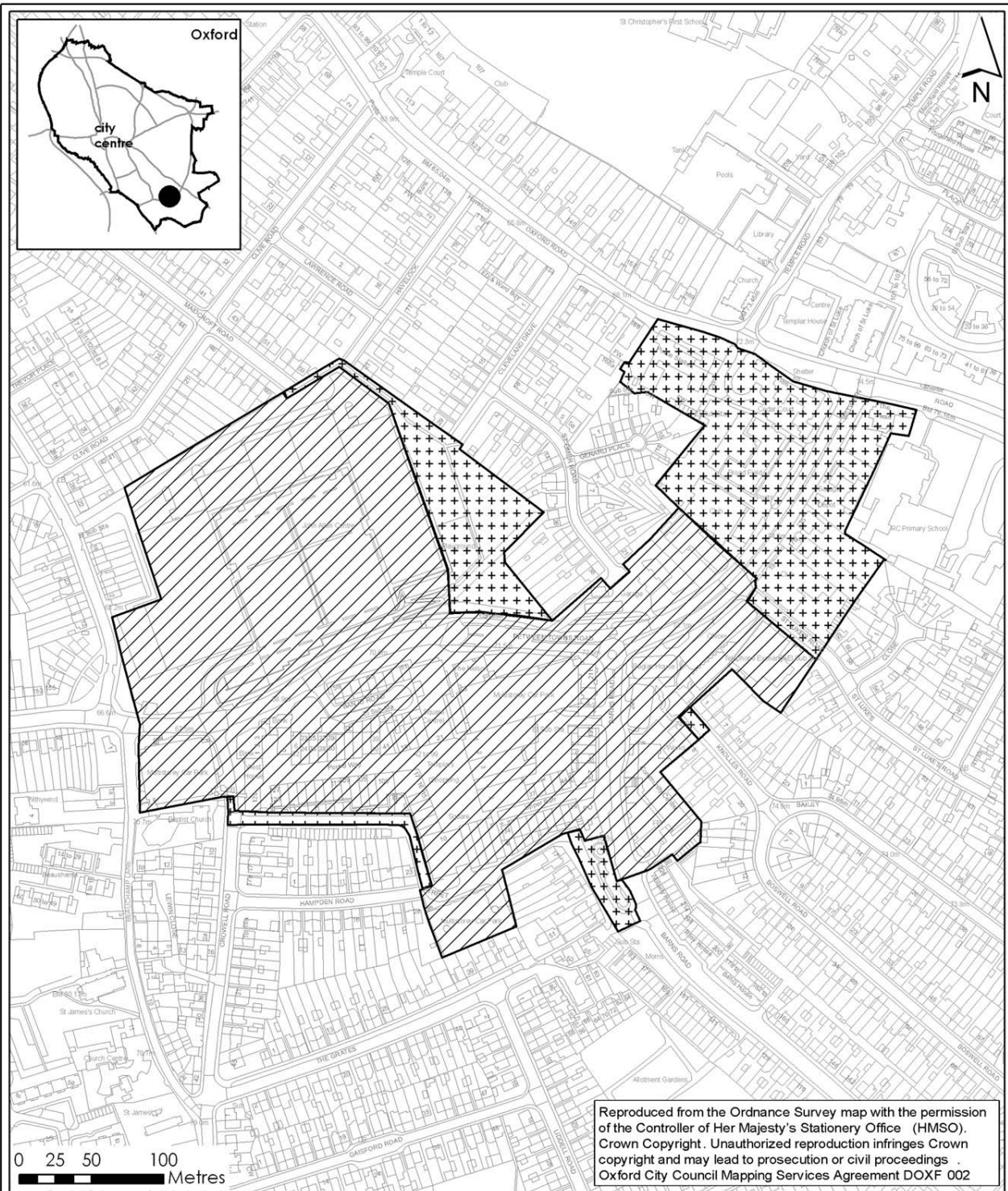
The Council has prepared this table and maps to illustrate the changes that are proposed to the adopted Proposal Map as a consequence of the Core Strategy. These changes include deletions and amendments where policies have been superseded by Core Strategy policies, and additions to the Proposals Map to show where new policies will apply.

The table and maps only show those areas where change is proposed. It is therefore important to read these maps alongside the adopted Oxford Local Plan Proposals Map to understand fully which policies and proposals apply in any given area.

Amendment number	Relevant Local Plan policy	Relevant Core Strategy policy	Site/Subject	Type of change	Plan no.
A	RC.2	CS2	New primary district centre	Amendment	1
B	RC.2	CS2	District centre	Amendment	2
C	NE.3	CS7, CS8 CS10	Safeguarded land	Deletion	3-5
D	NE.7	CS13	Development in the undeveloped floodplain	Deletion	6-16
E	NE.8	CS13	Development on low-lying land	Deletion	6-16
F	NE.7, NE.8	CS13	Area of flood risk (flood zones 2, 3a and 3b)	Addition	6-16
G	NE.3	CS7	Northern Gateway	Addition	17
H	NE.3	CS8	Land at Barton	Addition	18
I	NE.3	CS10	Land at Summertown	Addition	19
Changes to the legend					
J	RC.2	CS2	District centres	Amend policy ref	20
K	RC.2	CS2	New primary district centre	Addition	20
L	n/a	CS6	West End AAP boundary	Addition	20
M	NE.3	CS7, CS8 CS10	Safeguarded land	Deletion	20
N	NE.7	CS13	Development in the undeveloped floodplain	Deletion	20
O	NE.8	CS13	Development on low-lying land	Deletion	20
P	NE.7 NE.8	CS13	Area of flood risk (flood zones 2, 3a and 3b)	Addition	20
Q	NE.3	CS7, CS8	Strategic sites	Addition	20

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R	NE.3	CS10	Land at Summertown	Addition	20
S	TR.5	WE2 (West End AAP)	Indicative pedestrian and cycle Route	Amend policy ref	20
T	n/a	WE23 (West End AAP)	Primary shopping area	Addition	20
U	SR.10	WE2 (West End AAP)	Indicative footpath route	Amend policy ref	20
V	NE.1, NE.2	CS5	Green Belt	Amend policy ref	20
W	NE.18	CS14	Special Area of Conservation and Sites of Special Scientific Interest	Amend policy ref	20
X	NE.19	CS14	Other nature conservation areas	Amend policy ref	20
Y	CS.30	CS30	Protection of employment sites	Amend policy ref	20



Plan 1

New Primary District Centre: Cowley Centre

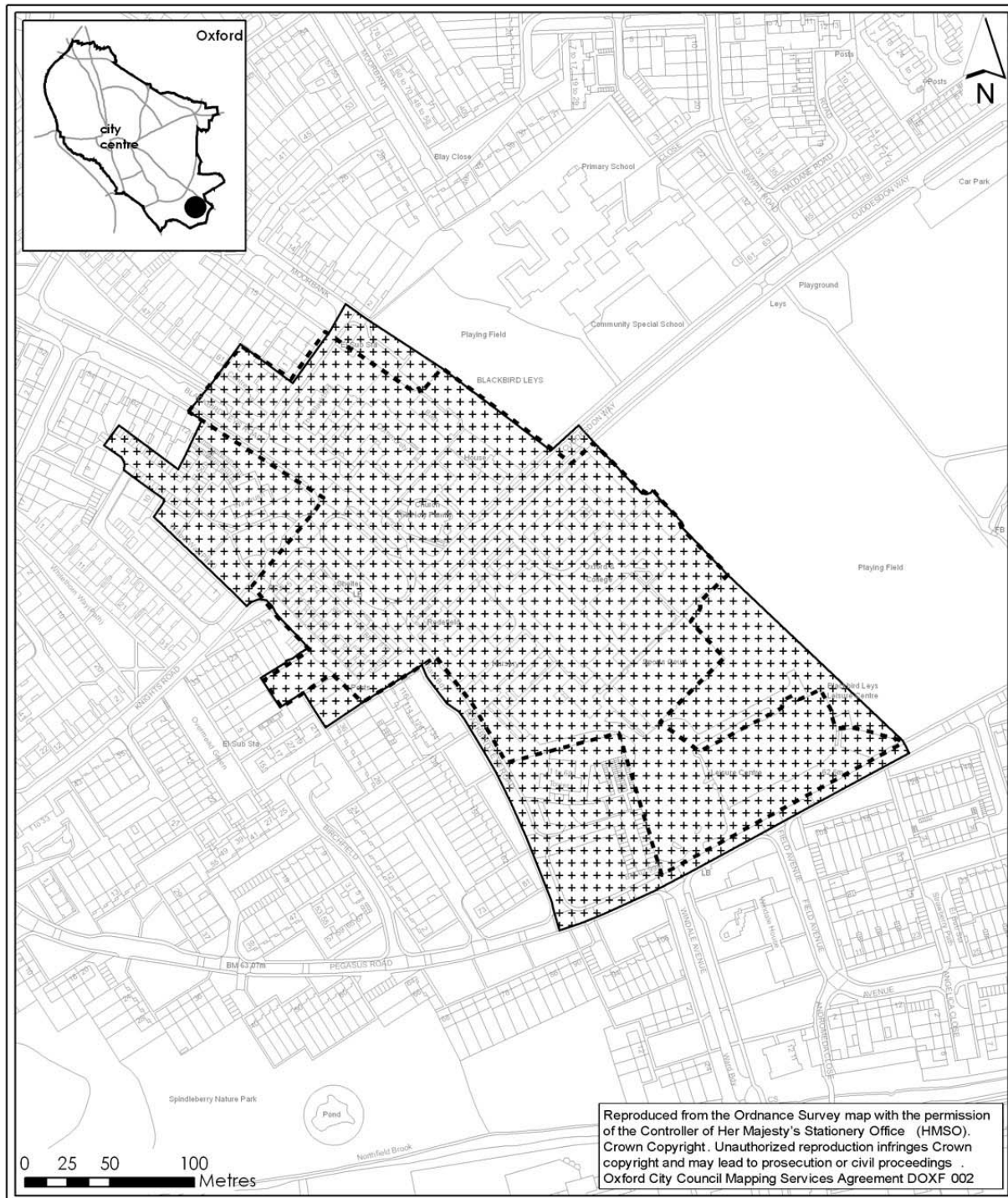


Existing Local Plan boundary





Proposed addition to boundary in Core Strategy

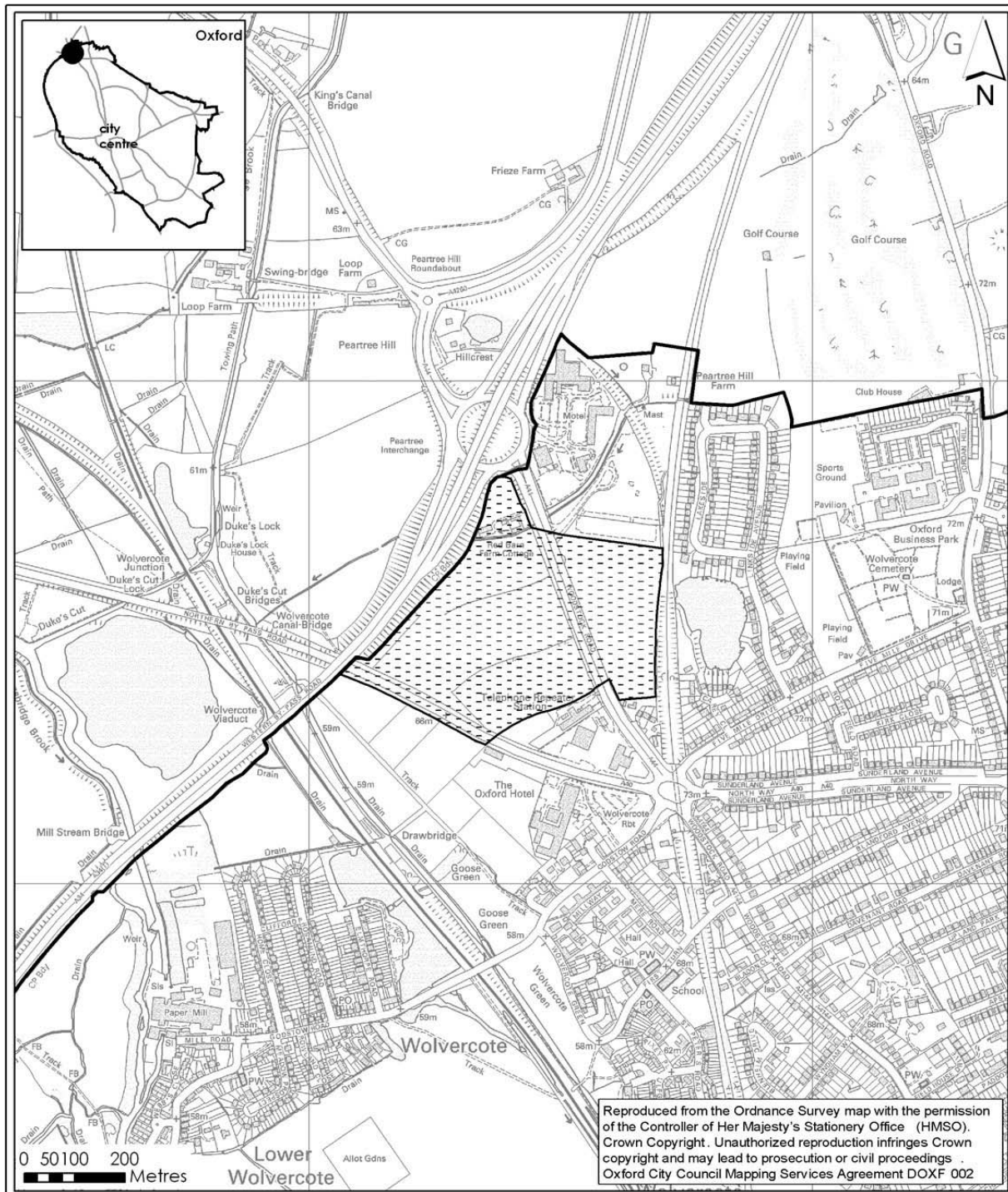






Plan 2
Retail Hierarchy - District Centres: Blackbird Leys

-  Proposed new boundary in Core Strategy
-  Regeneration Zone in Local Plan proposed for deletion





Plan 3
Safeguarded Land: Northern Gateway



-  Safeguarded Land in the Local Plan proposed for deletion in the Core Strategy
-  Oxford City Council boundary



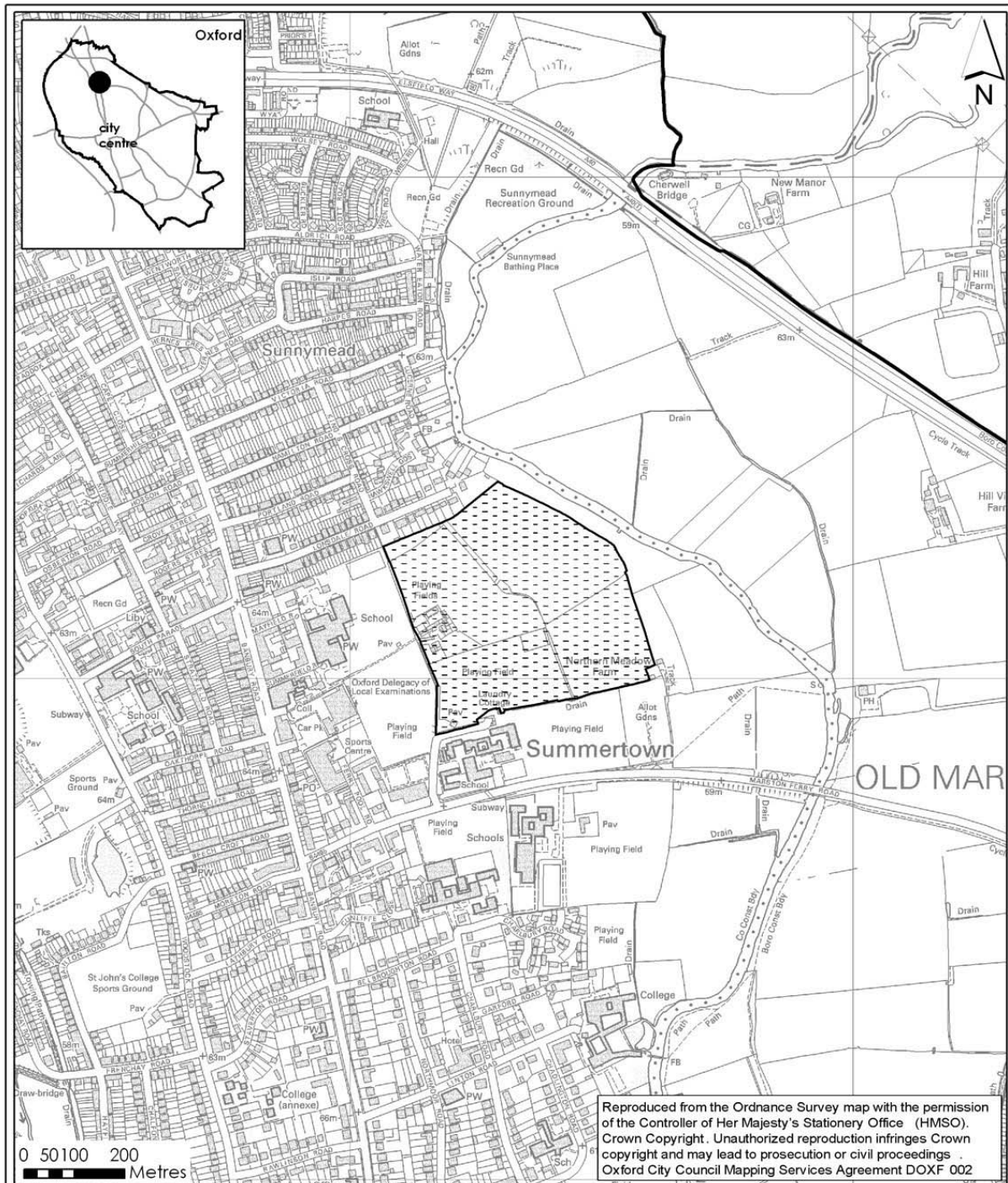


Plan 4

Safeguarded Land: Land at Barton

-  Safeguarded Land in the Local Plan proposed for deletion in the Core Strategy
-  Oxford City Council boundary





Plan 5

Safeguarded Land: Land at Summertown

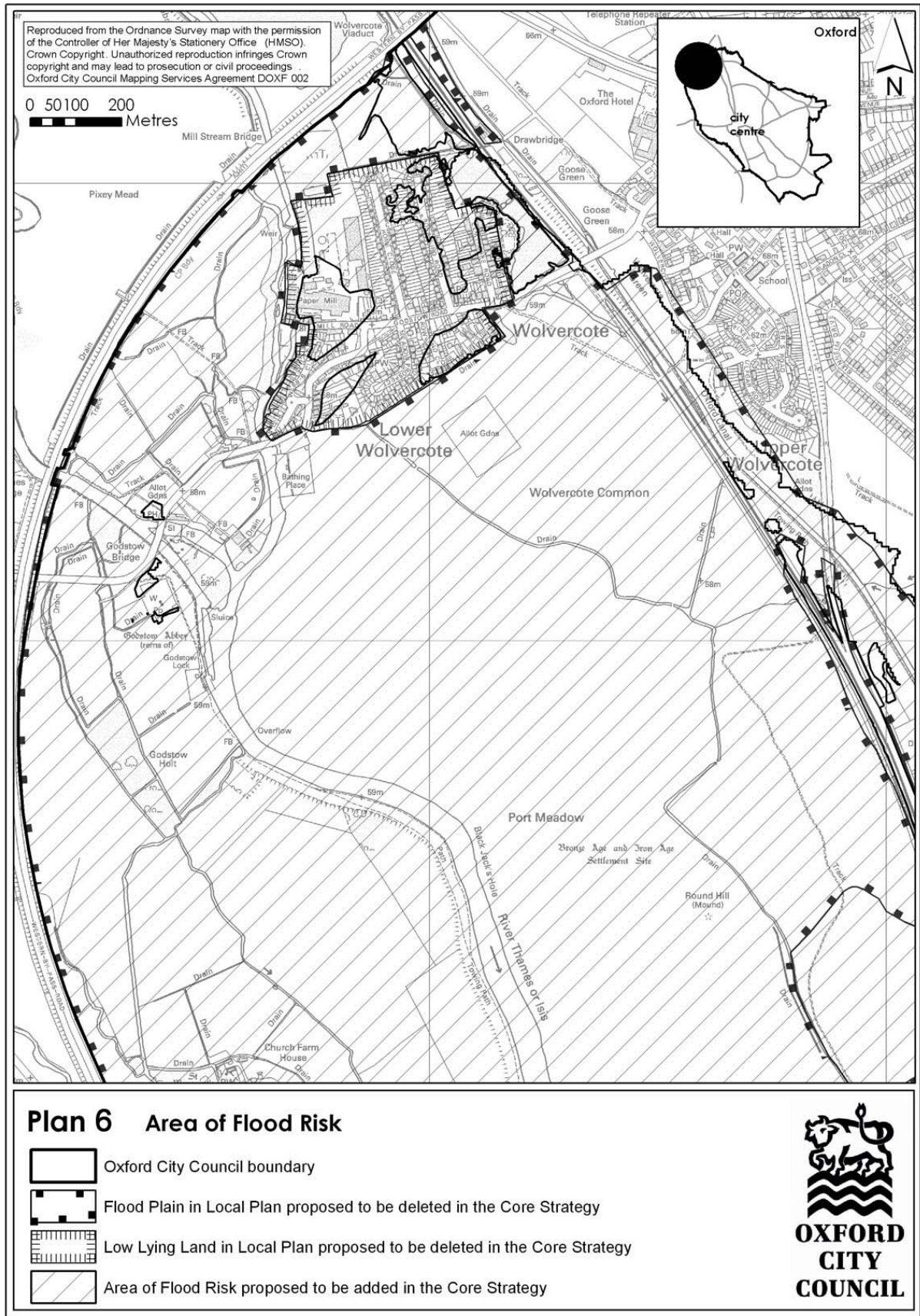


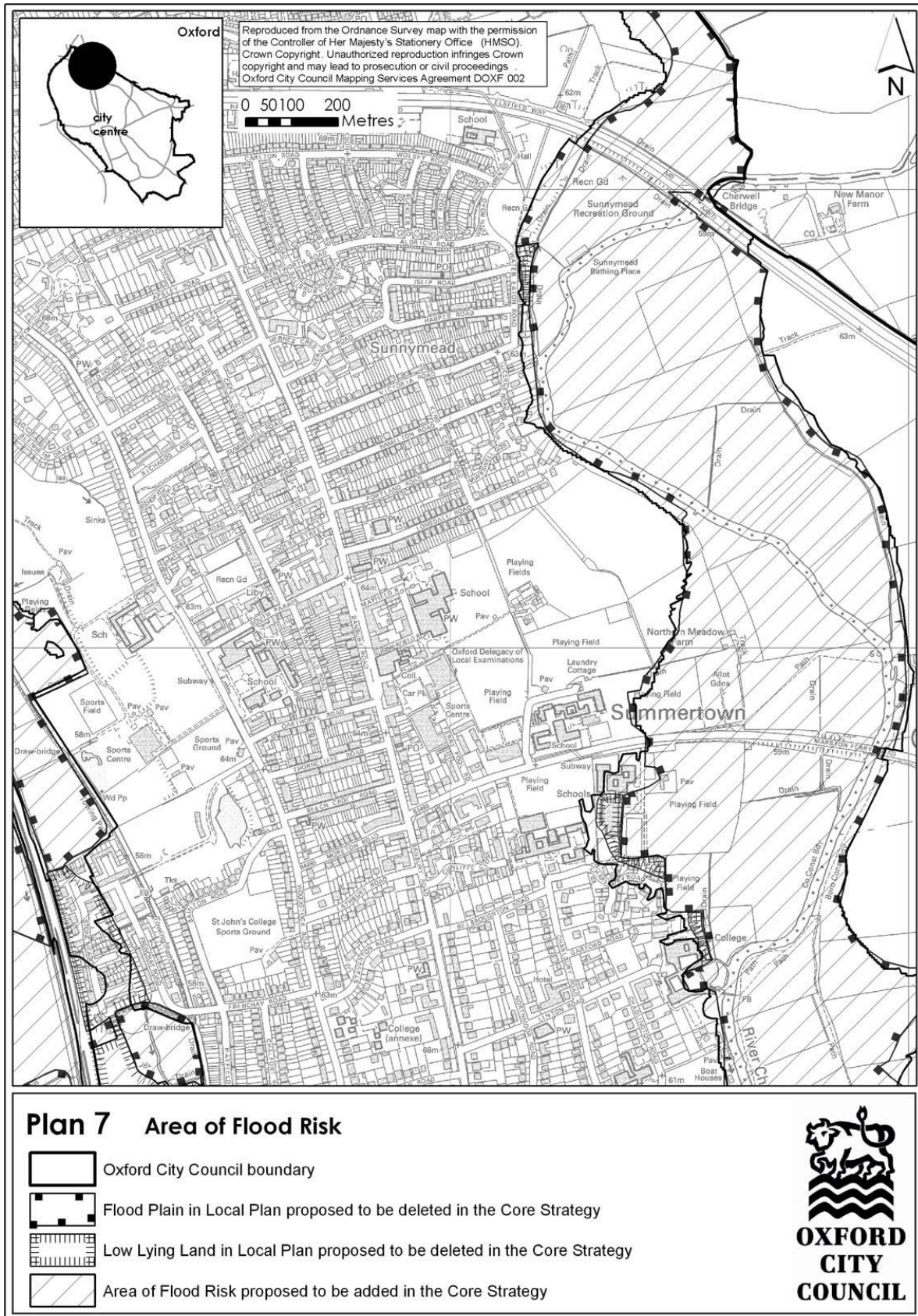
Safeguarded Land in the Local Plan proposed for deletion in the Core Strategy

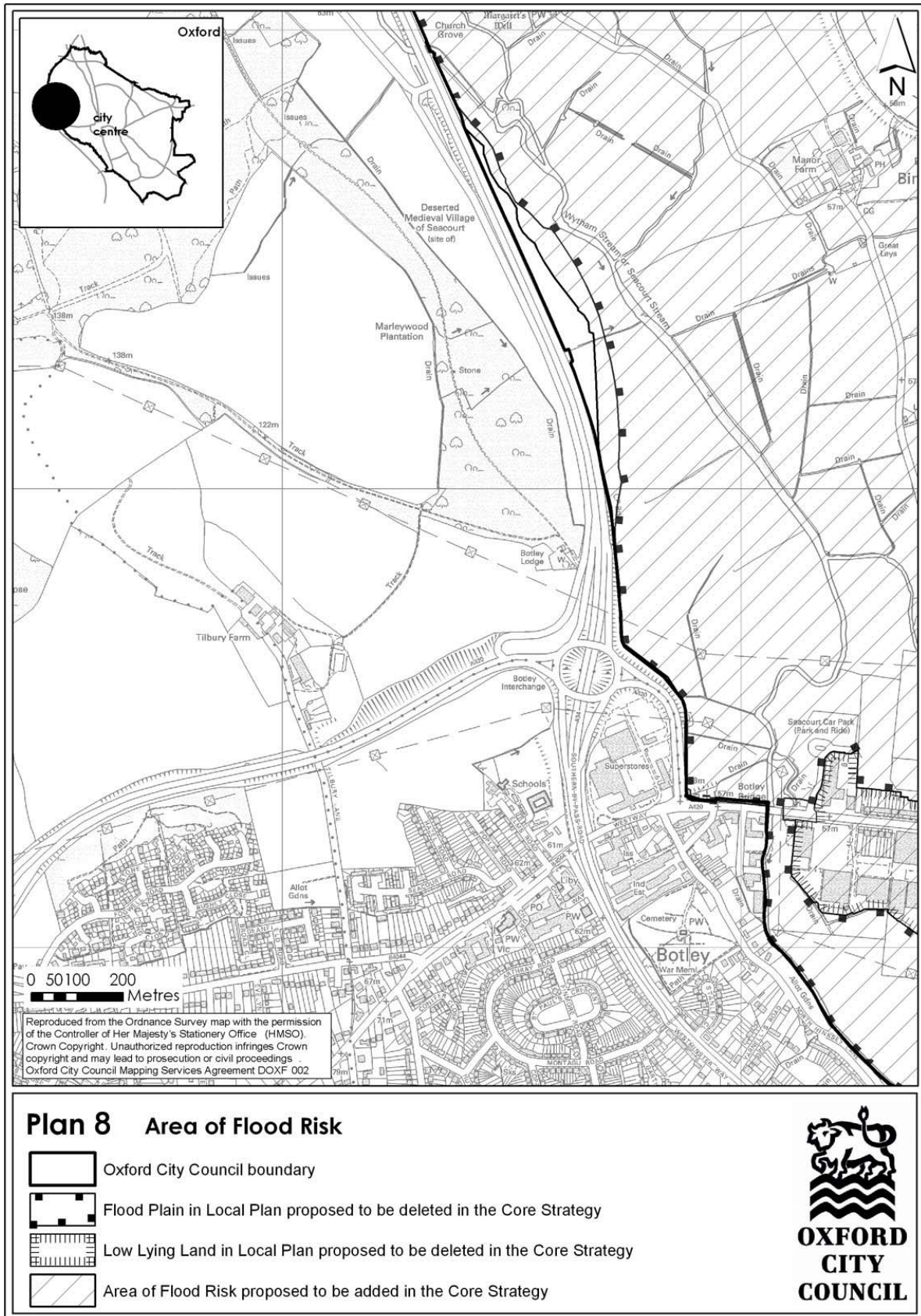


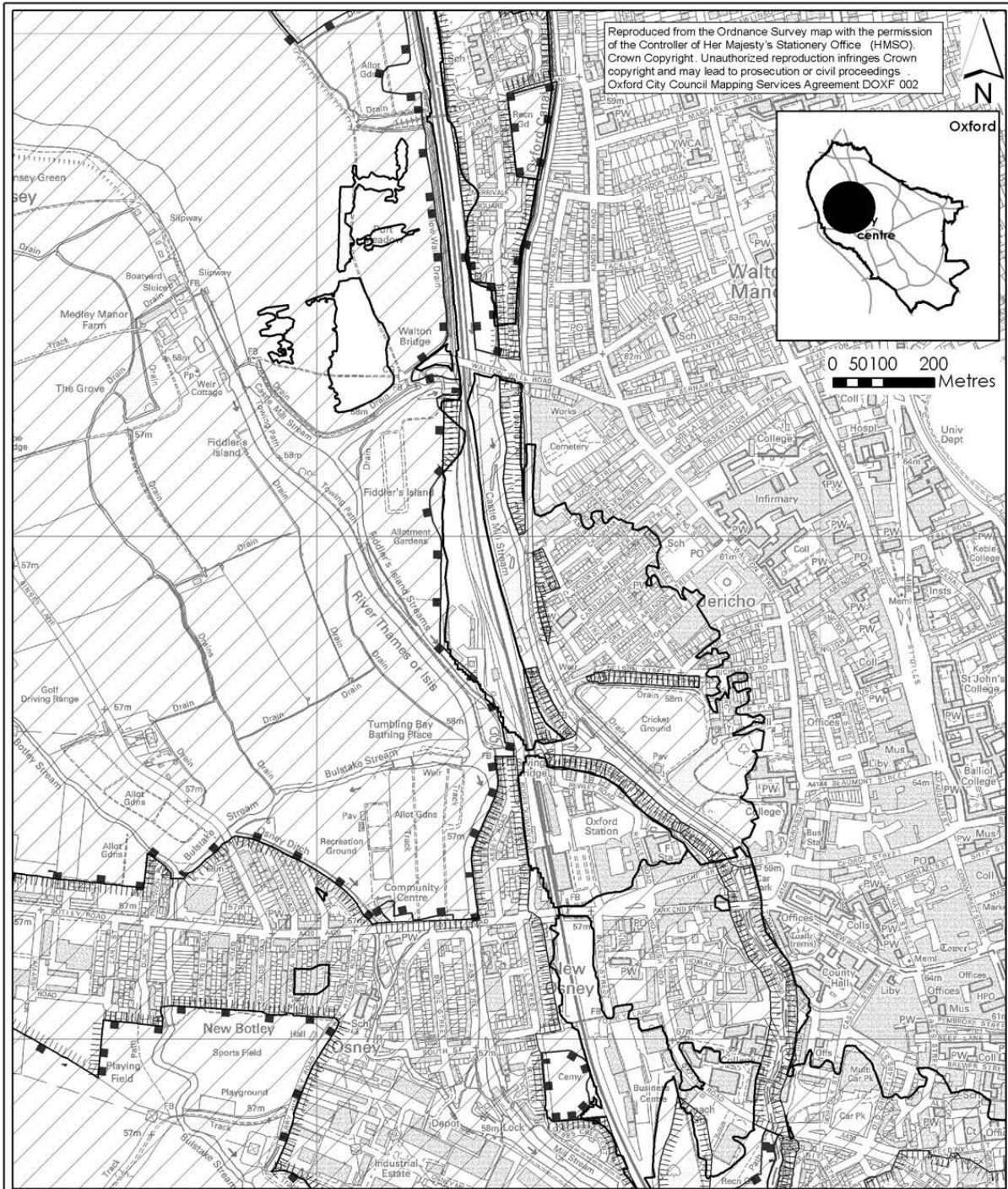
Oxford City Council boundary











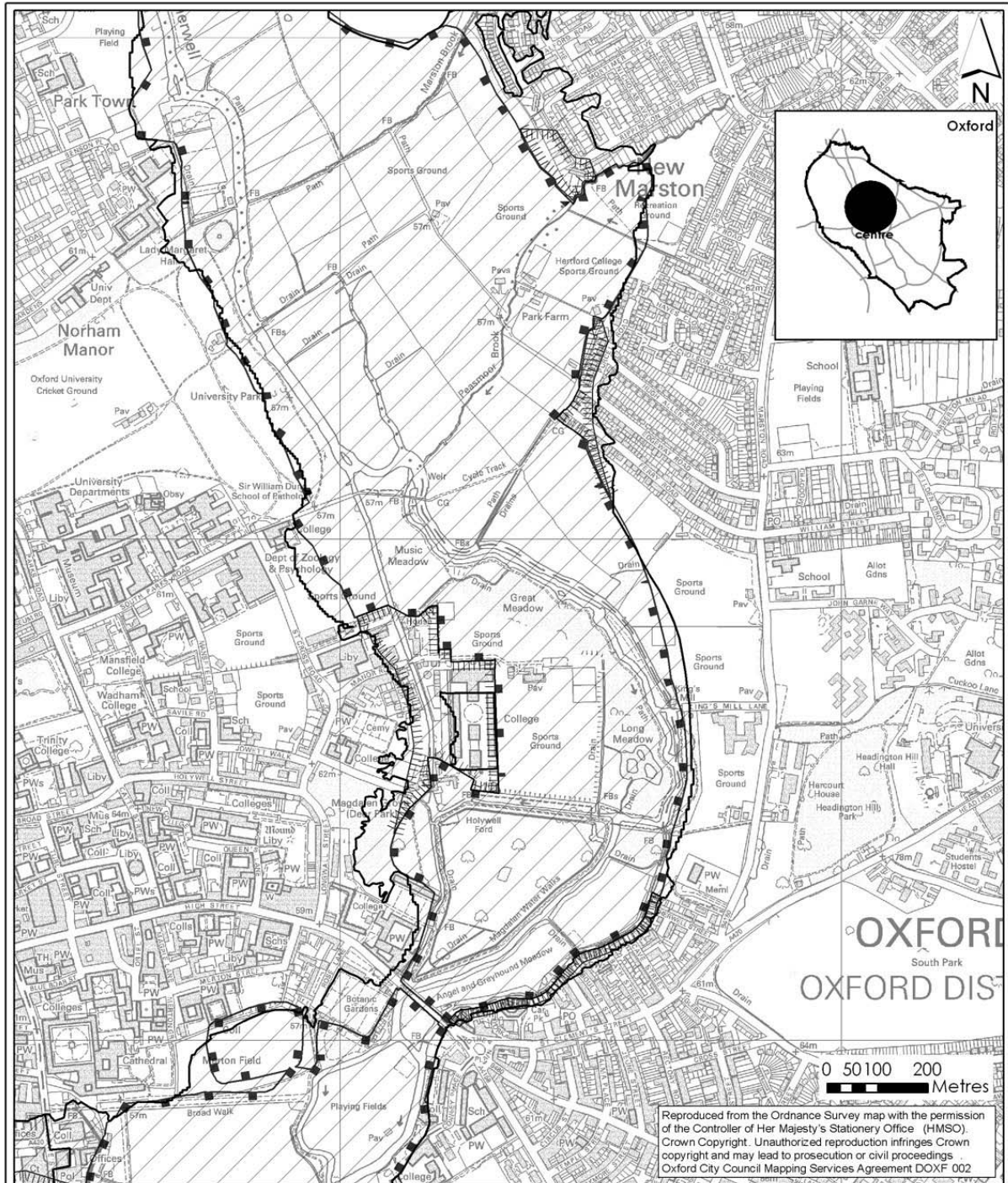








Plan 9 Area of Flood Risk

-  Oxford City Council boundary
-  Flood Plain in Local Plan proposed to be deleted in the Core Strategy
-  Low Lying Land in Local Plan proposed to be deleted in the Core Strategy
-  Area of Flood Risk proposed to be added in the Core Strategy

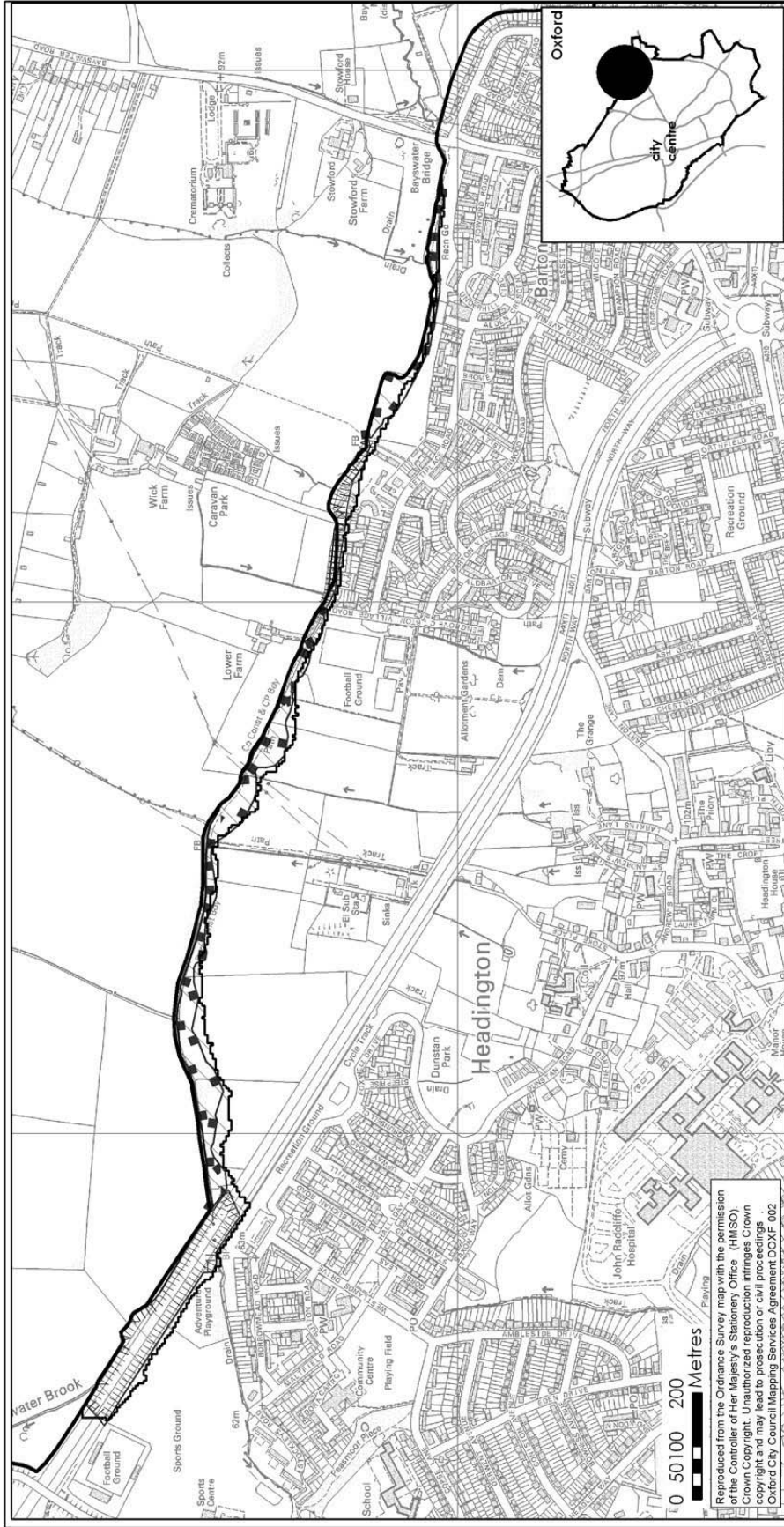








Plan 10 Area of Flood Risk

-  Oxford City Council boundary
-  Flood Plain in Local Plan proposed to be deleted in the Core Strategy
-  Low Lying Land in Local Plan proposed to be deleted in the Core Strategy
-  Area of Flood Risk proposed to be added in the Core Strategy

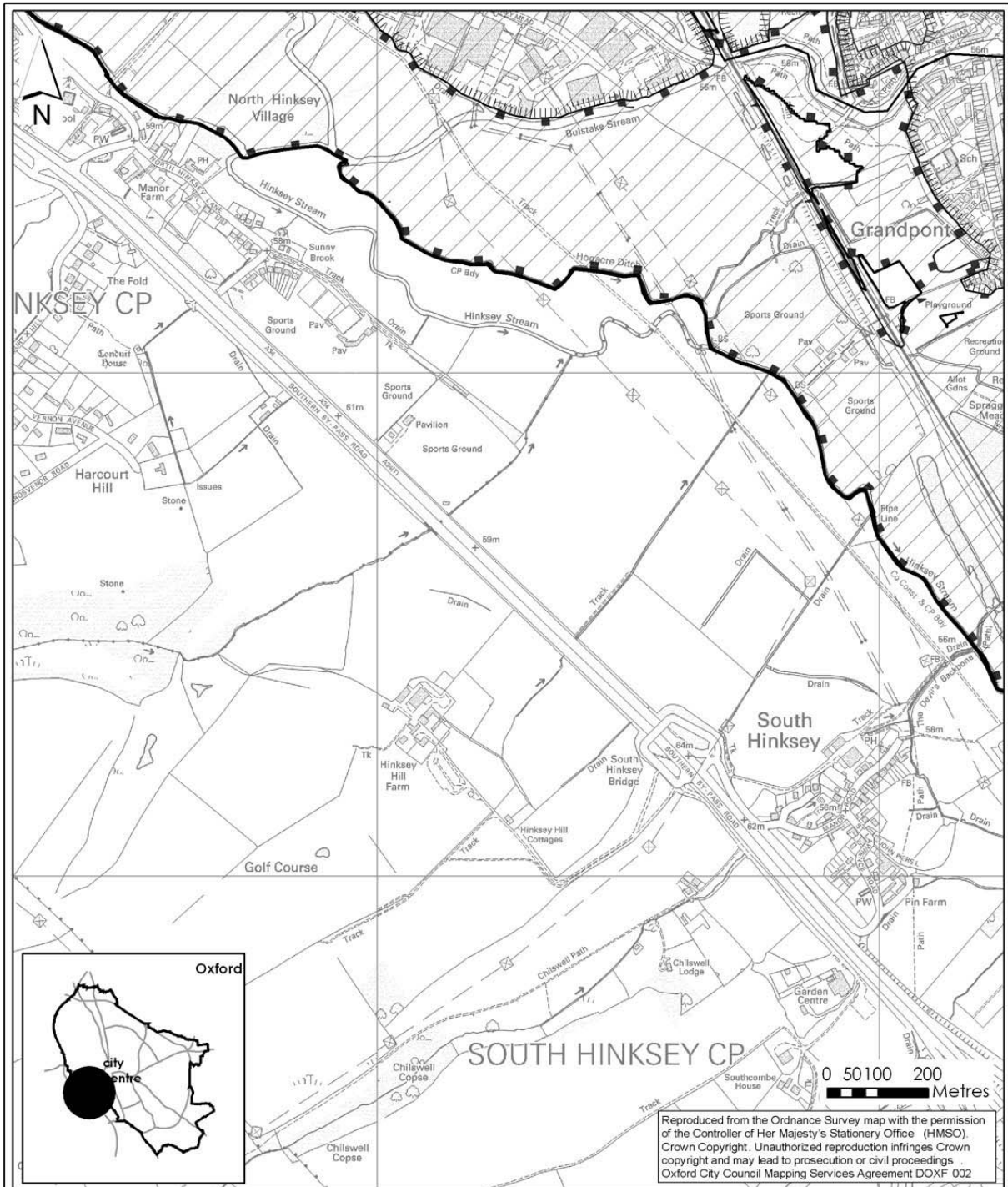








Plan 11 Area of Flood Risk

-  Oxford City Council boundary
-  Flood Plain in Local Plan proposed to be deleted in the Core Strategy
-  Low Lying Land in Local Plan proposed to be deleted in the Core Strategy
-  Area of Flood Risk proposed to be added in the Core Strategy

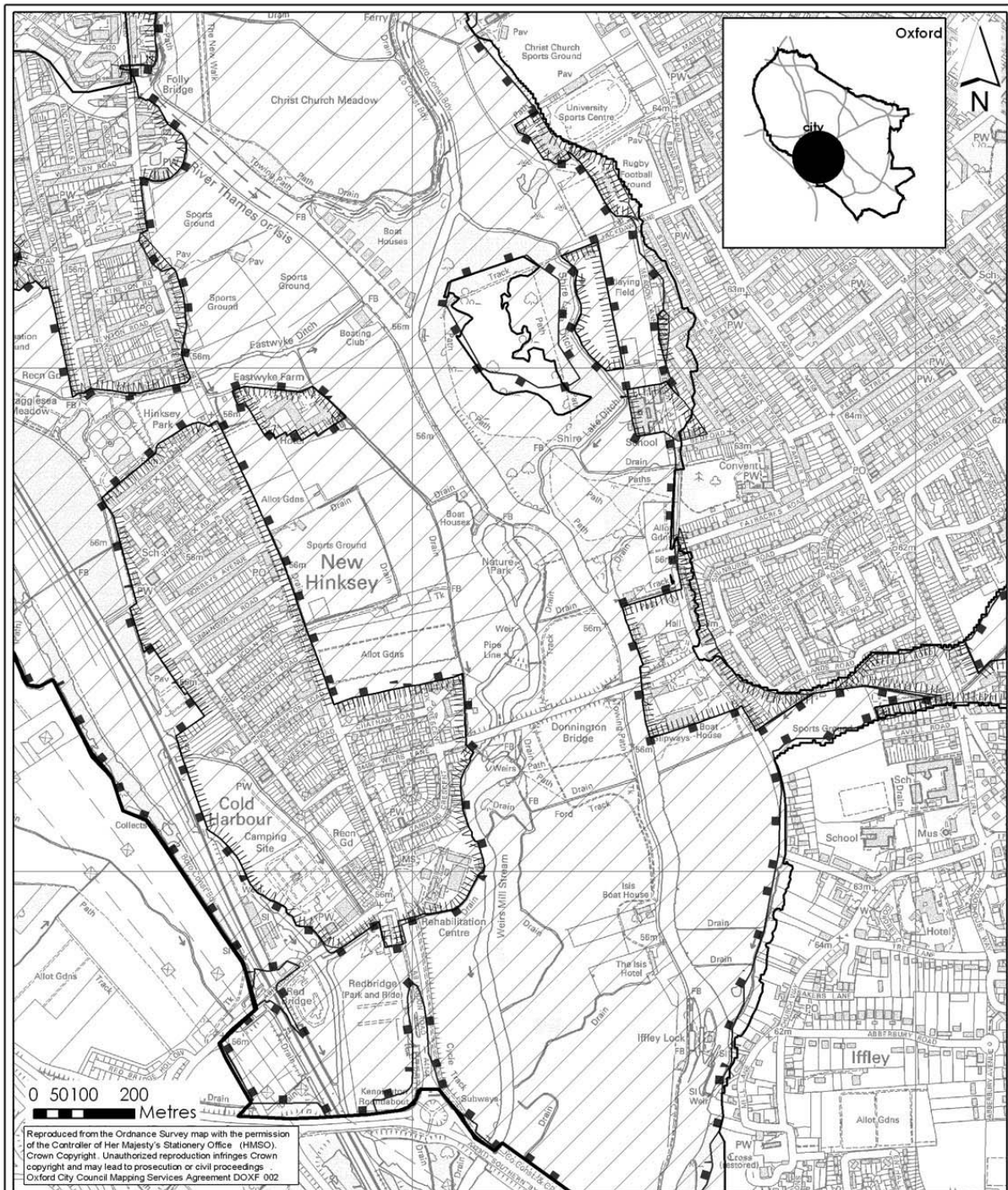
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Plan 12 Area of Flood Risk

-  Oxford City Council boundary
-  Flood Plain in Local Plan proposed to be deleted in the Core Strategy
-  Low Lying Land in Local Plan proposed to be deleted in the Core Strategy
-  Area of Flood Risk proposed to be added in the Core Strategy

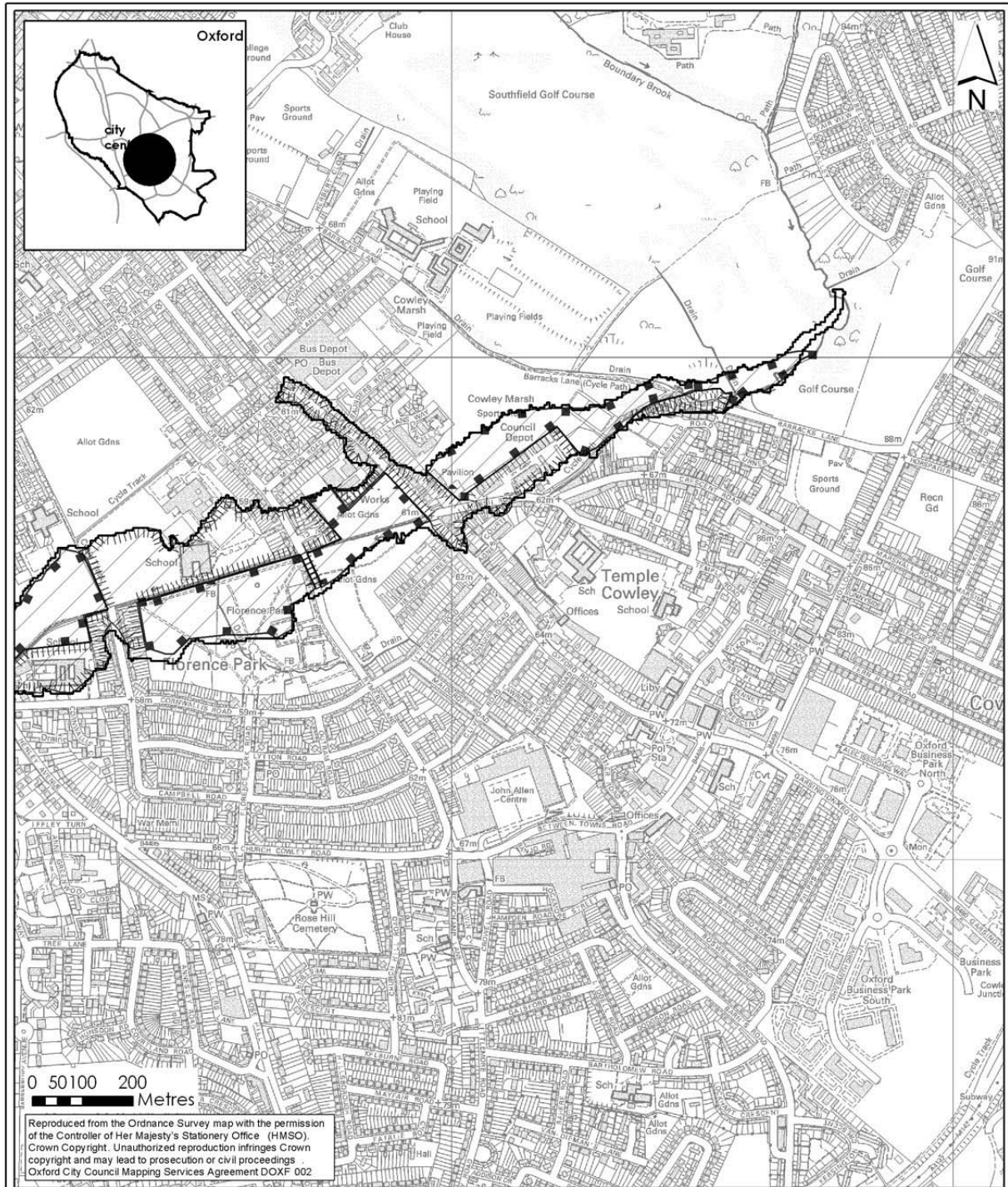








Plan 13 Area of Flood Risk

-  Oxford City Council boundary
-  Flood Plain in Local Plan proposed to be deleted in the Core Strategy
-  Low Lying Land in Local Plan proposed to be deleted in the Core Strategy
-  Area of Flood Risk proposed to be added in the Core Strategy

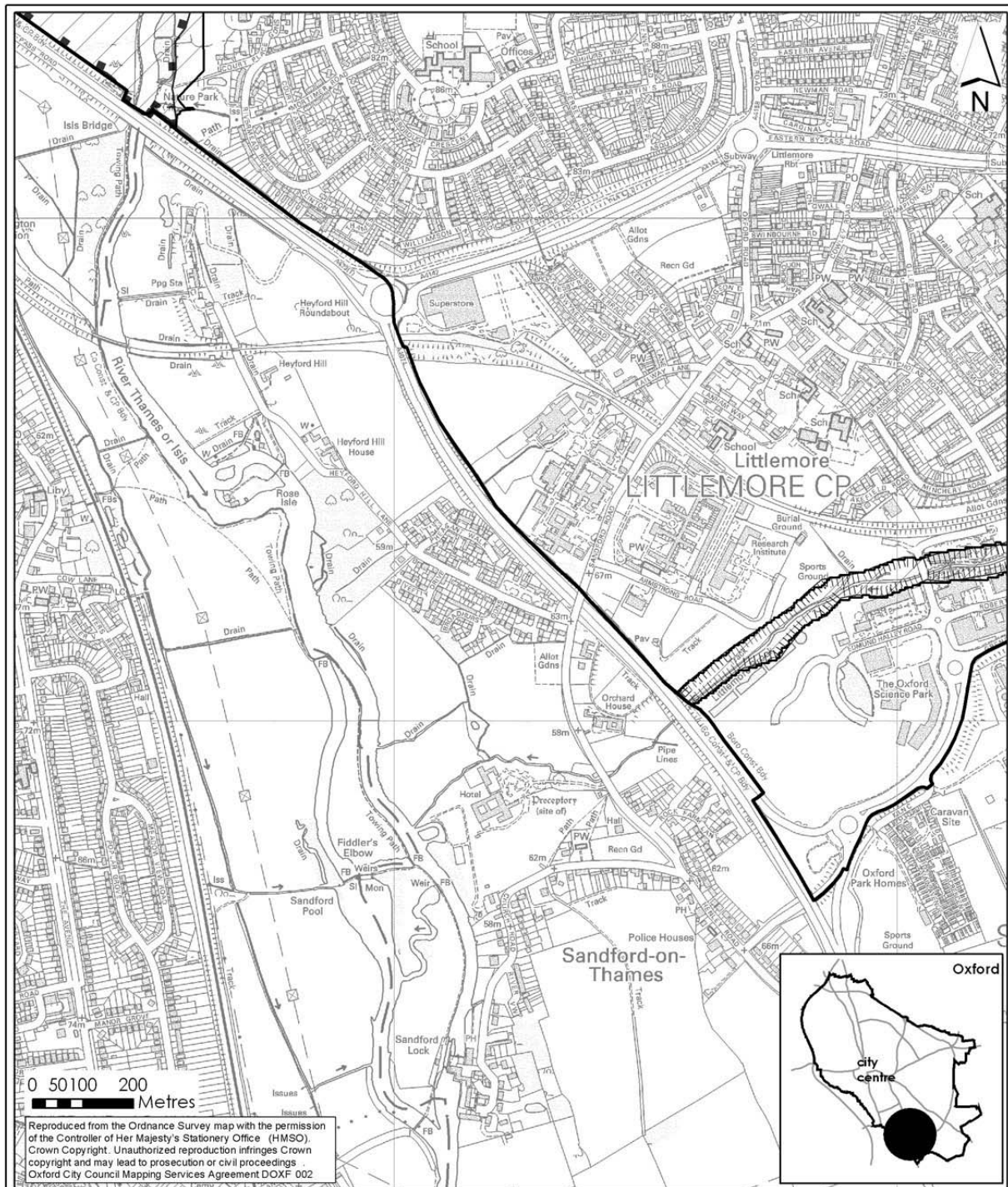








Plan 14 Area of Flood Risk

-  Oxford City Council boundary
-  Flood Plain in Local Plan proposed to be deleted in the Core Strategy
-  Low Lying Land in Local Plan proposed to be deleted in the Core Strategy
-  Area of Flood Risk proposed to be added in the Core Strategy

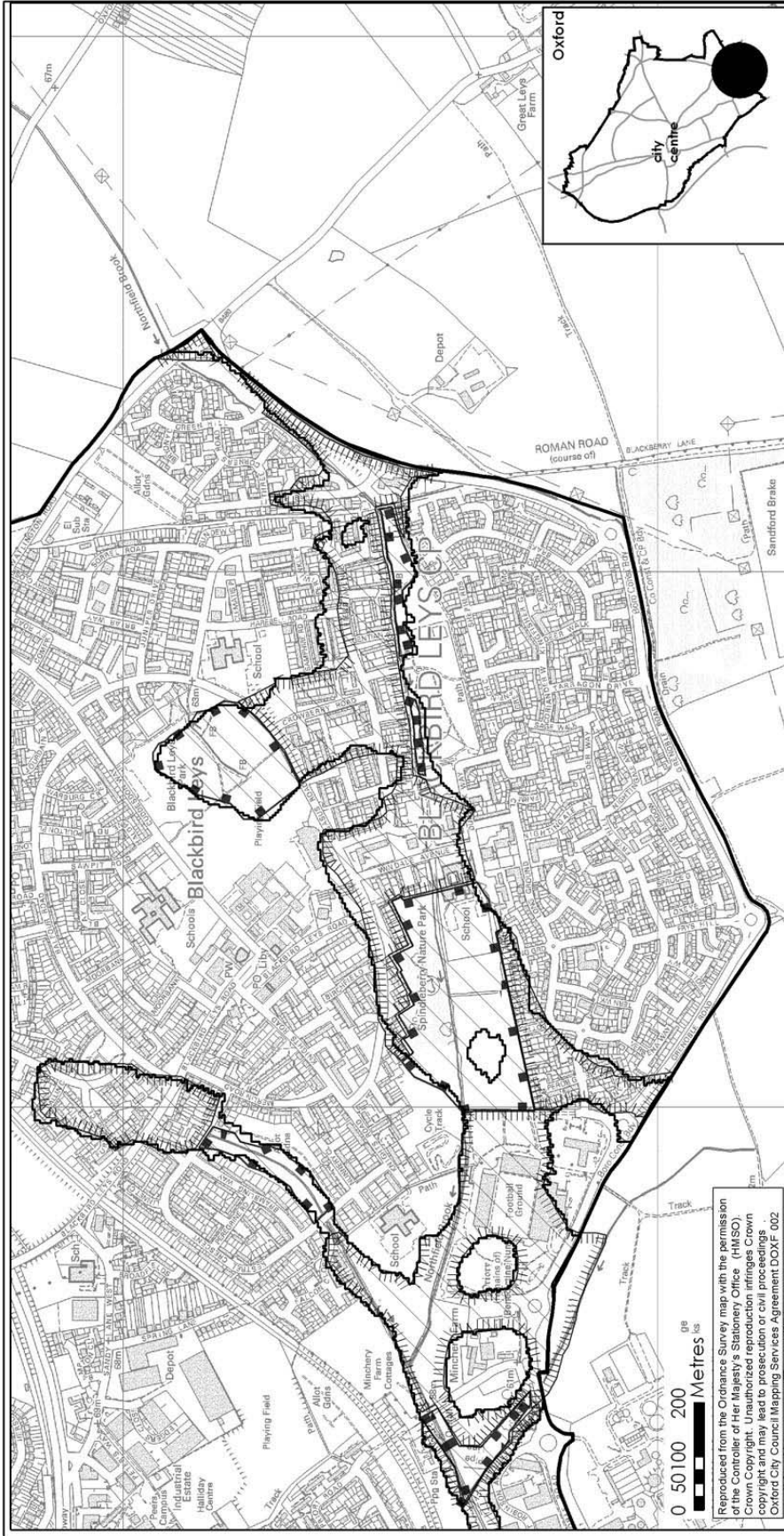








Plan 15 Area of Flood Risk

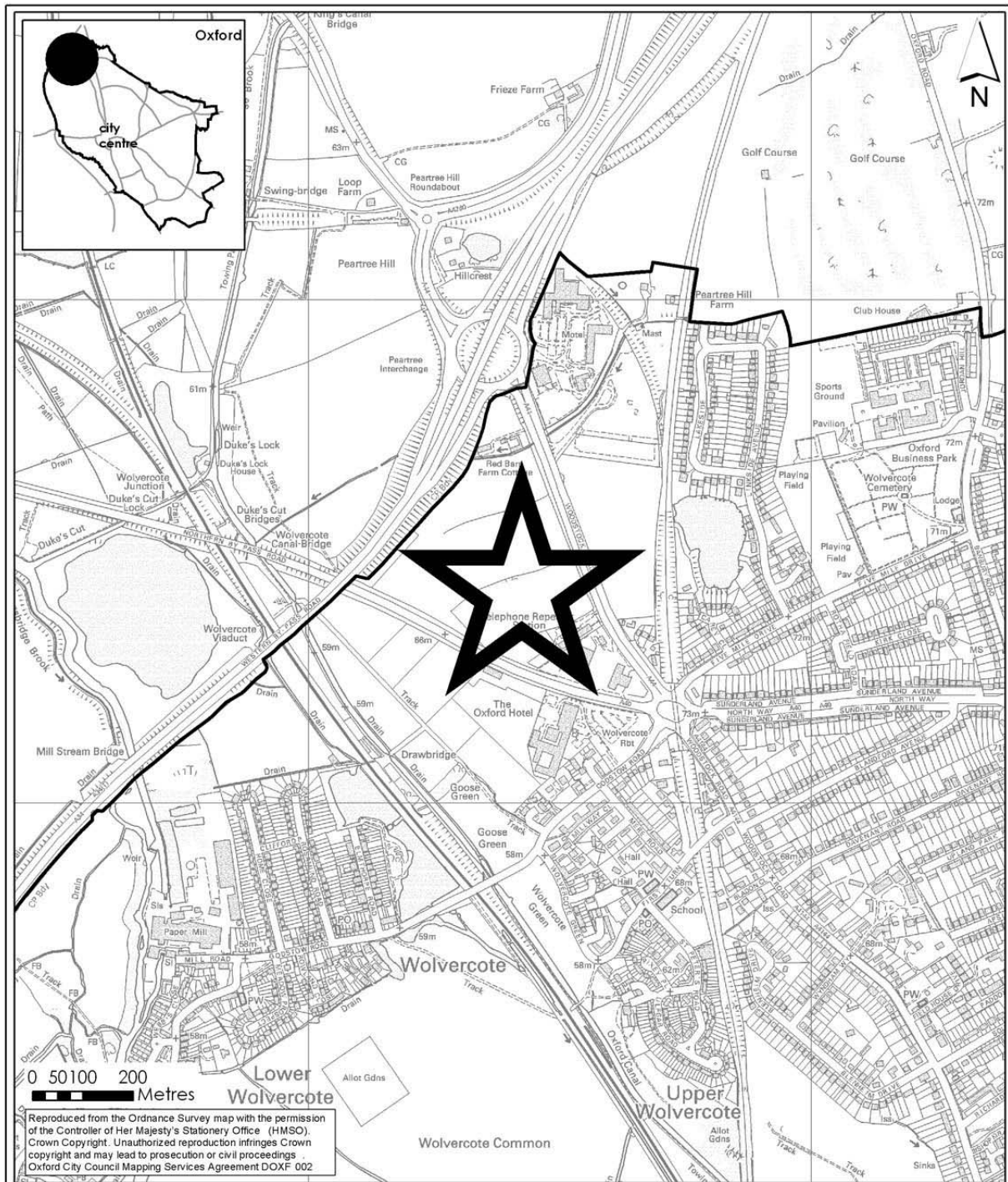
-  Oxford City Council boundary
-  Flood Plain in Local Plan proposed to be deleted in the Core Strategy
-  Low Lying Land in Local Plan proposed to be deleted in the Core Strategy
-  Area of Flood Risk proposed to be added in the Core Strategy





Plan 16 Area of Flood Risk

-  Oxford City Council boundary
-  Flood Plain in Local Plan proposed to be deleted in the Core Strategy
-  Low Lying Land in Local Plan proposed to be deleted in the Core Strategy
-  Area of Flood Risk proposed to be added in the Core Strategy



Plan 17

Strategic Site: Northern Gateway

-  Oxford City Council boundary
-  Strategic Site Area of Search



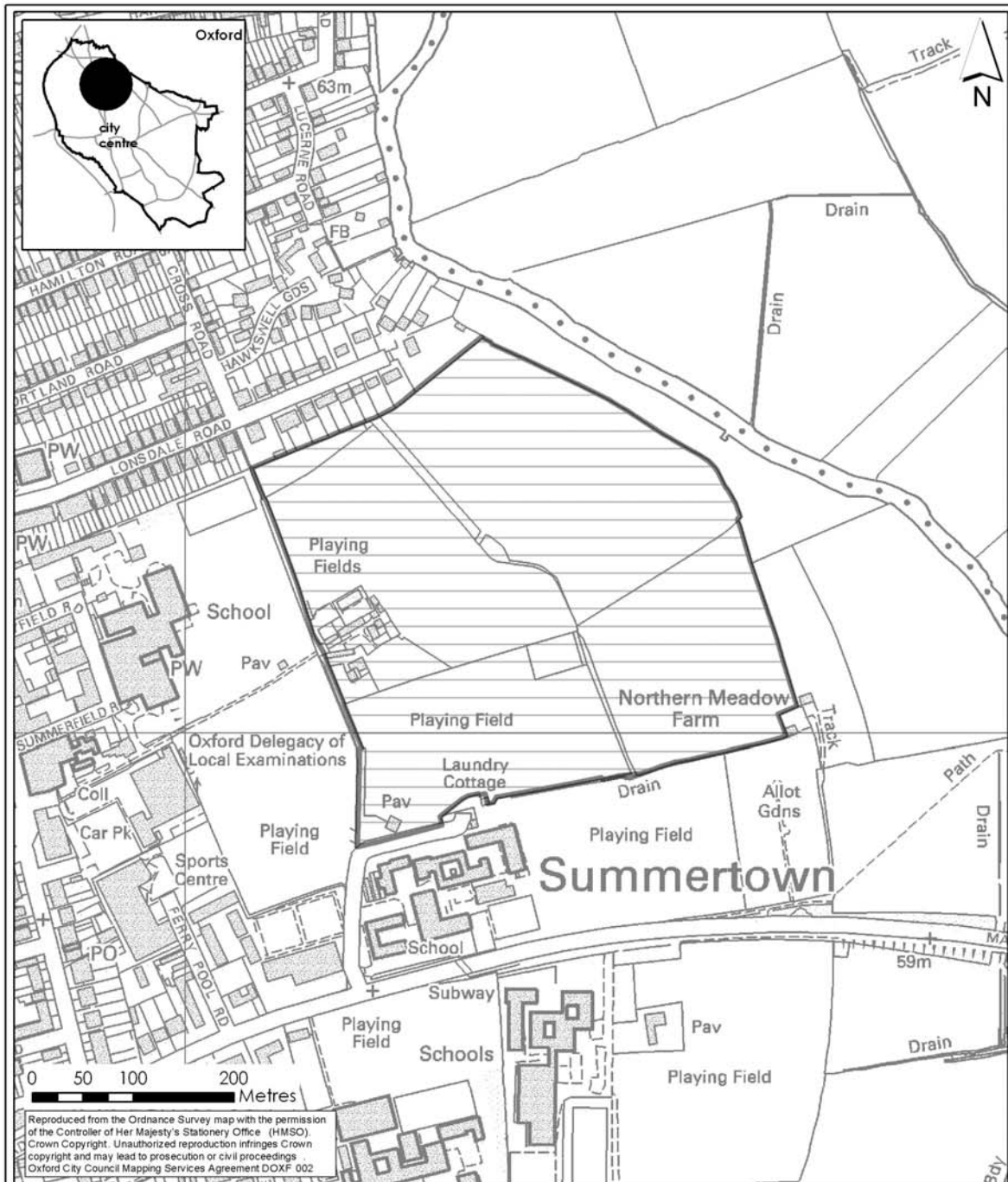


Plan 18

Strategic Site: Land at Barton

-  Oxford City Council boundary
-  Strategic Site Area of Search





Plan 19

Land at Summertown

-  Oxford City Council boundary
-  Land at Summertown addition



Legend	
	Transport Central Area
	Transport District Area
	Indicative Pedestrians and Cycle Route
	Protected GTE Corridor
	Park and Ride
	Green Belt
	Area of Flood Risk (Flood Zones 2, 3a and 3b)
	Special Area of Conservation and Sites of Special Scientific Interest
	Other Nature Conservation Areas
	Scheduled Monuments
	City Centre Archaeological Area
	Conservation Area
	Historic Park or Garden
	High Buildings Area
	View Cones
	HMO Registration Zone
	Protected Key Employment Sites
	Primary District Centre
	District Centre
	Primary Shopping Area
	Primary Shopping Frontage
	District Shopping Frontage
	Secondary Shopping Frontage
	Street Specific Shopping Frontages
	Covered Market
	Proposed Pedestrianisation
	Protected Public Open Space
	Indicative Footpath Route
	Proposed New Community Facilities
	Strategic site area of search
	Land at Summertown
	Development Sites
	Regeneration zone
	West End AAP boundary
	City Boundary

<p>Plan 20 Proposals Map Legend</p>	
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Note: colours and design subject to change in the final proposals map