

DRAFT

To: Council

Date: 19th December 2011

Report of: Michael Crofton-Briggs

Title of Report: Sites and Housing Development Plan Document – Proposed Submission Draft

Summary and Recommendations

Purpose of report: To seek approval of Council to publish the Proposed Submission Sites and Housing DPD public consultation and, subject to the outcome of consultation, submit the draft DPD to the Secretary of State for formal examination

Key decision? No

Executive lead member: Councillor Colin Cook

Policy Framework: Oxford Core Strategy 2026
Oxford Sustainable Community Strategy

Recommendation(s): Council is asked to:

(1) approve the Proposed Submission Sites and Housing DPD (Appendix 3) and the proposed changes to the Proposals Map (Appendix 4) for public consultation for a period of 6 weeks in early 2012;

(2) authorise the Head of City Development, in consultation with the Executive Lead Member, to make any necessary editorial corrections to the document, Sustainability Appraisals and Habitat Regulations Assessment, and to agree the final wording and designed versions of these documents before formal publication;

(3) approve the Proposed Submission Sites and Housing DPD as a material consideration in determining planning applications;

(4) approve all the supporting documentation that includes the Sustainability Appraisal, Habitats Regulation Assessment, Equalities Impact Assessment, and Pre-Options and Preferred Options Consultation Report (listed in Appendix 1);

(5) following public consultation, authorise the Head of City Development, in consultation with the Executive Lead Member, to make any minor changes to the document deemed necessary as a result of public consultation, and then to formally submit the Sites and Housing DPD to the Secretary of State for Communities and Local Government for public examination.

Appendices

- 1) List of supporting documentation (which will be publicly available before the meeting)
- 2) Risk Register
- 3) Sites and Housing Development Plan Document – Proposed Submission
- 4) Proposed changes to the Proposals Map

Introduction

1. The Oxford Core Strategy 2026 was adopted by Council in March 2011, and is the primary document in the Oxford Local Development Framework (LDF). It sets a strategic framework for planning and regeneration in Oxford. The three 'key planks' of the Spatial Strategy are reducing the need to travel, regeneration and re-use of previously developed land, and meeting Oxford's housing and employment needs. A key priority identified is the need to provide more affordable and family homes.
2. The Sites and Housing Development Plan Document (DPD) will be part of the LDF. It will set out policies for determining planning applications for residential development and by allocating sites for development.

Timetable

3. The stage we are now at is the "Proposed Submission". The italicised stages are provisional on the outcomes of consultation and agreeing a timetable for examination and are subject to change.

Evidence gathering stage – research and informal discussion with stakeholders and Members	2009/10
Developers invited to suggest sites that they would like to be developed ('Call for Sites')	Nov 2009
Consulted on Pre-Options – extensive consultation focused on inviting a range of community interests to 5 interactive drop-in events, seeking views on the issues	Nov/Dec 2010
Publish Pre-Options Consultation Report	Feb 2011
Consulted on Preferred Options – the public and stakeholders invited to comment on the Council's preferred housing policies and site allocations, or to express support on alternative options. The draft Sustainability Appraisal is also published	Jun/Jul 2011
Publish Preferred Options Consultation Report	Oct 2011
Consult on Proposed Submission document and updates to Sustainability Appraisals	Jan/Feb 2012
<i>Submit the DPD to the Secretary of State</i>	<i>Mar 2012</i>
<i>Hold Examination in Public hearing sessions</i>	<i>Sep 2012</i>
<i>Adopt DPD, following receipt of Inspector's report</i>	<i>Feb 2013</i>

Summary of the Preferred Options consultation (Jun/Jul 2011)

4. There was a good response to the Preferred Options consultation and, encouragingly, an increased number of responses from the south east of Oxford where it is traditionally more difficult to engage with local people.
5. In the majority of cases the Preferred Options for housing policies were supported but there were split opinions on issues relating to Houses in Multiple Occupation and contributions for affordable housing from small sites and student accommodation.
6. There was support for the Preferred Options for many of the site allocations but there were a number of sites where the public felt strongly against them being allocated for development in particular Headington Car Park, Five Mile Drive Recreation Ground, Oxford Greyhound Stadium, East Minchery Farm Allotments and East Oxford Bowls Club.
7. A summary report on the consultation responses was published in October 2011¹ to inform Members of the detail of the responses received. Members should be satisfied that the Proposed Submission has taken into account responses from the consultation.

Content of the Proposed Submission document

8. The Proposed Submission document (Appendix 3) is divided into two distinct parts: Part A – Housing Policies, and Part B – Site Allocations. The content of the document has been arrived at following technical work and information gained through the Preferred Options consultation and the previous Pre-Options consultation in Nov/Dec 2010. The content of the Proposed Submission has been refined as a result of supporting documents. Members should be aware of these and take them into account in deciding whether to approve the Proposed Submission. Appendix 4 illustrates the proposed changes to the Proposals Map as a result of the Proposed Submission. The supporting documents are listed at Appendix 1.

Part A – Housing Policies

9. The Housing Policies are designed to deliver the Core Strategy aims of delivering more affordable housing, and achieving balanced communities. They also seek to encourage new homes in Oxford to contribute to tackling the causes of climate change, and promote quality of life through quality of design. Policies are proposed to deliver:
 - On-site provision of 50% affordable homes on sites of 10 or more homes;
 - Financial contributions to affordable housing from sites of 4 to 9 homes;
 - New student accommodation to financially contribute to affordable housing provision in Oxford;

¹ Sites and Housing DPD: Preferred Options report on public consultation (Oct 2011) Oxford City Council

- All new residential and student accommodation development to meet some of their energy needs from renewable or low-carbon sources (to be a minimum of 20% for larger developments);
- More accessible and adaptable homes;
- The location of new student accommodation generally restricted to main thoroughfares and the District centres or City centre;
- New Houses in Multiple Occupation to be restricted in streets or parts of streets where a significant number of HMOs already exists. A dwelling will only be permitted a change of use to an HMO where the proportion of buildings used in full or part as an HMO within 100 metres of street length either side of the application site does not exceed 20%;
- New residential moorings to be supported in off-channel basins;
- All development to be of appropriate design for the area where it is proposed;
- Minimum internal and outdoor amenity space standards for new homes;
- A policy to ensure privacy and light will be taken into account;
- Minimum standards for providing cycle parking (which has been increased for family homes), and
- Revised maximum parking standards, to ensure appropriate parking is provided for the location and size of house, and is of appropriate design.

Part B – Site Allocations

10. A site allocation policy describes what type of land use, or mix of uses, are likely to be acceptable in principle on a specific site. These will replace the Local Plan site allocations (Section 14.0). They are a positive policy to promote development and help ensure the right type of development happens in order to meet the aims of the Core Strategy's key priorities. It will help plan for growth and related infrastructure needs. These will be achieved by allocating:
 - New housing sites to help maintain a five-year deliverable housing supply and work towards meeting our overall Core Strategy target of at least 8,000 dwelling between 2006 and 2026;
 - Maintaining existing levels of land for employment and diversifying the employment base;
 - New development in regeneration areas;
 - Hospital related development in existing areas including more medical research linked to hospitals to reduce the need to travel.
11. The Proposed Submission contains 65 site allocation policies, most of which include a mix of uses: 43 with residential, 15 with employment uses, 24 with student accommodation, 6 with elderly persons accommodation, 8 with health and hospital related development, 15 with academic uses, 7 with retail, 14 with sport and community facilities and 9 with public open space.
12. The housing allocations provide enough deliverable housing sites to exceed the five-year target of 1,840 homes and provide enough deliverable and developable sites to be approximately 300 dwellings short of the Core Strategy 8,000 target for 2026. This excludes any housing that will come forward from windfall sites (i.e. future housing sites that have not yet been identified). Greenfield sites allocated in the Proposed Submission will be required to meet the five-year deliverable sites target but this will result in more publicly accessible open space.

13. Most of the sites that were proposed for development within the Preferred Options have been carried forward into the Proposed Submission document with the same use(s) as proposed in the Preferred Options. There have been some proposed changes which are:

- **Churchill Hospital (SP9)** – addition of B2 (industrial) provided it is linked to hospital uses, ancillary retail and patient hotel to improve patient and visitor facilities;
- **Cowley Community Centre (SP12)** – addition of retail on the ground floor to facilitate Emmaus on site;
- **Harcourt House, Marston Road (SP21)** – addition of education use to improve opportunities for the site and because the site is close to Oxford Centre for Islamic Studies and Oxford Brookes University;
- **John Radcliffe Hospital (SP24)** – addition of B2 (industrial) provided it is linked to hospital uses, ancillary retail and patient hotel to improve patient and visitor facilities;
- **Land North of Littlemore Mental Health Centre (SP26)** - removal of mental health care uses as it is no longer required by the Oxford Health NHS Foundation Trust and allocation of entire site for residential providing that good pedestrian and cycle links are created;
- **Littlemore Park, Armstrong Road (SP30)** – addition of residential provided that an alternative new employment site is found to ensure that there is no net loss of employment land. New employment land would potentially be on the Churchill Hospital site;
- **Nielsen, Risinghurst (SP35)** – addition of healthcare to widen options for the site;
- **South Parks Depot, Cheney Lane (SP55)** – addition of student accommodation, being in very close proximity to Oxford Brookes and complies with the student location policy, provided it is sensitively designed;
- **Warneford Hospital (SP62)** – additional of B1a (office) and academic use to widen opportunities for finding an alternative use for the listed building;
- **Wolvercote Paper Mill (SP66)** – inclusion of land to the north of the site for new public open space.

14. Seven sites have not been included within the Proposed Submission. These are:

- **Headington Car Park** - the potential loss of car parking and the effect on trade at shops in Headington was of considerable concern to the local community with a petition received of nearly 3,500 signatories against any development on this site. The site is surrounded by the Old Headington Conservation Area and for development to be viable it would most likely need to be built over a number of storeys which could adversely affect the conservation area. At this stage it is difficult to know whether this is deliverable and achievable and if it could retain sufficient car parking. For these reasons it should not be allocated.
- **Five Mile Drive Recreation Ground** – The loss of the recreation ground to a cemetery was of concern to local people. Initial technical studies undertaken on behalf of the Parks and Leisure's New Cemetery Space Study have indicated that the site is unsuitable for a cemetery due to the high groundwater levels. Mitigation may be possible to make the site suitable in the future but

this could be costly. Due to uncertainties about the deliverability of the site, it should not be allocated.

- **Hill View Farm, Marston** - Initial technical studies have indicated that the site is unsuitable for a cemetery due to the high groundwater levels. Mitigation may be possible to make the site suitable in the future but this could be costly. Due to uncertainties about the deliverability of the site, it should not be allocated.
- **Bartlemas Nursery School, Bartlemas** – There was concern over the allocation of this site during the public consultation and in relation to the two planning applications for student accommodation on the site. Both of these applications were refused on appeal due to their impact on the historic environment and parking provision. The opportunities for development on this site are constrained by the surrounding listed buildings, the Bartlemas conservation area, the access and the trees and ditch on the site. It is considered that an allocation for specific uses would limit the opportunity to find a suitable alternative use for the site considering the sensitive nature of the historic environment in this area.
- **East Oxford Bowls Club, Bartlemas** - There was a mixed response to development on the pavilion part of the site and open space on the remainder with many people concerned that the new open space in this location would attract crime and that the tennis courts that were meant to be provided as mitigation for their loss at the Sinnet Court development would be lost. Development of the pavilion site would only deliver about 6 dwellings which could still come forward through the normal planning application process. An allocation is not considered necessary.
- **Oxford Greyhound Stadium, Sandy Lane** – Two petitions were received against the housing on the site and to bring back speedway. The City Council does not have the power to stop the Greyhound Racing Association (GRA) closing the stadium, nor have the power to bring back speedway. Efforts have been made to contact the GRA to understand their future plans for the site, but officers have had no contact from them for over a year. For this reason the City Council have no information on whether or not the stadium is going to close and when it might be available. The site is therefore not deliverable and it should not be allocated. The site could still become available in the medium or long term so, being a brownfield site, could ultimately contribute towards housing numbers in future years but there is not enough certainty to allocate the site at the present time.
- **Land rear of Reliance Way** – The majority of comments received during the consultation sought for the site to be retained as open space. This site is a Site of Local Importance for Nature Conservation but its biodiversity has diminished over the years. Despite this, the site is important as it is the last remaining original area of Cowley Marsh and is a unique habitat. Proper management could improve its biodiversity to County level Local Wildlife Site status in the future. Due to the apparent importance of the site in biodiversity terms the site is not proposed to be allocated.
- **Dorset House, London Road** – development has commenced on site. An allocation is not required.

15. The document does not contain Barton, Northern Gateway, Summertown or West End strategic sites. These are already allocated within the Core Strategy.

Council motion on sustainable purpose-built student accommodation

16. Members may recall that at the Council meeting on 10th October 2011, the following motion was adopted:

Council welcomes the remarkable contribution that our two world-class universities make to Oxford, and the vast range of benefits that they bring to the local economy, and to the social and cultural life of our city. Council endorses the established Local Plan/Core Strategy policy of seeking to reduce the number of students who live in the private rented sector by increasing the amount of sustainable eco friendly purpose-built student housing in the city, and believes that this policy, along with the implementation of tougher regulation of the private rented sector, will bring benefits to the whole community.

Council asks the Executive to increase the efforts that it is already making to encourage the construction of further eco friendly sustainable purpose-built student housing in appropriate and sustainable locations and to ensure that future policies and planning documents recognise the extensive and valuable contribution that students make to our city.

17. The Sites and Housing Development Plan Document responds to this motion in a number of ways. Part A – housing policies includes a policy on Low Carbon Homes, which applies to student accommodation as well as to residential development. In addition, it has a policy setting out guidance on appropriate locations for student accommodation. Part B – site allocations identifies 24 specific sites where new or additional student accommodation may be appropriate. Overall, the document seeks to recognise the valuable contribution that students make to the social and economic vibrancy of Oxford, while addressing the land-use issues associated with a large student population.

Next steps – consultation on the Proposed Submission (Jan/Feb 2012)

18. The Sites and Housing Proposed Submission document will go to public consultation for six weeks in early 2012. It is anticipated that this will be at the same time as the consultation on the Barton Area Action Plan Proposed Submission document. This will reduce consultation costs and resources and will hopefully minimise confusion that might have occurred should the consultations have overlapped and been staggered.
19. Having already undertaken two consultations involving a wide range of people through public events, this next stage does not aim to widen the catchment of people involved but instead to focus on those who have already been involved or shown interest. In addition to statutory organisations, we will contact people and groups that were previously contacted and those who have responded to previous consultations.

20. The Proposed Submission consultation will ask consultees whether they consider the document to be 'sound'. Comments received will be considered and the Submission document is planned to be produced and submitted to the Secretary of State in March 2012. The nature of a Submission document is that it should not include fundamental changes to policy approaches compared to the Proposed Submission but should instead be a refinement of policy wording.
21. After Submission there will be an independent examination and, barring any unforeseen circumstances, the document is likely to only come back to Council once more at the adoption stage assuming it is found sound.

Sustainability Appraisal (including Strategic Environmental Assessment)

22. To comply with European and British regulations, the Council is required to assess the significant environmental, social and economic effects of a DPD. Draft Sustainability Appraisals for the Housing Policies and Site Allocations respectively were published alongside the Preferred Options in June 2011 for public comment. Further significant changes to these options have been assessed. The draft updates to the sustainability appraisal reports will be published online (subject to final editorial changes), notification sent to all Members, and a paper copy placed in the Members' Common Room.

Climate Change and Environmental Impact

23. The Sustainability Appraisals have considered the effects of the DPD policies on climate change and the environment. Overall, the policies are considered to have a beneficial impact on climate change. In particular, the introduction of the detailed Policy HP11 on Low Carbon Homes requires all residential developments to include some form of renewable or low-carbon energy production towards meeting their own energy needs, and to submit an Energy Statement. The Council will expect a minimum 20% of total energy consumption to be met by such means on sites of 10 or more homes, or 20 or more student rooms.
24. The policies are also considered to have a broadly positive impact on the local environment. A Source Pathway Receptor Analysis has assessed and suggested mitigation for impacts upon Sites of Special Scientific Interest. A sequential test and exceptions test has been completed to ensure any development in the flood plain is appropriate and justified and policy wording has suggested where further work will be required at the application stage. The site allocations will improve the amount of accessible public open space per 1000 people.
25. As a result of the Special Area of Conservation (SAC) all development plan documents need to be assessed for their potential impact upon the site. This is assessed under the Habitats Regulations. Members are required to specifically approve this assessment as part of this report. The assessment concludes that the conditional approval set out in the policy wording or text within the Sites and Housing DPD is sufficient to ensure that there is no adverse impact on the Oxford Meadows SAC either alone or in combination with other plans or projects.

Equalities Impact

26. This shows that the comprehensive preferred options consultation and recommendations will provide improved standards of quality and access to services and have a positive impact on both the physical fabric and diverse communities of Oxford. That there is no evidence that there will be a significant negative impact on any area.

Level of Risk

27. A Risk Register is attached as Appendix 2.

Legal implications

28. Following examination of the Submission DPD, the examination Inspector may find the document 'unsound'. Following adoption, a Development Plan Document can be legally challenged.

Financial implications

29. Financial implications arising from the DPD cannot be assessed at this stage, as the policies will apply to future development. The site allocations include a number of sites that are owned by the City Council. By having positive policies to allocate sites for development, the Council's Corporate Asset team will have greater certainty over the types of development that are likely to be supported by the Council on these sites, and will be able to realise the capital value of these assets in a timely fashion.
30. The Housing Policies include requirements for financial contributions to be made (either on-site or off-site) towards affordable housing by both residential and student accommodation developments. Whilst these policies may in some cases reduce the capital value of sites owned by the City Council, any such loss could be recouped or redirected towards meeting the Council's corporate priority of delivering more affordable housing in Oxford.

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Version number: 4

Appendix 1 – List of supporting documents and publication date

The following documents have been made available for inspection in the Members area, and will be available online ahead of the Council meeting. In determining that the Sites and Housing DPD Proposed Submission should be approved for consultation, Members are expected to have taken into account the supporting information. In particular, members are asked to approve the Sustainability Appraisals and the Habitats Regulations Assessment.

- Housing Policies Sustainability Appraisal (Updated December 2011)
- Site Allocations Sustainability Appraisal (Updated December 2011)
- Habitats Regulation Assessment (December 2011)
- Sites and Housing Preferred Options document (June 2011)
- Pre-Options Consultation Report (February 2011)
- Preferred Options Consultation Report (September 2011)
- Equalities Impact Assessment (December 2011)
- Oxford Affordable Housing Viability Study (King Sturge, June 2011)
- Affordable Housing Viability Study – Student Accommodation (CBRE, Dec 2011)

Appendix 2 – Risk Register

Risk ID	Risk	Opportunity/ Threat	Risk Description	Risk Cause	Consequence	Date raised	Corporate Objective	Gross Risk	Residual Risk	Current Risk	Owner	Date Risk Reviewed	Proximity of Risk (Projects/ Contracts only)
Category-000-Service Area Code							1 to 6	I	I	I			
SRR-001-CD	Non-approval by Council	T	The Proposed Submission does not receive approval from Council to proceed to consultation	Lack of agreement at Council.	Final adoption of new housing and site allocation policies likely to be delayed.	17/11/11	1, 3, 5, 6	3	2	P	Michael Crofton-Briggs		
SRR-002-CD	Introduction of new affordable housing contributions from sites of 4-9 dwellings reducing housing completions	O/T	New policy requirement could have a negative impact on smaller residential sites coming forward but other factors can affect the development of new homes	Evidence not enough to convince Inspector House builders not fully considering policy requirements Developers avoiding Oxford	Threat that fewer small sites will be come forward. Opportunity that extra contributions will be obtained from small sites.	17/11/11	1	3	3		Michael Crofton-Briggs		
SRR-003-CD	Introduction of new affordable housing contributions from student accommodation reducing student halls developed	O/T	New policy requirement could have a negative impact on number of purpose built student accommodation but other factors can affect the development of new student accommodation	Evidence not enough to convince Inspector Developers not fully considering policy requirements Developers avoiding Oxford	Threat of fewer student halls meaning more students in HMOs. Opportunity for extra funding for affordable housing. Opportunity that more sites will become available for housing.	17/11/11	1	3	3		Michael Crofton-Briggs		

CRR-001-CD	Natural England legally challenging the development of Warren Crescent site	T	Natural England have stated that they are likely to take legal action against the City Council if we grant planning permission for development on this site if it is not shown that groundwater will be unaffected and will not have an adverse impact upon the Lye Valley SSSI	City Council pursuing site against advice of Natural England	Natural England may take legal action against the City Council if groundwater survey not conclusive.	17/11/11	6	2	4						Michael Crofton-Briggs	
CRR-002-CD	The Sites and Housing DPD being found unsound by the Examination Inspector	T	The Submission DPD will be examined by an independent Inspector. If the DPD as a whole is found unsound by the Inspector, significant changes would need to be made and the DPD re-submitted, causing considerable delay to adoption	City Council not meeting 'tests of soundness' set out in national legislation Other parties (e.g. developers) successfully challenging evidence used in producing DPDs	The DPD production process would need to start again which would be costly and retard the meeting of the Council's corporate objectives	17/11/11	1, 3, 5, 6	4	2						Michael Crofton-Briggs	

156

Risk Register Action Plan Template

Risk ID	Risk Title	Action Owner	Accept, Contingency, Transfer, Reduce or Avoid	Details of Action	Key Milestone	Milestone Delivery Date	%Action Complete	Date Reviewed
CRR-001-CD	Natural England legally challenging the development of Warren Crescent site		Reduce	Within the site allocation policy, a strong caveat has been included that ensures that development will not be permitted unless a groundwater survey shows no adverse impact upon the SSSI. A groundwater survey is underway. Should it show an adverse impact, the allocation will be removed from the document.	Obtaining the groundwater survey and adoption of that policy wording as part of the Sites and Housing DPD	Early 2012 and March 2013		
CRR-001-CD	Natural England legally		Reduce	Should a groundwater survey show that development would have an adverse impact upon	Advice from Natural England passed to	Sept 2011	100	

	<p>challenging the development of Warren Crescent site</p>		<p>the SSSI and the site is removed from the DPD but development is still pursued by the City Council at a later date, City Development have advised Asset Management of the risk that Natural England are still likely take legal action.</p>	<p>Asset Management</p>			
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Appendix 3 – Sites and Housing DPD Proposed Submission

Sites and Housing Development Plan Document

Help us shape the community

Proposed Submission Consultation

January 2011



Building a world-class city for everyone



CONTENTS

FOREWORD

INTRODUCTION

Part A: Housing

A1 Introduction to Housing Policies

A2 Housing Policies: Mixed and Balanced Communities

Changes to existing homes
Accessible and adaptable homes
Affordable homes
Student accommodation
Houses in multiple occupation
Homes for boat dwellers

A3 Housing Policies: Sustainability and Design

Design, character and context
Developing on residential gardens
Low carbon homes
Living conditions
Cycle and car parking

Part B: Sites

B1 Introduction to Site Allocation Policies

B2 Site Allocation Policies

Maps
Policies

Part C: Monitoring and Implementation Framework

GLOSSARY

APPENDICES:

1. *Local Plan policies to be superseded*
2. *Method for calculating a financial contribution from residential development*
3. *List of main thoroughfares in Oxford*
4. *Method for calculating a financial contribution from student accommodation*
5. *Illustration showing how to apply Policy HS6 – HMOs*
6. *Energy Statement template*
7. *Illustration for the 45° code*
8. *Maximum car parking standards*
9. *Site allocations summary of uses*

FOREWORD

We want to shape Oxford into a more sustainable and a more affordable place to live and work. The adopted Core Strategy is the first step but it has a big challenge on its hands in meeting the housing and economic needs of Oxford while maintaining it as a world class city that has many important historical and natural assets.

Vital to the continued economic success and the well being of Oxford's existing and future residents is that we deliver more housing, especially affordable housing. There is a severe shortage across the whole country and every place should contribute to meeting their housing need. Oxford has a particularly acute housing shortage and has committed to building 8,000 houses by 2026 but these ought to be built as soon as possible to avoid worsening the current backlog and to ensure regular housing supply in the years before the large strategic sites come forward for development. At the same time we will ensure that we support other public organisations and utility companies in providing the infrastructure to support this new development.

This Sites and Housing DPD includes policies that set out what type of housing development we expect. It also allocates large sites that we consider are suitable for development for housing and other important uses that will help deliver the aims of the Core Strategy, the Oxford Sustainable Community Strategy and the City Council's Corporate Plan.

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

The site allocations (Part B) allocates sites that we think are suitable for particular uses with an emphasis on new housing sites. Part B includes sites that will help maintain a sustainable economy and support our key employment sectors. The strategy is to focus existing hospital and medical research in areas of Headington in particular. Locating these sites close together will help to reduce traffic movements between sites across Oxford creating opportunities for shared trips and for the facilities to better support one another. The allocations also help to implement Oxfordshire County Council's strategy for improving public transport in the Eastern Arc of Oxford serving the major employment areas. It also promotes sites for student accommodation to help encourage students to live in halls rather than in family houses. Critically, it will give landowners a positive steer towards development which should avoid sites being left empty and encourage institutions to make better use of their existing sites. With little land available we have to make much better use of what land we do have and ensure it is developed quickly to address the chronic housing need in Oxford and to support the local economy.

INTRODUCTION

i) The Sites and Housing Development Plan Document (DPD) is part of Oxford's Local Development Framework (LDF) and is one of the documents against which planning applications are judged. It includes detailed planning policies that planning applications for residential development are considered against (Part A) and it allocates sites for development for housing, employment and other uses (Part B).

Relationship with other documents

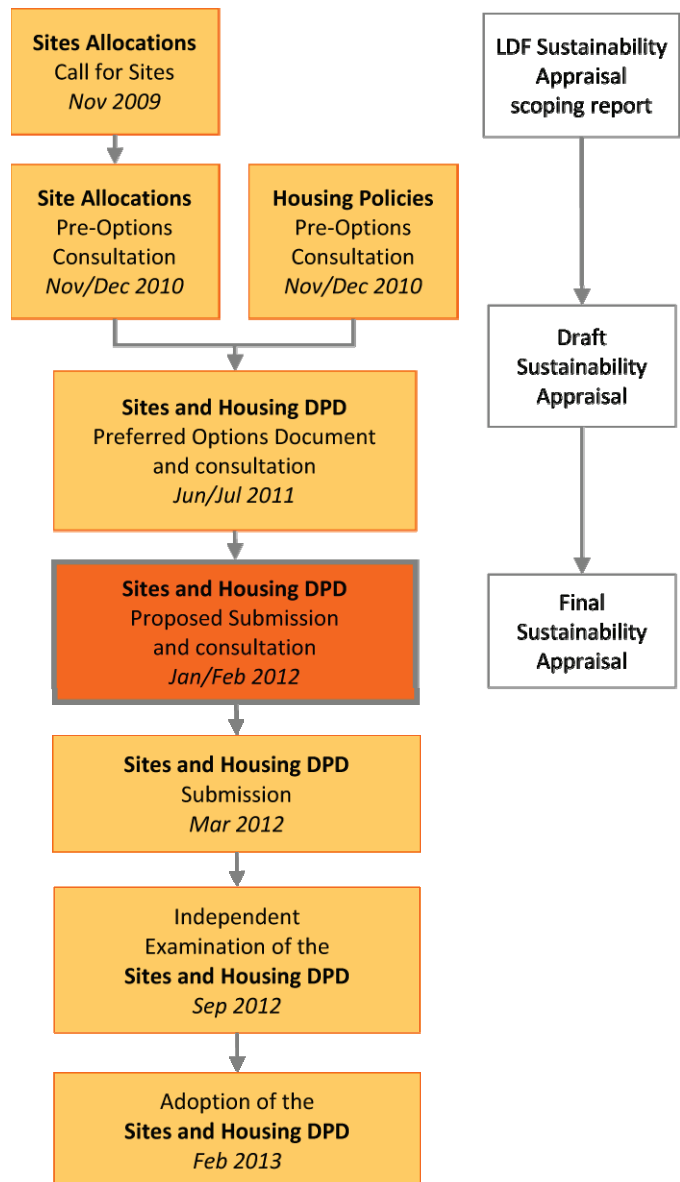
Oxford's Local Development Framework

ii) Oxford's LDF is comprised of the Core Strategy¹, West End Area Action Plan² and saved policies within the Oxford Local Plan 2001-2016³ as well as other documents shown in Figure 2 which are at various stages of production. Policies should also conform with any regional planning guidance and be consistent with national planning policy.

iii) The Core Strategy sets out the planning framework for development in Oxford up to 2026 and is the overarching document in Oxford's LDF. It sets out the scale and general location of future development, and includes policies to deliver the Core Strategy vision. It contains city-wide planning policies including the City Council's approach to development in relation to brownfield sites, the Green Belt, the flood plain and areas of ecological interest. It also contains policies on the level of housing development, where employment, retail, university and medical research developments should be directed and allocates large strategic development sites. The Core Strategy also sets policies for the overarching requirement to provide affordable housing, for universities to provide student accommodation and for sustainable design and construction methods to be used.

iv) All DPDs should generally conform with the Core Strategy. Area Action Plans (AAPs) provide policy approaches for specific areas of Oxford to support the Core Strategy. Other DPDs provide more detailed policy approaches for development across the whole of Oxford. Supplementary Planning Documents (SPDs) provide guidance on detailed issues of implementation of policies in the Core Strategy or other DPDs.

Figure 1: Stages of the Sites and Housing DPD

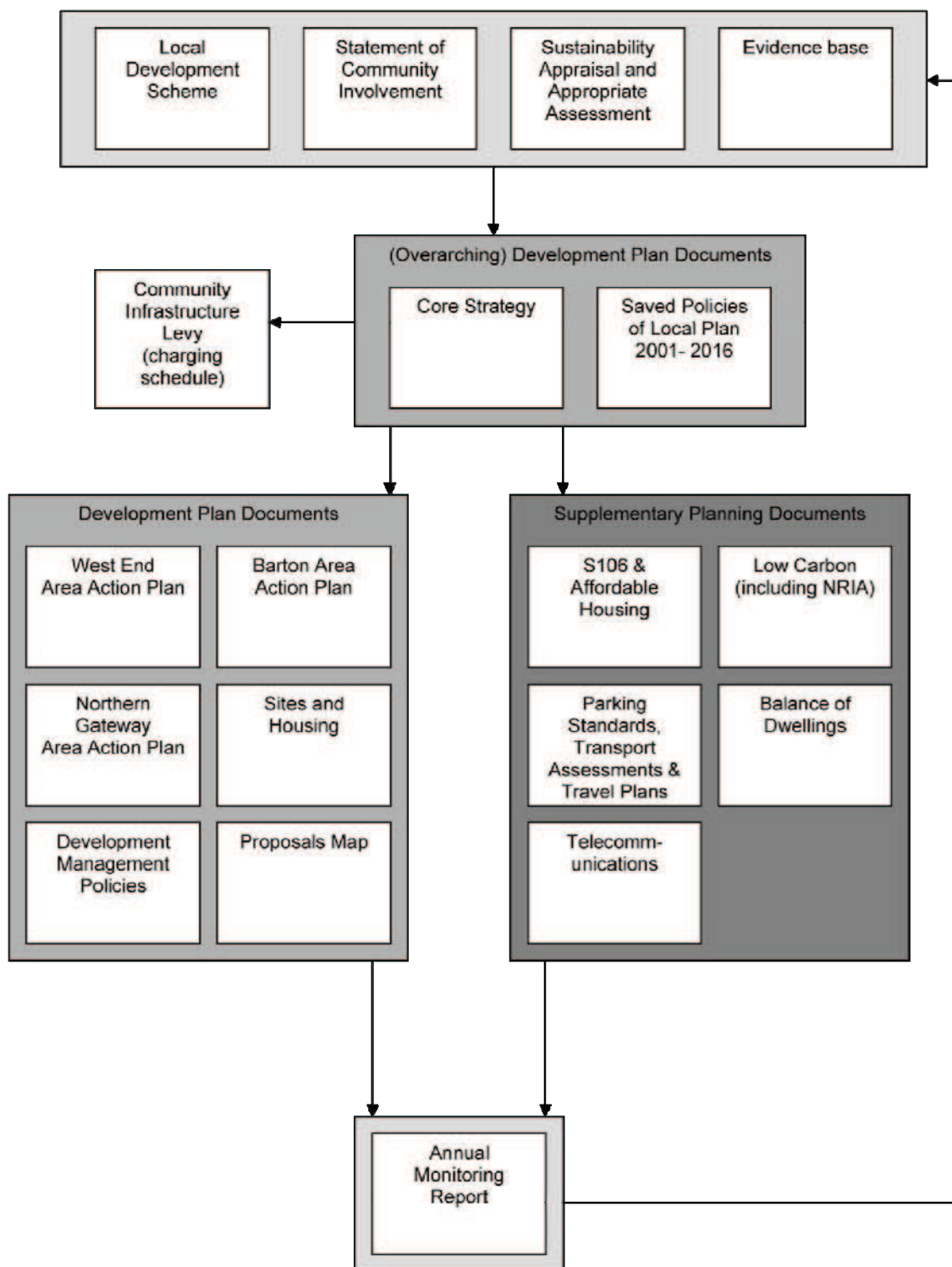


¹ Oxford's Core Strategy (Oxford City Council) March 2011

² West End Area Action Plan (Oxford City Council) Jun 2008

³ Oxford Local Plan 2001-2016 (Oxford City Council) Nov 2005

Figure 2: Oxford's Local Development Framework



The Sites and Housing Development Plan Document

v) The overall aim of this document is to help deliver the objectives of the Core Strategy, to provide greater certainty for developers and local residents and to reflect changes in circumstances either in terms of general policy issues or relating to individual sites.

vi) The housing policies will deliver the Core Strategy aims of delivering more affordable housing, and achieving balanced communities. It will help create a mixture of household types and tenures across Oxford,

and so promote diverse and inclusive neighbourhoods. It will also encourage new homes in Oxford to contribute to tackling the causes of climate change, and, through quality of design, promote quality of life.

vii) Many of the existing sites allocated within the Local Plan have been built but not all of them. New site allocations policies gives the opportunity to review existing Local Plan sites and identify new sites for allocation. Site allocations provide certainty to developers, local people and infrastructure providers as to what developments are likely to happen in the area. The overall aim of the site allocations is to prioritise the use of land to meet the Core Strategy key priorities of meeting Oxford's housing and employment needs, regeneration, focusing development on Previously Developed Land and reducing the need to travel. In particular, this DPD places great emphasis on identifying sites for housing which will encourage the development of housing which would include affordable housing.

viii) This DPD supersedes all the remaining development site allocations in Section 14.0 of the Local Plan and many housing policies. Appendix 1 contains the full list of superseded policies.

How to use this document

ix) This document comprises two elements:

Part A contains the **Housing Policies**. These policies should be used to steer most types of residential development, irrespective of location. They should be read in conjunction with all other adopted, saved and emerging policies in the Local Development Framework.

Part B contains the **Site Allocations**. These policies apply to specific sites identified in Oxford, that are expected to help deliver the aims of the Core Strategy to 2026. They should be read in conjunction with all other adopted, saved and emerging policies in the Local Development Framework. Where a site is not allocated, it may still be suitable for development, subject to other local plan policies.

Sustainability Appraisal and Habitats Regulation Assessment

x) A Sustainability Appraisal (SA)⁴ considers the social, economic and environmental impacts of a policy or plan. This DPD is accompanied by an SA which assessed the objectives of the Sites and Housing DPD against the SA objectives to confirm general consistencies between them. The Sites and Housing DPD objectives are shown to score positively when appraised against the sustainability objectives.

xi) The SA was produced alongside the DPD to predict and evaluate the effects of the document. It ensured that all aspects of sustainability were properly considered and suggestions were made for improving sustainability. These have been incorporated into the policies.

xii) The Habitats Regulation Assessment (HRA)⁵ is a process used to assess the impacts of policies against the conservation objectives of a European site and to determine whether it would adversely affect the integrity of that site. The City Council undertook a screening process to determine whether or not the DPD will have a significant effect on the Oxford Meadows Special Area of Conservation (SAC). It concludes that the conditional approval set out in the policy wording or text within the Sites and Housing DPD is sufficient to ensure that there is no adverse impact on the SAC either alone or in combination with other plans or projects.

⁴ *Site Allocations Sustainability Appraisal* (updated Dec 2011) Oxford City Council

⁵ *Sites and Housing DPD: Habitats Regulation Assessment* (Jan 2015) Oxford City Council

Part A: Housing Policies

Section A1

Introduction to Housing Policies

Introduction

A1.1 The Oxford Core Strategy 2026 sets out a vision for Oxford. A key priority is to provide more affordable and family homes. The City Council's vision is to establish mixed communities to help create a sense of place and build local identities. Good housing will improve the social, environmental and economic well-being of the city, and through good design it will reduce our carbon footprint. A strategic objective is to plan for an appropriate mix of housing tenures, types and sizes to meet existing needs and future population growth.

A1.2 This part of the Sites and Housing DPD sets out the housing policies for Oxford. The policies cover specialist types of homes, such as student accommodation and shared houses, as well as traditional houses and flats. Section A2 sets out policies that aim to make sure all developments contribute to mixed and balanced communities across the city. Section A3 sets out policies to make sure all residential developments are well-designed, respect the character of the area, and respect the quality of life for existing local people.

Objectives

A1.3 The Oxford Core Strategy sets out a number of strategic objectives. These are not repeated in this document, but have been used to develop objectives for this DPD that are specific to residential development. The objectives aim to foster mixed, balanced and sustainable communities across the city.

Housing DPD Plan Objectives

Objective 1:	Increase the supply of affordable housing, reflecting local demand for different types of tenure.
Objective 2:	Improve the balance of residential accommodation types across the city, including student accommodation, houses in multiple occupation and other forms of specialist housing.
Objective 3:	Ensure all new residential development achieves high design quality, to provide good quality of life to its occupants, and enhances or preserves the amenity and character of neighbourhoods.
Objective 4:	Reduce carbon emissions from new residential development and move towards Zero Carbon standards in all developments.

How to use the Housing Policies

A1.4 The Housing Policies, as part of Oxford's Local Development Framework (LDF), should be read as a whole. The Oxford Core Strategy 2026 is the City Council's starting point for making decisions on planning applications, while the Housing Policies provide more detailed criteria and mechanisms for delivery. The Housing Policies should always be read with their supporting text, which in places refers to other documents from the LDF, particularly the Core Strategy.

Section A2 Mixed and Balanced Communities

Overview

A2.1 The Oxford Core Strategy has clear strategic objectives that aim to create mixed and balanced communities, both across Oxford and at a more local level, within the overall priority of delivering new homes. The City Council will plan to encourage a range of tenancies and household types, with no one group being dominant over others. This helps to build sustainable, lifetime communities.

A2.2 **Core Strategy Policy CS23 – Mix of Housing** expects new housing developments to provide different types and sizes of home, to provide for a range of households, such as families with children, single people, older people and people with specialist housing needs. An appropriate mix of homes for different areas of Oxford is set out in the Balance of Dwellings SPD, which specifies the range of house sizes (by bedrooms) expected.

A2.3 **Core Strategy Policy CS24 – Affordable Housing** states that planning permission will only be granted for residential development that provides generally a minimum of 50% of the homes as affordable housing. The policy reflects the need to deliver a wide choice of high-quality homes, create sustainable, inclusive and mixed communities, and to tackle the pressing need for more affordable housing.

A2.4 The Core Strategy includes **Policy CS25 – Student Accommodation**. This recognises the benefits of increasing the amount of purpose-built student accommodation, to ease the heavy demand from student occupiers in the private rental market. This heavy demand is reflected in the high concentration of Houses in Multiple Occupation (HMOs) in certain parts of Oxford. However the Core Strategy recognises that new student accommodation should not be built at the expense of general housing.

A2.5 The policies in this sub-section, together with the Site Allocations, aim to get the right types of homes in the right places, and to strike a balance between the need for different types of housing. Developers are especially keen to build some types of housing, such as houses built for open-market sale and student accommodation. Other types, such as affordable housing, can be less attractive to commercial developers, but are nevertheless important to achieving mixed and balanced communities. Planning policies therefore have an important role to play in ensuring a reasonable mix is maintained.

Changes of use in existing homes

A2.6 There are not nearly enough homes in Oxford to meet the city's housing needs. The benefits of building new housing would be undermined if the stock of existing housing were to reduce. Therefore the start-point for sound planning is to protect existing housing sites. The City Council has a longstanding strategy to resist the net loss of self-contained dwellings in Oxford.

A2.7 The City Council wishes to support small, home-grown enterprises, or small-scale community facilities such as local shops and childcare provision. Where an applicant proposes changing the use of part of any residential building classed as C3, C4 or Sui Generis HMO to a use not falling within one of these same uses, they must demonstrate that the remaining residential accommodation on the site still provides at least the same number of good-quality self-contained homes (or, in the case of HMOs, that could become self-contained without significant alteration).

A2.8 Policy HP1 will apply to all changes the use from self-contained dwellings and Houses in Multiple Occupation (Use Classes C3, C4 and Sui Generis HMO). The exceptions are that policy HP1 will not apply to changes of use from a single C3 dwelling to an HMO (C4 or Sui Generis), or from a single C4 or Sui Generis HMO to one or more self-contained (C3) homes.

POLICY HP1 CHANGES OF USE FROM EXISTING HOMES

Planning permission will not be granted for any development that results in the net loss of one or more self-contained dwellings on a site.

Planning permission will only be granted for a change of use that results in a net reduction in residential accommodation where:

- a. in the case of houses and flats in Use Class C3 or C4, at least 75m² of the original dwelling(s) floorspace is retained as a self-contained dwelling, and**
- b. the internal and external living conditions of the retained dwelling(s) meet the requirements of Policies HP12, HP13 and HP14, and**
- c. the scale and nature of the proposed use is compatible with neighbouring uses and with the surrounding area, and not likely to give rise to a significant increase in noise nuisance, traffic or on-street parking.**

Accessible and adaptable homes

A2.9 Achieving mixed and balanced communities requires the City Council to plan for people's different physical needs. The City Council wishes to see new homes built that are accessible to all who may wish to live in them, and visit them, including those with disabilities. Many people will become less mobile as they become older, or through injury, and homes should be able to adapt to these changing needs.

A2.10 Current building regulations require new developments to have a minimum standard of accessibility into the entrance level of a building. These standards provide opportunity for disabled people to visit such homes, but only limited benefits for independent domestic living.

A2.11 The Lifetime Homes Standard⁶ is a widely used national standard, which goes further than statutory building regulations. Lifetime Homes specifications ensure that the spaces and features in new homes can readily meet the needs of most people, including those with reduced mobility. The standards include level entry to the home, minimum doorway widths, adequate wheelchair manoeuvring space, provision for future installation of internal lifts, and appropriate window heights. Given the need to promote social inclusion, the City Council considers it appropriate that all new homes should be built to Lifetime Homes standard.

A2.12 Whilst Lifetime Homes goes some way to assisting wheelchair users' day-to-day needs, it does not provide opportunity to adapt homes to include all the features needed by a wheelchair user. A home designed for easy adaptation to full wheelchair housing standards can ensure that not only does a wheelchair user have access to every facility inside and outside of the dwelling, but also has choice on how best to approach that facility to suit their particular needs. Such homes should include space for full wheelchair turning, manoeuvring and transferring to a second chair; space that can easily be converted to a through-floor lift for second-floor access, and ensuring the layout of kitchens and bathrooms allow full access to wheelchair users. Future occupants should be able to adapt their home to full wheelchair accessible standard without enlarging or structurally modifying their home.

A2.13 The City Council has calculated that 5% of all new homes would need to be wheelchair accessible to meet both the existing backlog of need, and newly arising need. The policy seeks 5% of all new dwellings should be designed as wheelchair accessible, or to be easily adaptable to wheelchair use. This is likely to be less practical on sites of 3 or less homes, which will generally be infill development or the conversion of houses into flats. Therefore these sites are exempt from the requirement.

A2.14 50% of the wheelchair accessible or adaptable homes should be provided as open market homes (or as close as possible to 50% where there are an odd number of units).

A2.15 The City Council will publish a technical advice note, subject to update, detailing the Lifetime Homes and Wheelchair Accessible Standards. Applicants will be expected to demonstrate that Policy HP2 has been complied with in the Design and Access Statement. Account will be taken of any genuine practical or heritage constraints.

POLICY HP2 ACCESSIBLE AND ADAPTABLE HOMES

Planning permission will only be granted for new dwellings where

- a. all the proposed new dwellings meet the Lifetime Homes standard, and
- b. on sites of 4 or more dwellings (gross), at least 5% of all new dwellings (or at least 1 dwelling for sites below 20 units) are either fully wheelchair accessible, or easily adapted for full wheelchair use. 50% of these must be provided as open market dwellings.

⁶ Details of the Lifetime Homes Standard is found at www.lifetimehomes.org.uk

Affordable homes

A2.16 Meeting housing need is a key priority of the City Council. New affordable housing has a vital role in delivering sustainable, inclusive and mixed communities, both within a site, and across Oxford as a whole.

A2.17 **Core Strategy Policy CS24 – Affordable Housing** states that generally a minimum of 50% of residential developments must be provided as affordable housing. The City Council generally expects affordable housing to be provided as part of the same development ('on-site'), to ensure a balanced community on the site.

A2.18 Policies HP3 and HP4 set out the detail of how residential developments should contribute to affordable housing. The policy applies to all types of self-contained dwelling. This includes retirement homes, sheltered housing, Extra Care Housing, key worker housing, and all parts of any development that fall within Use Class C3. The policy does not apply to residential institutions such as care homes, nursing homes or hospitals, or to secure residential institutions, but will apply to any self-contained staff accommodation within these developments.

Provision of affordable housing on-site (10 or more homes)

A2.19 Most sites in Oxford that have capacity for more than 10 homes can provide 50% affordable housing whilst remaining viable.⁷ Where a developer considers that meeting the 50% target will make a site unviable, they must provide robust evidence of this in the form of an independent viability appraisal. The City Council will expect the developer to negotiate on an "open book" basis which relates to the particular site circumstances that have resulted in the development's non-viability. The City Council will always expect developers to have considered the financial implications of affordable housing policy requirements, and local market indicators, when purchasing the land for development.

A2.20 If the City Council is satisfied that the site would be unviable, a cascade approach will be used to determine an appropriate contribution. Policy HP3 builds on Core Strategy Policy CS.24 by setting out how this cascade approach will operate.

A2.21 The City Council maintains the Housing Register for Oxford, and also monitors and manages allocations. The Council will use this and other available evidence to advise on the strategic mix of dwelling sizes required on new developments to meet Housing Strategy objectives. The strategic mix currently set out in the Affordable Housing SPD (July 2006) will be updated in a future planning document. It is important that affordable dwellings provide enough space within at least two bedrooms for at least two people to comfortably share, to allow for children to share bedrooms, and for expanding family households.

POLICY HP3 AFFORDABLE HOMES FROM LARGE HOUSING SITES

Planning permission will only be granted for residential development on sites with capacity for 10 or more dwellings, or which have an area of 0.25 hectares or greater, if generally a minimum 50% of dwellings on the site are provided as affordable homes.

A minimum 80% of the affordable homes must be provided as social rented, with remaining affordable homes provided as intermediate housing.*

Exceptions will be made only if it can be robustly demonstrated that this level of provision makes a site unviable, in which case developers and the City Council will work through a cascade approach in the following order until a scheme is made viable:

- **firstly, reduce the percentage of affordable housing provided (to a minimum of 40% of all homes) by reducing the intermediate housing element only;**
- **secondly, at 40% affordable housing, reintroduce an element of intermediate housing incrementally up to a maximum 8% of all homes;**
- **thirdly, make a financial contribution *in lieu* of on-site provision, to be calculated using the approach set out in Appendix 2.**

⁷ Oxford Affordable Housing Viability Study (King Sturge, 2011)

The applicant must demonstrate that the mix of dwelling sizes meets the City Council's preferred strategic mix for affordable housing.

Developers may not circumvent this policy by artificially subdividing sites.

* See Glossary for definitions

Provision of affordable housing through financial contributions (4 – 9 homes)

A2.22 Much of Oxford's supply of new housing comes from small sites of less than 10 homes, or less than 0.25 hectares. It is important that these sites contribute to achieving a balanced community in Oxford. It is often not possible for these sites to provide 50% of homes as affordable without becoming unviable. It is difficult for a Registered Provider to efficiently manage individual households in dispersed locations.

A2.23 The Affordable Housing Viability Study showed that most small sites of less than 10 homes can however make a financial contribution towards achieving a more balanced tenure mix across Oxford. This will be required on sites of 4 to 9 dwellings, and will specifically be used to deliver affordable housing elsewhere in Oxford. If it can be robustly demonstrated to the City Council that the full contribution would make the development unviable, the Council will expect any alternative sum to be negotiated on an "open book" basis, using the same principles as for on-site affordable housing.

A2.24 Where homes are proposed as part of a mixed-use scheme, together with student accommodation and/or commercial development, account will be taken of the overall floorspace of all development on the site. Even if different uses each fall under the threshold for applying the relevant policy, the development as a whole may still trigger a requirement to contribute to affordable housing.

A2.25 Sites that have capacity to provide only 3 homes or less (gross) will be exempt from the requirement, so that conversions of large homes to smaller dwellings are able to come forward, whilst meeting other important requirements such as Lifetime Homes.

POLICY HP4 AFFORDABLE HOMES FROM SMALL HOUSING SITES

Planning permission will only be granted for residential development on sites with capacity for 4 to 9 dwellings, if a financial contribution is secured towards delivering affordable housing elsewhere in Oxford. The contribution required will be 15% of the total sale value of the development, and will be calculated using the formula set out in Appendix 2.

Developers may not circumvent this policy by artificially subdividing sites. For mixed-use residential developments that include student accommodation and/or commercial floorspace, the overall development floorspace will be used to determine the contribution required.

Key worker homes

A2.26 The Oxford Core Strategy recognises that Oxford is home to many key workers, including people who work in the public sector for the NHS Trusts, police and fire service. **Core Strategy Paragraph 7.2.7** states that key worker provision will be supported where it is in addition to the required level of affordable housing. Therefore, the requirements of Policy HP3 - Affordable Homes from Large Housing Sites and Policy HP4 – Affordable Homes from Small Housing Sites must still be met. The City Council will agree to restrictions on the occupancy of any housing development meant for key workers, including for affordable homes, provided that the affordable homes still meet the definitions of affordable housing set out in the Glossary.

A2.27 Local authorities are expected to set out a definition of key workers, who may be prioritised for intermediate housing schemes such as shared ownership of new-build homes. This definition is then used by Registered Providers in determining who is given greatest priority for such schemes. The City Council's definition of a key worker is any person who is in paid employment solely within one or more of the following occupations:

- NHS: all clinical staff except doctors and dentists
- Schools: qualified teachers in any Local Education Authority school or sixth-form college, or any state-funded Academy or Free School; qualified nursery nurses in any Oxfordshire County Council nursery school
- Universities and colleges: lecturers at further education colleges; lecturers, academic research staff and laboratory technicians at Oxford Brookes University or any college or faculty within the University of Oxford
- Police & probation: police officers and community support officers; probation service officers (and other operational staff who work directly with offenders); prison officers including operational support
- Local authorities & Government agencies: social workers; occupational therapists; educational psychologists; speech and language therapists; rehabilitation officers; planning officers; environmental health officers; Connexions personal advisors; clinical staff; uniformed fire and rescue staff below principal level
- Ministry of Defence: servicemen and servicewomen in the Navy, Army or Air Force; clinical staff (with the exception of doctors and dentists).

Student accommodation

A2.28 Oxford will always have a large student population. The student communities, which include undergraduates and postgraduate researchers, contribute greatly to the diversity and cultural vibrancy of Oxford.

A2.29 The accommodation needs of most students are generally short-term, and different to those of long-term Oxford residents. [Core Strategy Policy CS25 – Student Accommodation](#) recognises that the number of students who house-share in privately rented accommodation affects the availability of larger houses in the general market. Development of new student accommodation benefits the wider market, as it frees up homes that are suitable for families and couples. The policy requires that no more than 3,000 students of either Oxford Brookes University, or the University of Oxford, should be living outside of University-provided accommodation, as a precondition of further academic or administrative university development. The policy sets out how such accommodation is expected to be let and managed, seeking in particular to prevent occupants from bringing cars to Oxford.

Location and design

A2.30 Policy HP5 sets out criteria for determining which locations are suitable for student accommodation, and other conditions for development. Accessibility by public transport is important, as students in bespoke accommodation do not have access to a car. It is also important to locate student accommodation in a way that avoids great increases in activity along quieter residential streets. The policy should ensure students are able to live in a convenient location, as well as helping to maintain the character of residential areas.

A2.31 The City Council considers that only sites located directly adjacent to a main thoroughfare, or in a District or City centre, are suitable for student accommodation. Main thoroughfares, for the purposes of this policy, are listed in Appendix 3. To be adjacent, a site must provide its main pedestrian and cycle access directly onto the main thoroughfare, or via a route that does not pass any dwelling frontage (this applies to houses and flats within Use Class C3 or C4). The City centre and District centres are defined on the Proposals Map.

A2.32 Student accommodation consisting of 20 or more student bedrooms should provide both communal indoor space and communal outdoor space which is available to all residents. Shared indoor space ensures that occupants have space to gather, socialise and hold events. The nature of provision will depend on the scale of development, and could be a common room, or an informal lobby area. Outdoor space ensures there is opportunity for relaxation and quiet outdoor recreation. At least 10% of the total site area will be required to fulfil these outdoor space functions, unless the site is exceptionally constrained.

Loss of existing purpose-built student accommodation

A2.33 It is very important that existing student accommodation sites are not lost to other uses. Proposals that would lead to the loss of student accommodation will only be acceptable if an equivalent amount of new student accommodation is available for occupancy, within a reasonable timeframe, by students of the same university or institution. The new provision must take into account the mix, occupancy and affordability of the rooms being lost.

Vacation uses

A2.34 Core Strategy Policy CS25 limits occupation to full-time students enrolled on courses of one academic year (including vacation periods). This restriction does not apply outside the semester or term-time, provided that during term-time the development is occupied only by university students. This ensures opportunity for efficient use of the buildings for short-stay visitors, such as conference delegates or summer language school students, whilst providing permanent university student accommodation when needed.

Parking and loading

A2.35 Policy HP16 – Residential Car Parking states that only operational and disabled parking should be provided for new student accommodation. Operational parking should be available for students and their families, for a limited period, arriving and departing at the start and end of semesters or terms.

POLICY HP5 STUDENT ACCOMMODATION

Planning permission will only be granted for student accommodation in the following locations:

- a. on or adjacent to an existing university campus, higher or further education college, or other hospital or research campus (and only if the use during university terms or semesters is to accommodate students being taught or conducting research at that site), or
- b. in the City centre or a District centre, or
- c. located adjacent to a main thoroughfare*, or
- d. on a site which is allocated in the development plan to potentially include student accommodation.

Also, planning permission will only be granted for student accommodation if:

- e. for developments of 20 or more bedrooms, the design includes some indoor and outdoor communal space, and
- f. a management regime has been agreed with the City Council that will be implemented on first occupation of the development (to be secured by a planning condition or planning obligation), and
- g. the developer undertakes to prevent residents from parking their cars anywhere on the site, and anywhere in Oxford.

Planning permission will not be granted for any proposal that results in a net loss of bespoke student accommodation.

*See Appendix 3 for a list of main thoroughfares

Student accommodation and affordable housing

A2.36 A key objective of the Core Strategy is to ensure that new residential development contributes to a balance of housing types and tenures, which in turn contribute to mixed and balanced communities. New student accommodation is often proposed on sites that could otherwise be developed for housing, which would include affordable homes as part of a wider tenure mix.

A2.37 Policy HP6 therefore sets out how accommodation proposals should contribute to affordable housing delivery, to ensure that the objective of achieving mixed and balanced communities is met. The policy only requires a contribution to be made for sites providing 8 or more student bedrooms, as this is broadly equivalent to 4 or more self-contained homes (the threshold for applying Policy HP4).

A2.38 Where student accommodation is proposed as part of a mixed-use scheme, together with general housing and/or commercial development, account will be taken of the overall floorspace of all development on the site. Even if different uses each fall under the threshold for applying the relevant policy, the development as a whole may still trigger a requirement to contribute to affordable housing. As a general guide, and including communal areas such as shared kitchens, two purpose-built student bedrooms have a similar internal floorspace as a 1-bedroom flat, and four purpose-built student rooms have a similar internal floorspace as a 3-4 bedroom house.

A2.39 If the applicant can robustly demonstrate that the sum required by applying the formula in Appendix 4 makes the scheme unviable, and this is accepted by the City Council, a lower contribution may be negotiated. This will be on the basis of the evidence submitted.

POLICY HP6 AFFORDABLE HOUSING FROM STUDENT ACCOMMODATION

Planning permission will only be granted for new student accommodation that includes 8 or more bedrooms if a financial contribution is secured towards delivering affordable housing elsewhere in Oxford. The contribution will be calculated using the formula in Appendix 4.

An exception to this requirement will be made for any proposal that is within an existing* academic campus or college site that includes regular teaching activities and facilities.

Developers may not circumvent this policy by artificially subdividing sites. For mixed-use developments of student accommodation with general housing or commercial floorspace, a pro-rata approach will be used to determine whether a contribution is required, and how much this should be.

*this means sites that existed as a college or campus on 19th December 2011 (the date at which the Housing Policies became a material consideration) and continues to exist as such

Houses in multiple occupation

A2.40 A 'House in Multiple Occupation' (HMO) is a house or flat which is shared between 3 or more unrelated occupants living as 2 or more households, who share basic amenities (such as kitchen or bathroom facilities). There are two different types of HMO: a 'small HMO' of between 3 and 6 occupants (classified as a 'C4 HMO'), and a 'large HMO' that generally has 7 or more unrelated occupants (termed a 'Sui Generis HMO'). Some 'non-family' properties are not classified as an HMO; examples of these are listed in Appendix 5.

A2.41 Oxford has a large number of HMOs. These play an important role in meeting people's housing needs in Oxford, by providing shared accommodation that is affordable to young workers, postgraduate students, some undergraduate students, and others. Without HMOs, many young professionals and students would not be able to afford to live in Oxford.

A2.42 However, in some areas of the city, high concentrations of HMOs are resulting in changes to the character of the local area, and may also contribute to local parking problems, large numbers of transient households, and the affordability of renting or buying homes in Oxford. This has led some people to believe that their communities are becoming unbalanced, because the number of short-term tenants with less established community ties has grown too large.

A2.43 The City Council requires all HMOs in Oxford to be licensed. This is separate to planning, and ensures a good standard of domestic living for all HMO occupants.

A2.44 From February 2012, the City Council is able to grant or refuse planning permission for any proposed HMO.⁸ The City Council will use its planning responsibilities to prevent any further over-concentration of HMOs in areas where there are already significant numbers.

A2.45 Applicants will be expected to demonstrate that the property fully complies with its 'Amenities and Facilities for Houses in Multiple Occupation: Good Practice Guidance'⁹ (or any Oxford City Council publication which updates or supersedes this). Adequate provision should be made for refuse storage and collection. Policy on cycle and car parking for HMOs is set out in Policies HP15 and HP16 and must also be complied with.

A2.46 The City Council considers that purpose-built HMOs offer substandard amenities compared with self-contained homes. Such developments will generally be refused planning permission.

A2.47 Policy HP7 does not apply to supported housing schemes that are provided and managed by a local authority or partner Registered Provider, even where such a scheme is classed as an HMO (C4 or Sui Generis).

A2.48 HMOs in C4 use are classed as 'dwellinghouses'. These will have the potential to be a family home. Therefore, any proposal to change the use of a C4 HMO from a single dwellinghouse into two or more separate dwellings must comply with the Balance of Dwellings SPD (or any subsequent SPD or DPD that superseded it).

POLICY HP7 HOUSES IN MULTIPLE OCCUPATION

Planning permission will not be granted for any purpose-built house in multiple occupation (HMO).

Planning permission will only be granted for the change of use of a dwelling in Use Class C3 to an HMO where:

- a. the proportion of buildings used in full or part as an HMO* within 100 metres of street length either side of the application site does not exceed 20%, and**
- b. the applicant has demonstrated compliance with the City Council's good practice guidance on HMO amenities and facilities.**

For the purposes of this policy, street length is defined as:

⁸ Note that, under the terms of the Article 4 Direction on HMOs, any Class C4 HMO can revert back to being a single Class C3 dwelling without the need to apply for planning permission.

⁹ Guidance on HMO minimum standards for licensing purposes is published by Oxford City Council Environmental Development service. See www.oxford.gov.uk/hmo

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

Appendix 5 illustrates how Policy HP7 should be applied.

*Note that a 'building' includes a block of flats. See Appendix 5 for guidance on how buildings in mixed or multiple use will be considered.

Homes for boat dwellers

A2.49 Legally moored residential boats and their dwellers contribute to the cultural diversity of Oxford. Much of the boat-dwelling community relies on the existence of residential moorings, which are defined as having planning permission for long-term mooring in a fixed location, and for occupation as a household's sole or main residence.

A2.50 The City Council recognises that there is demand for new residential moorings in Oxford, and will in principle support the creation of new residential moorings in appropriate off-river basins. There is limited mooring space suitable for permanent moorings in Oxford and also a need to balance permanent residential moorings with short-stay visitor moorings, which have an important role in promoting tourism in the city. The Inland Navigation Authorities may consider that it is appropriate for residential moorings to be located outside of off-channel basins. Such moorings must not conflict with British Waterways or the Environment Agency's operational requirements or be on the main Thames river channel. They must also comply with parts b-e of Policy HP8.

A2.51 The Environment Agency is responsible for the management of the River Thames, River Cherwell and other river channels that join their main courses. British Waterways is responsible for the management of the Oxford Canal. Both organisations have set out policies on the approach taken to residential moorings on the waterways that they respectively manage. The Environment Agency maintains a policy of not allowing permanent moorings on the main channel of the River Thames and supports the creation of new residential moorings in off-river basins.

A2.52 Car-free residential moorings on a modest scale will be considered favourably, provided there are no major residential parking congestion issues within the vicinity to which the development may contribute. Maximum residential parking standards, set out in Policy HP16, will apply as with all development in Oxford. Given the particular constraints on this kind of development, the minimum standards for residential cycle parking in Policy HP15 may be relaxed dependent on the context of the proposal.

POLICY HP8 HOMES FOR BOAT DWELLERS

Planning permission will only be granted for new residential moorings on Oxford's waterways where:

- a. they are provided in off-channel basins, and**
- b. there is adequate servicing including water supply, electricity, and disposal facilities for sewage and rubbish, and**
- c. any car parking provision complies with the standards for residential development set out in Policy HS15, and**
- d. there is adequate access for emergency vehicles, and**
- e. there will be no significant effect on the amenity, biodiversity or heritage interest of the waterway or surrounding land.**

Section A3 Sustainability and design

Overview

A3.1 The Oxford Core Strategy Spatial Vision for Oxford emphasises quality of life, with diverse communities that feel safe and valued. One objective of the Core Strategy is to ensure that all new development delivers high quality urban design, architecture and public realm, and also seeks to preserve and enhance Oxford’s distinct townscape characteristics. Another objective is to maximise Oxford’s contribution to tackling the causes of climate change, and minimise the use of non-renewable resources.

A3.2 At a local level, quality of life is greatly dependent on the home environment. **Core Strategy Policy CS18** emphasises that development should respond appropriately to its surroundings, and be adaptable, providing for future alternative uses. **Core Strategy Policy CS19** requires new development to provide safe and attractive environments, which reduce the opportunity for crime. The policies in this sub-section provide more detailed policies that make sure all homes provide the space and facilities, both indoor and out, for a high quality of life.

A3.3 **Core Strategy Policy CS9** says that all developments should minimise their carbon emissions, and should show how sustainable design and construction methods will be incorporated. Policy HP11 below sets out how this should apply to residential development.

Design, character and context

A3.4 Well designed buildings and spaces are vital to an area’s character and distinctiveness. Good design is the starting point for all residential development. The context, location and history of any development site should help determine density, scale and design of buildings, building materials, landscaping, and how parking is provided. The design and layout of development should also minimise opportunities for crime and fear of crime, and comply with **Core Strategy CS19 – Community Safety**.

A3.5 Building for Life¹⁰ is a useful tool for local authorities and developers to assess the design quality of new housing developments. The criteria cover four categories: Environment and Community; Character; Streets, Parking and Pedestrianisation, and Design and Consultation. New housing developments are scored against a set of 20 criteria to assess the quality of their design. Good-quality development will generally achieve a score of 14 or more (Silver Standard). As the criteria in Building for Life include things such as street design, connectivity and communal space, Building for Life is generally more suitable for developments of 10 or more dwellings. All such developments in Oxford must demonstrate a score of at least 14 (Silver Standard), but should aspire to reach a score of 16 or more (Gold Standard).

A3.6 Oxford City Council has developed its own Character Assessment Toolkit.¹¹ This provides an easy-to-use process for developers and the Council to help determine how a development can complement and enhance the established character of an area. The toolkit encourages users to consider how existing spaces, buildings, views, greenery, landscape features, light, noise and smell combine to give a rounded site context.

A3.7 Developers will be expected to show they have complied with Policy HP9 through submission of a Design and Access Statement, which should refer to evidence of local character and context as appropriate. For developments of 10 or more homes, the applicant should also demonstrate how each of the 20 Building for Life criteria have been

¹⁰ Detailed guidance on how to apply Building for Life is found at www.buildingforlife.org

¹¹ www.oxford.gov.uk/planning

considered during the design process. The City Council will expect distinctive and original public art features to be included in the design of all schemes that include public or shared open space.

A3.8 Policy HP9 builds on [Core Strategy Policy CS12 – Biodiversity](#); [Core Strategy Policy CS18 – Urban Design, Townscape Character and the Historic Environment](#), and [Core Strategy Policy CS21 – Green Spaces, Leisure and Sport](#). In particular, it is important to provide some public open space in larger developments of 20 or more dwellings. This may include a seating area, a nature area, a kick about area or an equipped play area for children; precise details will depend on the context of the development, taking account of any constraints and opportunities. Where appropriate, applicants will be expected to enter into a legal agreement to ensure that the new public space is properly maintained, potentially by means of a financial contribution to the City Council. If the City Council agrees that on-site provision is not practical, a financial contribution may instead be accepted toward alternative provision in the vicinity.

POLICY HP9 DESIGN, CHARACTER AND CONTEXT

Planning permission will only be granted for residential development that responds to the overall character of the area, including its built and natural features, and meets all of the following criteria:

- a. the form, layout and density of the scheme make efficient use of land whilst respecting the site context and heritage assets;
- b. landscaping, boundary treatments and public art features are provided that integrate with the development, in a way that clearly define private and public space, and maintains natural surveillance of the public realm. This must include tree and hedge planting and wildlife habitat enhancement;
- c. streets and public spaces must be designed to encourage human activity, natural surveillance, and slow traffic speeds. They must also prioritise the movement of firstly pedestrians (including disabled people), then cyclists, then buses (where appropriate), and should accommodate motor vehicle access, including all service vehicles, and on-street car parking (unless the development is car-free);
- d. there should be no gates across street or estate entrances;
- e. there must be no significant increase in surface water runoff. Sustainable drainage measures will be required in line with Oxfordshire County Council guidance as lead Local Flood Authority;
- f. where 20 or more dwellings are proposed, the developed site should provide a minimum of 10% of the total site area as public open space;
- g. developments of 10 or more dwellings must be assessed against all relevant Building for Life criteria, and achieve, as a minimum, a score of 14 (Silver Standard).

Residential gardens and development

A3.9 Areas of private residential garden are often proposed for new homes in Oxford. These are more often developments on the street frontage, or extensions adjoining or adjacent to existing building plots, rather than “backland” development. This type of land has made a significant contribution to Oxford’s new housing stock in recent years. However, large areas of adjoining private gardens can add to the character of an area. They can provide wildlife habitats, a store for surface water following rainfall, and cumulatively help to regulate local and global climate.

A3.10 [Core Strategy Policy CS2 – Previously Developed and Greenfield Land](#) resists development on large areas of greenfield land. It does not apply to residential gardens. Policy HP10 is designed to strike a balance between the contribution of gardens to local character, and the need to ensure that suitable land can be used for well-designed

residential development. The policy therefore defines residential garden land differently to 'greenfield' land, such that development can continue to come forward on appropriate sites in residential areas. The policy also ensures that any negative impacts on biodiversity are properly dealt with.

A3.11 In applying Policy HP10, the City Council will expect all existing family houses to retain an area of private garden which is at least equivalent to the footprint of the original house.

A3.12 The definition of residential garden land is set out in the Glossary.

POLICY HP10 DEVELOPING ON RESIDENTIAL GARDENS

Planning permission will be granted for new dwellings on residential garden land provided that:

- a. the proposal responds to the character and appearance of the area, taking into account the views from streets, footpaths and the wider residential and public environment, and**
- b. the size of plot to be developed is of an appropriate size and shape to accommodate the proposal, taking into account the scale, layout and spacing of existing and surrounding buildings, and the minimum requirements for living conditions set out in Policies HP12, HP13 and HP14 below, and**
- c. any loss of biodiversity value on the site will be mitigated, and where practicable measures to enhance biodiversity through habitat creation or improvement are incorporated.**

Low carbon homes

A3.13 **Core Strategy Policy CS9 – Energy and Natural Resources** sets out a commitment to optimising energy efficiency through a series of measures including the utilisation of technologies that achieve Zero Carbon developments. A key strategic objective in the Core Strategy seeks to maximise Oxford's contribution to tackling the causes of climate change and minimise the use of non-renewable resources.

A3.14 At the time of writing, the City Council was producing a Sustainability Strategy. This strategy sets targets to reduce carbon emissions across the City. Specific targets include the reduction of overall carbon dioxide emissions in the City by 40% by 2020 (compared to a 2005 baseline).

A3.15 There is now a wide acceptance that sustainability considerations need to be factored into the planning of new developments. In Oxford, an additional requirement for 20% on-site renewable/ low carbon energy has been a feature of new developments across the City since 2006. The need to generate renewable or low carbon energy in the context of Oxford's limited land supply means that sites for district level energy solutions are very limited. All new developments should therefore contribute to Oxford's ambition to be a low carbon city.

A3.16 Statutory building regulations are not part of the planning system, but have an increasingly important impact on the sustainability of new buildings. 'Part L' of these regulations sets minimum standards for energy efficiency in new buildings, including homes. Proposed changes to the Building Regulations to improve energy efficiency in new buildings (Part L) are expected in October 2013 and October 2016. These changes are expected to reflect the Code for Sustainable Homes Level 4, with respect to energy efficiency.

A3.17 Energy use in new development can be further reduced by appropriate siting, design, landscaping and energy efficiencies within the building. New developments, including conversions and refurbishments, will be expected to achieve high environmental standards. In fact, all development must include the use of renewable energy where possible.

A3.18 The Council will require an assessment of energy demand from all proposals for residential development and student accommodation. This assessment must demonstrate that energy efficiencies, including renewable or low carbon technologies have been incorporated into the proposals.

A3.19 Developments of 10 or more homes are expected to achieve at least 20% of their energy consumption from renewable or low-carbon technologies, such as thermal heat pumps, solar panels, and combined heat and power. This requirement is in addition to meeting Building Regulations (or NRIA SPD standards) in relation to energy efficiency. Up until October 2013, when new building regulations are due to be implemented, the City Council's Natural Resources Impact Analysis SPD will be the measurement of sustainability within qualifying developments in Oxford.

A3.20 The glossary provides a (non-exhaustive) list of acceptable renewable energy and low carbon technologies.

POLICY HP11 LOW CARBON HOMES

Planning permission will only be granted for proposals for residential and student accommodation development if the development includes an element of on-site renewable or low carbon technologies where practicable.

All development proposals must submit an energy statement* to show how energy efficiencies have been incorporated into the development.

Planning permission will only be granted for qualifying developments where development proposals include at least 20% of their energy needs from on-site renewable or low carbon technologies, unless it can be robustly demonstrated that such provision is not feasible. The energy statement must include details of how the 20% target will be achieved.

For the purposes of this policy, qualifying developments are:

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

Until 31 September 2013, the Natural Resources Impact Analysis (NRIA) SPD checklist will be used to assess compliance with this policy. The NRIA would no longer apply to residential developments or student accommodation from 1st October 2013.* From this date, Part L of the Building Regulations will require improved energy efficiency standards in all new residential development.

The energy statement will replace the NRIA checklist as the means of assessing sustainability criteria after 1st October 2013.

*Details of the Energy Statement can be found in Appendix 6

**Should Part L of the Building Regulations not be updated in October 2013, then the NRIA will continue to apply to qualifying development proposals in Oxford until such time that the Building Regulations are updated to reflect improved standards of energy efficiency over and above the Part L of the Building Regulations 2010.

Living conditions

A3.21 The Core Strategy Vision recognises that good housing will improve our social, environmental and economic well-being. The standard of people's homes, both within and outside the building, is crucial in meeting people's everyday needs and expectations.

Space for living

A3.22 Within each new home, rooms and corridors should be comfortable, able to accommodate furniture and household equipment that would be expected in that part of the home, and allow for convenient circulation and access. Ceilings should allow sufficient headroom for people to live and move around; any spaces with insufficient headroom will not generally be counted as habitable space.

A3.23 New homes should also provide some open space which allows the people living there to enjoy fresh air and light in privacy. Where appropriate, balconies or private terraces should be provided for flats, which must have a

minimum dimension of 1.5 metres' depth by 3 metres' length. Alternatively, a private garden can be shared between a small number of flats, but must not be accessible to the general public. Private outdoor areas should allow space for a table and chairs, and/or clothes drying space, plus reasonable circulation.

A3.24 Family homes (as defined in the Glossary) will require additional space. Inside such homes, adequate space should be provided for at least four occupants. All such homes must also provide direct access to a private garden with adequate space for children to play in, and for family activities. The City Council will expect an area of private garden for each family house which is at least equivalent to the original building footprint.

A3.25 Space must be provided for storage of refuse and recycling bins. This must be large enough to accommodate wheeled bins, of a number and size required for the size and type of homes proposed. Hard surface access must be provided from the bin stores to the street. The City Council will publish a technical advice note, subject to update, to provide detailed requirements.

POLICY HP12 INDOOR SPACE

Planning permission will only be granted for new dwellings that provide good-quality living accommodation for the intended use if:

- a. each dwelling has its own lockable entrance, its own kitchen and at least one bathroom;
- b. the space provided within each room allows for reasonable furnishing, circulation and use of household facilities in each part of the home, including for desk-based home working;
- c. each dwelling provides adequate storage space, taking account of the occupation intended.

Planning permission will not be granted for new dwellings if:

- d. any single dwelling provides less than 39m² of floorspace (measured internally), or
- e. any single family dwelling provides less than 75m² floorspace (measured internally), or
- f. inadequate ceiling height, lack of natural lighting or natural ventilation, or a restricted outlook prevents proper use and enjoyment of the dwelling.

POLICY HP13 OUTDOOR SPACE

Planning permission will only be granted for new dwellings that have direct and convenient access to an area of private open space, to meet the following specifications:

- a. houses of 2 or more bedrooms must provide a private garden, of adequate size and proportions for the size of house proposed, for exclusive use by occupants of that house;
- b. flats and maisonettes of 3 or more bedrooms must provide either a private balcony or terrace of useable level space, or, in the case of ground floor flats, direct access to a private or shared garden, with some defensible space;
- c. 1 or 2 bedroom flats and maisonettes should provide either a private balcony or terrace of useable level space, or direct access to a private or shared garden.

The following factors will be material in assessing whether adequate space has been provided:

- d. the location and context of the development, in relation to the layout of existing residential plots, and proximity to public open space;
- e. the orientation of the outdoor area in relation to the sun;
- f. the degree to which enclosure and overlooking impact on the proposed new dwellings and any neighbouring dwellings, and
- g. the overall shape, access to and usability of the whole space to be provided.

Planning permission will not be granted for residential dwellings unless adequate provision is made for the safe, discrete and conveniently accessible storage of refuse and recycling, in addition to outdoor amenity space.

Privacy and daylight

A3.26 All new homes should provide a good level of privacy for their occupants, whilst also ensuring that adjoining properties do not lose their sense of privacy. When planning new homes, or changes to existing homes, regard should always be paid to the impact of windows overlooking other homes' windows (including French windows and patio doors) and gardens. Potential for unacceptable overlooking will depend on the proximity of windows to neighbours' habitable rooms and gardens, and the angles of views between windows. There should be at least 20 metres' distance between directly facing windows to habitable rooms in separate dwellings.

A3.27 New homes' access to daylight will depend both on the way new and existing buildings relate to one another, and the orientation of windows in relation to the path of the sun. In particular, windows that are overshadowed by buildings, walls, trees or hedges, or that are north-facing, will receive less light. The City Council will use as general guidance the guidelines set out in Appendix 7, but will also take into account other factors. Compliance with the 45° guidelines illustrated in Appendix 7 does not necessarily mean that a development complies with Policy HP14.

POLICY HP14 PRIVACY AND DAYLIGHT

Planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes. The following factors will be considered:

- a. **whether the degree of overlooking to and from neighbouring properties or gardens resulting from the development significantly compromises the privacy of either existing or new homes, and**
- b. **the orientation of windows in both existing and new development, in respect of access to daylight, sunlight and solar gain (i.e. natural heating from direct sunlight), and**
- c. **existing and proposed walls, hedges, trees and fences, in respect of protecting or creating privacy, and also in respect of their impact on overshadowing both existing and new development.**

Planning permission will not be granted for any development that has an overbearing effect on existing homes.

In respect of access to sunlight and daylight, the 45° guidelines will be used, as illustrated in Appendix 7, alongside other material factors.

Cycle and car parking

Cycle parking

A3.28 **Core Strategy Policy CS13 – Supporting Access to New Development** states that planning permission will only be granted for development that prioritises access by walking, cycling and public transport. A fundamental part of encouraging cycling is the provision of secure cycle storage within people’s homes.

A3.29 The number of bicycles owned by an average household in Oxford is higher than in other parts of Oxfordshire, and is especially high in houses. The cycle parking standards set out in Policy HP15 are minimum standards, which reflect the need for cycle storage shown by research evidence.¹²

A3.30 Sufficient, high-quality cycle parking is especially important for student accommodation, as it is car-free. The minimum standards for student accommodation reflect that more students are likely to cycle in Oxford if they live away from their place of study (whereas those within close proximity are likely to walk).

A3.31 The minimum standards may be relaxed only in exceptional circumstances. For example, the City Council may consider proposals that provide below the minimum standard where a change of use to an existing building is proposed that is reasonable in all other respects, and it is clearly impossible to accommodate the full provision due to physical constraints (e.g. some HMOs).

A3.32 All residential cycle parking must, as far as is practical and reasonable, be enclosed within a secure store, or at least undercover. The location of cycle parking is also important: where cycle parking for residents is not in a secure store, it should be located away from the street frontage, to maximise security. There must be convenient, level access between the bike store and the street that avoids having to wheel bikes through buildings or corridors. It must also be easy for residents to access the bike store from a main entrance/exit of the building.

A3.33 All domestic garages should be designed to accommodate cycle storage in addition to car storage, reflecting the standards set out in Policy HP15. Garage dimensions and design must comply with Oxfordshire County Council’s ‘Car Parking Standards for New Residential Developments’¹³

A3.34 Oxfordshire County Council intends to publish guidance on the design of cycle parking, including space between cycle racks, and recommended cycle stand heights. The City Council will expect compliance with these technical standards once published. Until then, developers should have regard to current best practice, and officer advice.

POLICY HP15 RESIDENTIAL CYCLE PARKING

Planning permission will only be granted for residential development that complies with the following minimum cycle parking provision:

Houses and flats up to 2 bedrooms:	at least 2 spaces per dwelling
Houses and flats of 3 or more bedrooms:	at least 3 spaces per dwelling
Student accommodation:	at least 3 spaces for every 4 study bedrooms
HMOs:	at least 1 space per occupant

For student accommodation located close to the institution where most of its occupants will be studying, planning permission may be granted where a reduced standard of 1 space for every 2 study bedrooms is provided.

¹² Oxfordshire Design Partnership Residential Parking Research and Draft Guidance (Phil Jones Associates, 2008)

¹³ [\[webpage reference to be inserted\]](#)

Planning permission will only be granted for other types of residential development if some opportunity for occupants to own and store bicycles is demonstrated. The precise amount required will be judged on the merits of each case, taking account of the likely demand for cycle use arising from future occupants.

All residential cycle storage must be secure, undercover, preferably enclosed, and provide level, unobstructed external access to the street.

Residential car parking in Oxford

A3.35 Provision of residential car parking should always be carefully considered when planning for new homes. Both on-street and off-street parking can have a major impact on the character of an area, as well as on people's day-to-day lives. Car parking provision should also make efficient use of land.

A3.36 The design of car parking spaces in a scheme (for example their location, their relationship to buildings and public spaces, and landscaping) is vitally important to the success of the development. Developers should have regard to current best practice on how to provide residential parking in different contexts. Oxfordshire County Council has published 'Car Parking Standards for New Residential Developments'¹⁴ which includes detailed technical guidance on matters such as car parking space dimensions and visibility from new vehicular accesses.

A3.37 Unallocated parking will be encouraged in suitable locations, as it can be used more flexibly by both residents and visitors, meaning that less space is needed overall. Appropriate locations for unallocated residents' parking are controlled parking zones (CPZs), or within developments where an enforced permit scheme is privately operated.

A3.38 Disabled parking should be provided in all but the smallest developments. Appendix 8 sets out the City Council's requirements for residential disabled parking.

A3.39 Where possible, new homes should include charging points for electric vehicles. All houses with on-plot allocated parking must provide capacity within the building, and external cabling, to enable easy installation of an electric vehicle charging point. This should be demonstrated in the Design and Access Statement.

Providing car parking in its context

A3.40 **Core Strategy Policy CS13 – Supporting Access to New Development** encourages low-parking development in locations accessible by walking, cycling and public transport. Different amounts of parking space will be suited to different locations. In calculating an appropriate amount of car parking, applicants should demonstrate in the Design and Access Statement that they have considered the context of the surrounding area, i.e. whether the site is in a controlled parking zone, how parking is provided for existing properties, and how much capacity there is for more parking on existing streets.

All housing developments in the Transport Central Area

A3.41 The Transport Central Area (TCA) is defined on the Proposals Map. It covers the City centre and surrounding areas, including the West End area. The whole of the TCA falls within controlled parking zones, and there are excellent alternatives to the car. The maximum parking standards for all new homes within this area are lower than in the rest of Oxford.

Infill housing development outside the Transport Central Area

A3.42 Infill development is defined as proposals for houses and flats that do not include a new access road or parking court, so that all vehicular access to private properties is directly from an existing street or close. Such development will be considered on its merits. The amount and design of parking should respond to the character of the area, by reflecting the way in which residential parking is provided for existing neighbouring homes. In the tighter built-up areas where densities are high and traditionally no on-plot parking is provided, proposals may not need to include any allocated parking.

¹⁴ [webpage reference to be inserted]

A3.43 Where no allocated parking is provided for one or more homes, applicants should robustly demonstrate that there is sufficient parking capacity on the existing street to accommodate the additional demand for parking, such that highway safety is not compromised. Exceptions to this may be made where the proposal is within a controlled parking zone, or if the applicant can robustly demonstrate that the proposal will not result in any worsening in parking congestion. A planning condition may be applied that prevents development from taking place unless the scheme is excluded from relevant controlled parking zones, so that future occupants are not entitled to on-street car parking permits.

Larger housing developments outside the Transport Central Area

A3.44 Appendix 8 sets out maximum parking standards for larger developments that involve the creation of a new access road or parking court. Some unallocated spaces must always be provided, to meet the needs of visitors. If the development is completely within a CPZ, up to 100% unallocated parking may be appropriate. A financial contribution may be sought towards including the new development within the CPZ.

A3.45 If the development is outside the CPZ areas, no more than 50% of all car parking spaces should be unallocated. All dwellings should have at least one parking space allocated. An exception will be made for private parking courts subject to enforcement measures, in which case parking spaces can be shared between residents of the development, and their visitors, only.

A3.46 Unallocated parking available for visitors should be provided that is, as a minimum, equivalent to 0.2 spaces per home (rounded up to the nearest whole number).

Car-free homes and low-parking development

A3.47 The City Council encourages car-free and low-parking developments in appropriate locations, as set out in Policy HP16. Applicants should submit evidence that the car-free or low-parking status of the development can be enforced on an ongoing basis. Parking for disabled people, service vehicles and visitors must also be provided.

HMOs and student accommodation

A3.48 The number of people occupying an HMO will often be higher than for a single household. The Council may refuse planning permission for any new HMO where proposed in an area where additional parking pressures would compromise highway safety.

A3.49 Large HMOs that generally have 7 or more occupants fall within the planning use class 'Sui Generis'. The City Council will expect that where a Sui Generis HMO is proposed outside CPZ areas, parking must be available to reflect the standard set out in Policy HP16. Exceptions may be made where a restriction on occupancy makes car ownership unlikely, for example supported housing for those who may otherwise be homeless.

A3.50 **Core Strategy Policy CP25 – Student Accommodation** states that the City Council will secure an undertaking that students do not bring cars to Oxford. Therefore, no student parking spaces will be permitted. However some limited operational parking space should be provided for service and delivery vehicles, which should also be available, purely as a pick-up/drop-off facility, for students and their families arriving and departing at the start and end of semesters or terms.

POLICY HP16 RESIDENTIAL CAR PARKING

Planning permission will only be granted for residential development* where the relevant maximum car parking standards set out in Appendix 8 are complied with. Some unallocated spaces must be provided in developments that involve the creation of a new access road. Disabled parking must be provided to comply with Appendix 8.

Planning permission will be granted for car-free or low-parking houses and flats in locations that have excellent access to public transport, are in a controlled parking zone, and are within 800 metres of a local supermarket or equivalent facilities.

*For the purposes of this policy, residential development includes C3 dwellings, C4 and Sui Generis houses in multiple occupation, student accommodation and all C2 development (residential institutions)

Part B: Site Allocations

Section B1

Introduction to Site Allocation Policies

Introduction

B1.1 A site allocation policy describes what type of land use, or mix of uses, are likely to be acceptable in principle on a specific site. When submitting a planning application for development, the applicant must take into account any site allocation policy that relates to the site. Site allocations are important because they help local people understand what may happen in their neighbourhood in the future and give guidance to developers and landowners. They help infrastructure providers look at the cumulative impacts of development to enable them to plan for future needs such as transport schemes, school places and water infrastructure. They are a positive policy to promote development of a site and help ensure the right type of development happens in order to meet the aims of the Core Strategy's key priorities. If a site is not allocated, it may still be suitable for development, subject to all other relevant policies in the Core Strategy, other DPDs and the remaining policies in the Oxford Local Plan 2001-2016.

National planning policy and the Core Strategy

B1.2 National planning policy seeks to deliver sustainable development. This is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government sees planning for sustainable development meaning planning for economic, environmental and social progress. These components should be pursued in an integrated way with Local Authorities looking for solutions which deliver multiple goals. Increased levels of development and protecting and enhancing the environment can be complementary providing that development is planned and undertaken responsibly. A positive planning system is essential because, without growth, a sustainable future cannot be achieved so Local Authorities are expected to plan positively towards new development and to ensure that development occurs without delay.

B1.3 The Core Strategy is Oxford's overarching plan for delivering sustainable development. Its three key principles are:

- Meeting Oxford's housing and employment needs
- Reducing the need to travel
- Regeneration and the reuse of previously developed land.

B1.4 This document allocates sites for development to help achieve these Core Strategy principles. The table below shows how the site allocations in this document relate to the relevant policies in the Core Strategy. The key principles are achieved through these policies:

CS1 Hierarchy of centres and CS31 Retail	By directing a mix of town centre uses to the city centre, primary district centre and four district centres rather than locations outside of the hierarchy.
CS2 Previously developed land and greenfield land	By focusing the majority of allocations on previously developed land.
CS3 Regeneration areas	By allocating sites within the five regeneration areas that will deliver new housing, community facilities and shops.
CS22 Level of housing growth	By ensuring that an appropriate number of sites are identified for housing that will contribute to the housing target of 8,000 dwellings between 2006 and 2026, in particular the five year housing land supply. The allocations do not seek to identify enough sites to meet the full target as many houses will come from other sources over future years. This avoids placing greater than necessary emphasis on greenfield sites. Any sites that are allocated for housing will reduce the reliance on windfalls during

	the last 10 years of the Core Strategy period.
CS24 Affordable housing	By allocating sites for housing and student accommodation. This provides the opportunity for delivering new affordable housing on all qualifying housing sites and contributions from some student accommodation development (see Policies HP3, HP4 and HP6)
CS25 Student accommodation	By allocating sites for student accommodation. This helps encourage students to live in halls rather than in family houses and can help the two universities to remain beneath their target of no more than 3,000 students living outside of university-provided accommodation.
CS28 Employment sites	By retaining employment designations for Protected Key Employment Sites. Such sites are allocated for alternative uses only where the level of employment (employees) is retained on site or that an alternative new suitable employment site is delivered as a replacement.
CS29 The universities	By allocating sites for academic uses for both universities. This helps support the growth and competitiveness of Oxford's economy and the skills emerging from them and employment and wealth creation.
CS30 Hospitals and medical research	By allocating the hospital sites for further development to improve the quality of their facilities. This helps support the regional, and sometime international, role of the NHS Trusts. New medical research is a key sector of Oxford's economy and allocating sites for these uses within Headington and Marston helps create a critical mass of health facilities, teaching, research space and expertise in Oxford which will continue to greatly influence the growth in Oxford's cluster of biotechnology firms. Focusing development in Headington and Marston creates opportunities for shared trips to the sites which would reduce traffic movement, provide opportunities to reduce parking on the sites and provide an incentive for improved public transport to the sites.

B1.5 Other relevant Core Strategy policies are:

CS11 Flooding	By following a strict assessment of the sites against their risk of flooding in liaison with the Environment Agency. The sequential and exceptions tests have been applied, supported by Level 1 and 2 Strategic Flood Risk Assessments, to all the sites which has demonstrated that development has been directed to areas at lowest risk of flooding and that any appropriate mitigation measures have been incorporated into policies.
CS12 Biodiversity	By following an assessment of the potential biodiversity value of the sites. In close liaison with Natural England, we undertook a Source Pathway Receptor Analysis to assess the impact upon Sites of Special Scientific Interest and any appropriate mitigation measures have been incorporated into policies.
CS14 Supporting city-wide movement	By working closely with Oxfordshire County Council to incorporate measures within the relevant policies to help deliver the Local Transport Plan which could include an Eastern Arc Rapid Transit system to improve public transport accessibility in areas where future travel demand will be focused. Allocations also promote improved pedestrian and cycle links where necessary, and reduce dependence on the private car by reducing the provision of parking spaces at the major employment sites and hospitals.
CS15 Primary healthcare	By allocating a site for a new health centre in Jericho and by providing opportunities for new healthcare facilities in Blackbird Leys, Summertown and Cowley district centres and other sites where a community facility is appropriate.
CS16 Access to education	By working closely with Oxfordshire County Council to understand where pressures on school places are likely to arise as a result of new development, which will help the County Council to plan for future provision. As a result of potential identified future need, we have allocated a site for a new school in New Hinksey at Bertie Place and the allocation for Northfield School ensures that evidence must be provided to show that there is no need for a school site here before it is lost to another use.
CS17 Infrastructure and developer contributions	By consulting with relevant infrastructure providers and utility companies to understand how the site allocations might impact upon infrastructure provision and what policy requirements ought to be included to mitigate against these impacts. The Monitoring and Implementation Framework provides further detail on how infrastructure providers will be involved as the sites come forward for development.
CS18 Urban design, townscape character and the historic environment	By making particular reference within policies where sites need to consider the impact upon the historic environment including specific reference to where a site has known archaeological interest or potential interest.
CS19 Community	By ensuring that, where relevant, new open spaces will be overlooked by active frontages

safety	
CS20 Cultural and community development	By including within some allocation policies reference to community facilities
CS21 Green spaces, leisure and sport	By carefully considering the justification for the loss of private sports pitches against evidence of provision in the Playing Pitches Strategy. The development of private open spaces will result in the creation of new public open space on the site thereby delivering the multiple goal of new development and increasing the amount of publicly accessible open space.
CS32 Sustainable tourism	By allocating sites for commercial hotels on main arterial roads to encourage short stays.

Corporate Plan and Sustainable Community Strategy

B1.6 A long standing priority of the City Council in its Corporate Plan¹⁵ is to increase the provision of new affordable housing to help tackle the long-term housing crisis in Oxford. Oxford is the least affordable city in the UK in terms of housing and the recent economic downturn has seen a fall in the number of market and affordable dwellings built compared to a few years ago. Allocating sites for housing will deliver affordable housing as part of those developments. The document has pro-actively sought to allocate sites for residential development to provide every opportunity to reverse this trend.

B1.7 The Sustainable Community Strategy¹⁶ has clear aspirations for Oxford to build on its heritage and its international reputation as a place of learning and innovation and to enhance the regional role of the city within the South East of England by the development of high quality services and facilities. The Core Strategy seeks to achieve this by protecting key employment sites and promoting key sectors of Oxford's economy such as scientific and medical research and knowledge based industries. Sites have been allocated to deliver these aims. The Corporate Plan also has a priority to create a vibrant and sustainable economy supported by innovative and effective education and training.

Objectives of the site allocations

B1.8 These objectives focus the site allocations on the key elements of the Core Strategy as well as ensuring that they contain appropriate mitigation measures.

Objective 1:	To allocate appropriate sites for housing to contribute to the overall housing requirement as set out in Core Strategy Policy CS22
Objective 2:	To allocate sites for any use other than housing where, on balance against other competing land uses, it would be an appropriate use that would help deliver key priorities of the Core Strategy
Objective 3:	To promote regeneration and the reuse of previously developed land and make full and efficient use of all land
Objective 4:	To ensure that all site allocations identify any site specific infrastructure requirements as far as possible
Objective 5:	To ensure that all allocated uses are appropriate to the character of the site and its neighbourhood
Objective 6:	To ensure that all site allocations are in accessible locations or that their accessibility can be improved to minimise overall travel demand

Why do we need to allocate sites for housing?

B1.9 Every Local Authority is expected to demonstrate that they have a rolling five-year supply of deliverable sites. Each December, Oxford produces a Strategic Housing Land Availability Assessment (SHLAA) and Annual Monitoring

¹⁵ Corporate Plan 2011-15, Oxford City Council

¹⁶ Oxford's Sustainable Community Strategy 2008-2012, Oxford Strategic Partnership

Report (AMR) to show the current position. The SHLAA provides detailed information on the site opportunities that exist to meet Oxford's housing target. The purpose of identifying sites in the SHLAA is to reduce the reliance on windfalls. This provides more certainty on whether or not Oxford is on track to meet its housing target of 8,000 dwellings between 2006 and 2026 and would give the City Council the Oxford the opportunity to take action to get back on track if necessary.

B1.10 Since the economic downturn in 2008 the number of dwelling completions each year has fallen. This has had a knock on impact on the ability to identify deliverable sites that are likely to be completed during the first five-year period. The most recent SHLAA¹⁷, whilst showing that Oxford can identify enough deliverable sites for the first five year period (2011-16), is looking less healthy than previous years. Should that trend continue without the City Council pro-actively identifying and allocating new housing sites it is likely that Oxford would not have enough sites to maintain a five-year deliverable housing supply in future years.

B1.11 The housing trajectory in the SHLAA shows that the supply of dwellings from identified sites remains low in the years to 2014 until the Barton strategic site starts to be built. It is these early years that it is critical to identify deliverable sites for housing development. This provides the justification for allocating as many previously developed sites as possible for residential development but also justifies not rejecting sites on the basis that they are greenfield. Greenfield sites have the advantage in that there are generally less constraints to development and they can generally be delivered quickly.

B1.12 The Core Strategy Policy CS2 seeks to focus development on previously developed land. Oxford is unlikely to be significantly short in its five-year target in future years but with an ongoing housing crisis, it is important to strike an appropriate balance by allocating only a limited number of greenfield sites to ensure supply is retained and that there is a cushion should the economic downturn continue. For this reason the only greenfield sites that were considered were those that were proposed by landowners or allocated in the Local Plan 2001-2016.

B1.13 Background Paper 20 amends SHLAA Update Report 1d to reflect the housing land supply position with the Sites and Housing DPD allocations included. It demonstrates that:

- There are enough deliverable sites to exceed the five-year deliverable sites target;
- There are enough deliverable and developable sites to exceed the 10-year target;
- When completions from the first five years of the plan period are included, dwellings are only about 300 dwellings short of the 8,000 target. This significantly reduces the reliance on windfalls;
- Greenfield sites allocated in the DPD are required to meet the five-year deliverable sites target;

B1.14 This information on housing land supply is a snapshot of the situation at the time of its publication and is subject to change. The most recent SHLAA should be consulted to understand the current housing land supply situation.

Why do we need to protect employment sites?

B1.15 Core Strategy Policies CS27 and CS28 seek to achieve managed economic growth which will secure the long-term future of Oxford's key sectors, whilst taking account of land supply constraints. Some sites are key protected employment sites and these are important to ensure a sustainable distribution of business premises and employment land to maintain a range of potential job opportunities throughout Oxford. These sites are retained in employment use unless alternative new employment sites are found to ensure that there is no net loss of key protected employment sites. Opportunities for new employment has been provided on some sites to help facilitate this flexible approach if required.

¹⁷ Strategic Housing Land Availability Assessment Update Report 1d (Dec 2011) Oxford City Council

Why do we need to allocate sites for student accommodation?

B1.16 Core Strategy Policy CS25 requires the two universities to maintain the number of students living outside of university-provided accommodation below 3,000 each. This is so that students are encouraged to live in halls rather than in family houses. The onus is on the universities to deliver new student accommodation to stay below their target. There is no requirement on the City Council to find or deliver these sites but it is important that this Core Strategy policy is supported within this DPD and allocating sites for student accommodation will assist the universities. Student accommodation is not restricted to the two universities making it particularly important to identify such sites to provide a variety of opportunities.

B1.17 Policy HP4 gives clear direction on where student accommodation would be appropriate and each of the sites allocated for student accommodation complies with this policy. In the majority of cases, allocations which include student accommodation also include residential as an alternative use or as part of a mixed use development. This ensures that there is competition for the sites and that sites are not left undeveloped should there be a fall in the need for student accommodation.

How are we reducing the need to travel?

B1.18 A strategic objective of the Core Strategy is to reduce the need to travel. Oxford is a very accessible location with an excellent public transport network but some areas suffer significant traffic congestion. Oxfordshire County Council's Local Transport Plan¹⁸ has ambitious plans to tackle congestion in the Eastern Arc, the outer wards in the east and south of Oxford, where it has identified future travel demand will be focused. Among other measures, it plans to implement an Eastern Arc Rapid Transit (EART) system which will include halts with good access to the major employment areas in the Headington, Marston and Cowley areas of Oxford.

- Core Strategy Policy CS30 focuses further hospital related development on existing sites in Headington and Marston. Focusing related development in the same location creates opportunities for shared trips to the sites which would reduce overall traffic movement across Oxford between otherwise separated sites. Sites within these areas have been allocated for hospital and related uses. It is recognised that there will be local impacts on traffic congestion in these areas and policies seek to mitigate those impacts. New development provides an opportunity and an incentive to improve public transport. The allocations expect a reduction in parking on the sites.
- Allocating parts of the hospital sites for some employment uses that have a particular need to be located close to the hospital reduces the need to travel between sites allowing research companies direct access to patients without the need to travel between sites.
- Student accommodation is only allocated in the most accessible locations which are on main thoroughfares, existing campuses or the city or district centres.
- The allocation of some public car parks for development are likely to result in a reduction of some public car parking spaces on the sites which will reduce reliance on the private car in areas with good existing public transport.
- Footpaths and cycle paths are included in allocation policies where this could help provide links to an EART halt or to improve routes through large development sites.
- Retail development is allocated on sites within district centres in line with the retail hierarchy in Core Strategy Policy CS31. City centre retail sites are contained within the West End AAP. Some small shops ancillary to the wider allocation for development are suitable providing that they will not act as 'destination' retail shops and that they are of an appropriate scale so that they do not conflict with the viability of retail units in other existing centres.

¹⁸ *Local Transport Plan 2011-2030* (April 2011) Oxfordshire County Council

The spatial impact of the allocations

How much development is likely within each District Area as a result of the allocations?

B1.19 Each allocated site has been assessed for its likelihood of being delivered and the City Council is satisfied that each of the allocated sites within this DPD is likely to come forward for development at some time during the plan period, although ultimately this is dependant on the landowner.

B1.20 It is very difficult to be exact about how much development will occur on the allocated sites. Most of the sites are allocated for more than one use so any estimation of capacity is based on a further estimation about the proportion of the site that would come forward for each or some of the uses. Factors that will affect capacities and proportions include the density of development, the mix of uses, the constraints on the site, how much land is needed for circulation space and whether some uses are on upper floors. Capacity estimates should therefore be considered to be very broad estimates of the type of development likely to occur in an area. Any estimation of capacity does not prejudice any decision made by the City Council on a future planning application.

B1.21 Housing capacities are estimated on an average of approximately 55 dwellings per hectare. This density tends to achieve a balanced mix of houses, flat and dwelling sizes but sites in the city centre or district centres might be more suitable for higher densities. Sites with constraints, such as listed buildings or important trees, may be more suited to a lower density. Employment estimates summarise the amount of land that might come forward for development for B class employment uses.

District Area	Estimated dwellings from allocated sites in this DPD	Approximate estimated B employment land on allocated sites in this DPD (hectares)
City Centre	71	0
Cowley Road	271	0.2
Cowley / Blackbird Leys	1,034	30
Headington	504	13
Summertown	420	2
Total	2,300 dwellings	45.2 hectares

B1.22 These figures give a broad estimation of the dwellings and B class employment that might come forward on sites allocated within this DPD. The West End Area Action Plan identifies sites for housing and employment in the city centre. The Core Strategy allocates further sites for housing and employment at Barton and the Northern Gateway. Housing and employment will also come forward on other smaller windfall sites across Oxford.

Cumulative impacts

B1.23 The Core Strategy and the table above indicate the focus of new housing and employment development up to 2026. The development potential of sites allocated within this DPD, along with the strategic sites, is within the overall level of growth estimated in the Core Strategy. The Core Strategy considered the impact of this overall growth and includes detailed policies to mitigate against impacts caused by increased travel demand and pressures on healthcare and education and the implementation section sets out key infrastructure requirements to support this new development.

B1.24 The Headington district area is likely to see the most growth overall which is a direct result of the strategic housing site at Barton and the Core Strategy's aim to focus hospital development on existing sites within Headington and Marston. The Cowley and Blackbird Leys district area will also see considerable growth as many of the major employment sites are within this area as well as having some large sites allocated for housing in Littlemore. Whilst the

sites allocated for hospital and university uses are large, most are already well developed. New development will either be in the form of redevelopment of existing out-of-date buildings or some limited infill development.

B1.25 The key cumulative impact is likely to be that of traffic. Oxfordshire County Council's Local Transport Plan (LTP)¹⁹ has specific plans to address the increased travel demand in these areas. This includes plans to implement a possible Eastern Arc Rapid Transit (EART) system which would include halts with good access to these major employment areas. The LTP specifically looked at the pressures from anticipated growth in Oxford's Core Strategy and incorporated this into its plans for new transport infrastructure in Oxford. To help deliver the LTP, some site allocations include a requirement to enhance pedestrian and cycle links, including to a possible future Eastern Arc Rapid Transit (EART) station. Allocation policies on major employment sites also require a reduction of car parking provision on sites and an improvement in public transport and footpath and cycle links. Supporting the LTP throughout this DPD will help mitigate against the impact of new development in the Headington and Cowley/Blackbird Leys district areas.

Delivery and implementation

B1.26 A critical element of a site allocation is having confidence that it will be delivered. There would be no logic to allocating a site for development if the landowner had no intention of making the site available or if there were environmental or physical constraints which prevented the site from being successfully developed. An allocation that was unlikely to happen may give an inaccurate picture of what future development was likely to occur in a local area and have an adverse impact upon infrastructure planning. Ultimately, whether a site comes forward is down to the landowner or developer but this document has taken the following steps to maximise the likelihood of an allocation being delivered:

Flexibility: The majority of the site allocations include more than one use that would be permitted on the site and in some cases there are many uses that are considered suitable. Sometimes the wishes of the landowner or developer change, perhaps due to market conditions or local needs, leaving the site vacant or undeveloped. Identifying a variety of uses that are considered suitable widens the opportunities available and competition for the site in the market is increased.

Viability: The critical element of whether a landowner or developer will bring a site forward for development is if the development is financially viable. This means that it needs to make sufficient profit to be worthwhile otherwise the development is very unlikely to happen. Contributions are intrinsic to most new developments as they provide funds to deliver new infrastructure to mitigate against the impact of development or to provide new affordable housing. Developers are therefore expected to consider the level of contributions required within their financial viability testing. To ensure that contributions do not make developments unviable we have undertaken financial viability appraisals²⁰ on developments to test a sample of residential sites. This work concluded that in the majority of cases developments would be viable. In developing the Community Infrastructure Levy, the City Council will be conscious of existing policy requirements.

Liaison: Throughout the production of this document we have liaised with landowners and developers to understand which sites are likely to become available and what their wishes are for the sites. In the majority of cases the wishes of the landowner are in line with the aims of the Core Strategy and it is possible to allocate a site that satisfies both needs. Where inappropriate development was proposed, such as housing in areas of highest flood risk or in the Green Belt, then these sites were excluded from the outset. Liaison with landowners and developers will be ongoing as planning applications come forward in order to understand proposals and to overcome any barriers to development that emerge over time.

¹⁹ Local Transport Plan 2011-2030 (April 2011) Oxfordshire County Council

²⁰ Affordable Housing Viability Study: Oxford City Council (June 2011) King Sturge

Infrastructure: Throughout the production of the document we consulted relevant infrastructure providers and utility companies to understand how the site allocations might impact upon infrastructure provision and what policy requirements ought to be included to mitigate against these impacts. Many of the site allocation policies include reference to measures such as ensuring sufficient waste water capacity or ensuring that development does not compromise the proposed Eastern Arc Rapid Transit. The Monitoring and Implementation Framework provides further detail on how infrastructure providers will be involved as the sites come forward for development. Further work will be done as part of the Community Infrastructure Levy and Local Investment Plan to assess future infrastructure requirements.

Stages of production

B1.27 This describes the main stages in the production of the Part B of the document.

Stage		Date
Evidence gathering and Pre-Options	<p>We identified potential sites by contacting landowners, identifying undeveloped Local Plan sites, Strategic Housing Land Availability Assessment sites and map searches. Sites were filtered on size, progress through the planning system, biodiversity, green belt, flood zone, site characteristics and deliverability. Core Strategy and West End Area Action Plan sites were excluded.</p> <p>We consulted local people and organisations at this early stage on sites remaining after the first filter. Comments received were considered and changes were incorporated into the Preferred Options. The <u>Pre-Options Consultation Report</u> summaries responses received.</p>	<p>Call for sites Nov 2009</p> <p>Pre-Options consultation Nov/Dec 2011</p>
Preferred Options and draft Sustainability Appraisal (SA)	<p>Options for each site were narrowed down based upon comments received and the Core Strategy. A “do not allocate” option was included for each site. Options were assessed against whether it would deliver one of the key Core Strategy priorities. If it did not then an allocation was not pursued. Options were rejected if there was no evidence that the site could be delivered.</p> <p>The draft SA assessed the options against the SA objectives. The preferred option need not be the most sustainable, but the SA can suggest how to make each option more sustainable. The SA made suggestions for mitigation on about half of the sites.</p> <p>The Preferred Options consultation involved local people, landowners, stakeholders and statutory consultees and asked people’s opinion on the options and so it was more focused than the Pre-Options consultation. The <u>Preferred Options Consultation Report</u> summaries responses received.</p>	<p>Preferred Options consultation Jun/Jul 2011</p>
Proposed Submission and final SA	<p>The Proposed Submission policies were drafted having considered the comments received at the Preferred Options consultation and by carefully considering again whether a proposal would help deliver a Core Strategy key priority and whether a site allocation policy was necessary and appropriate.</p> <p>Amendments were made to the <u>Sustainability Appraisal</u> based on comments received and changes required as a result of amendments to the proposed policies.</p> <p>Publication of the Proposed Submission is the final opportunity to make representations suggesting changes.</p>	<p>Proposed Submission consultation Jan/Feb 2012</p>
Submission	<p>The DPD and the SA are submitted to the government along with all comments received at Proposed Submission stage unless representations received on the Proposed Submission document raise issues of such significance that fundamental changes to the plan would be required.</p>	<p>Mar 2012</p>
Examination	<p>Independent Examination of the DPD by an Inspector</p>	<p>Sep 2012</p>
Adoption	<p>Oxford City Council adopts the DPD</p>	<p>Feb 2013</p>
Monitoring	<p>Identified targets are monitored</p>	<p>Ongoing</p>

Section B2

Site Allocation Policies

B2.1 Developments requiring planning permission are considered against all relevant policies in the Local Development Framework and Local Plan and applicants will be expected to have considered these policies in their proposals. This document gives additional direction on what type of development is appropriate on particular sites, boundaries of which are shown on the Proposals Map. These sites may fall within policy or environmental designations as well. Particular consideration must be given to whether or not a site is within, or close to, a conservation area, listed building or view cone as approximately 17% of Oxford is within a conservation area and there are over 1,500 listed buildings. Sites may fall within an existing Controlled Parking Zone²¹. Sites will be subject to the Community Infrastructure Levy²², which will specify contributions payable towards new off-site infrastructure which may include highways improvements and other infrastructure measures.

B2.2 Each site description includes basic information about the site. Site areas are approximate and the landowner and current uses are based upon the best available information. The site area is the gross area of the site. The area that is suitable for development may be smaller due to constraints such as trees, landscape features, flood risk or important buildings. The Flood Zone indicates the zone of highest probability of river flooding within the site. Sites with less than 20% of their gross area within that Flood Zone are classified within the lower flood zone for the purposes of any sequential test which is stated where relevant²³.

B2.3 Each allocation policy includes requirements for that site that will be used to judge a planning application made on the site or on part of the site. To reduce repetition a number of policies include icons which identify site specific requirements. These are listed below. These requirements should be demonstrated through the design and access statement. Other sites may also be required to satisfy these requirements where appropriate.

²¹ <http://www.oxfordshire.gov.uk/cms/content/controlled-parking-zones-cpzs>

²² The Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers undertaking new building projects in their area. CIL charging schedule will produce a 'tariff-based' levy for new development that will make a significant contribution towards the provision of infrastructure to support new development.

²³ Flood Zones are correct based on information within the *Level 1 Strategic Flood Risk Assessment update* (March 2011) Atkins, and *Level 2 Strategic Flood Risk Assessment* (Aug 2011) Atkins, but more recent information should be used if available.

Key to symbols



10 metre buffer to water course – A site that is adjacent to or includes a watercourse. Opportunities should be taken to protect and enhance the watercourse that is on or adjacent to the site. At least a 10 metre buffer should be retained between the watercourse and the built development.



Site within the Eastern Arc – A site that is within the geographical area of the Eastern Arc. The Eastern Arc are the outer wards in the east and south east of Oxford that the Local Transport Plan 3 has identified as an area where future travel demand will be focussed. Opportunities should be taken to enhance pedestrian and cycle links to a future Eastern Arc Rapid Transit (EART) station.



Not compromising the Eastern Arc Rapid Transit - A site that lies on or adjacent to a potential route for the Eastern Arc Rapid Transit as set out in Oxfordshire's Local Transport Plan 3. Development of this site should not compromise the development of rapid transit infrastructure which could include a transport interchange/station, if required.

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Known hydrocarbon contamination - A site that is known to have hydrocarbon contamination such as petrol and oils. Applicants will be required to demonstrate that hydrocarbon remediation and contamination issues can be resolved prior to commencement.



Proximity to railway - A site that is close to a railway. To eliminate any risk to railway operations and to ensure the safe operation of the railway, applicants must demonstrate that the design of development considers guidance provided by Network Rail.



Basement development - A site that lies within an area with potentially high groundwater. Basement development could act as a blockage to groundwater flows and cause groundwater flooding. Where basement development is proposed, applicants will be expected to assess the feasibility of underground development in relation to groundwater flows.



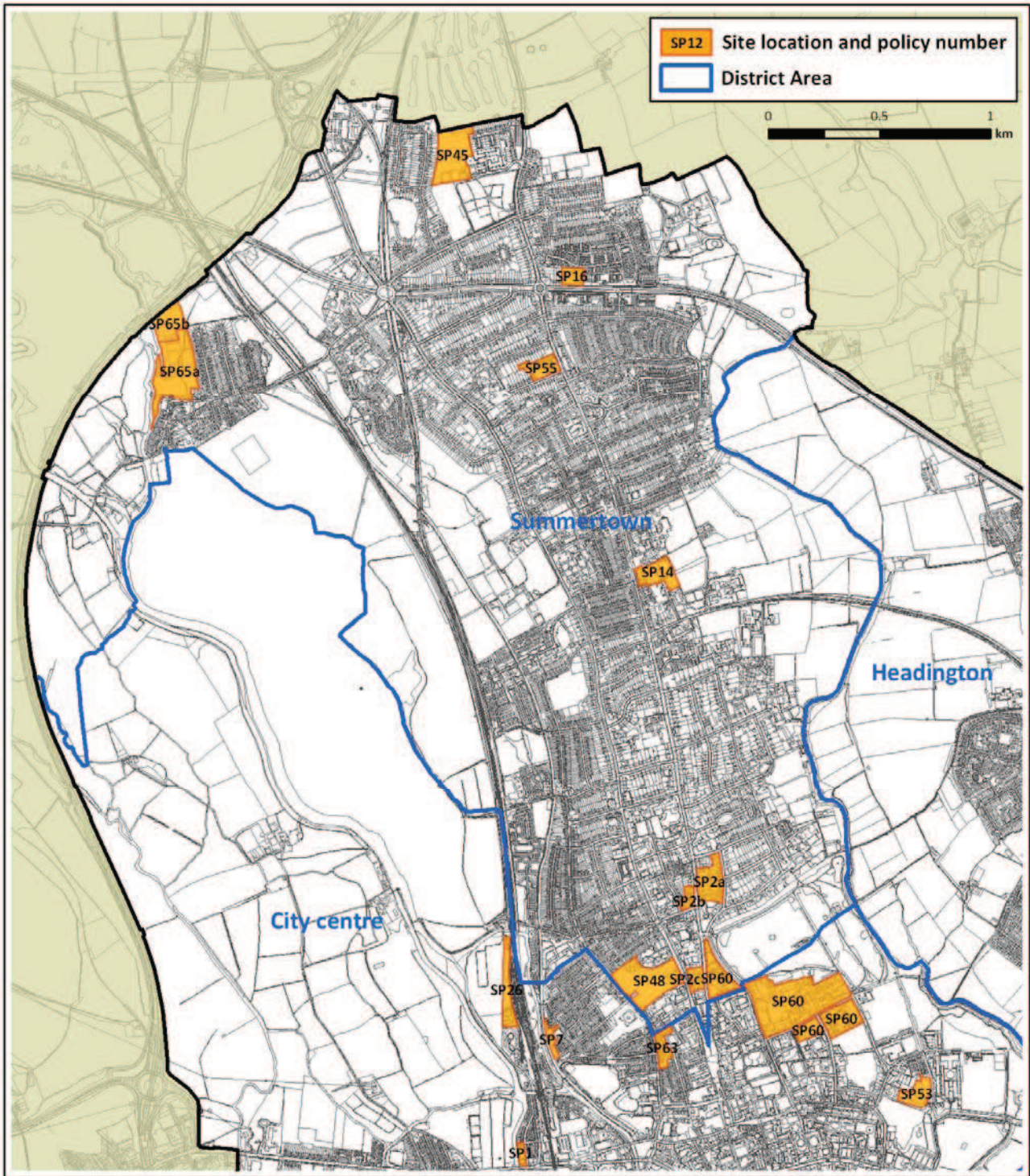
Groundwater recharge – A site that is on or near the North Oxford gravel terrace and development of which could potentially have an impact on the groundwater flow, as well as the recharge of groundwater to the Oxford Meadows SAC. Development proposals must be accompanied by a hydrological survey assessing the impact of development proposals on groundwater flows to the SAC and must incorporate sustainable drainage. The City Council must be satisfied that there will be no significant adverse impact upon the integrity of the SAC. Development will not be permitted if insufficient evidence is provided or if it fails to demonstrate that there will be no adverse impacts upon the SAC.



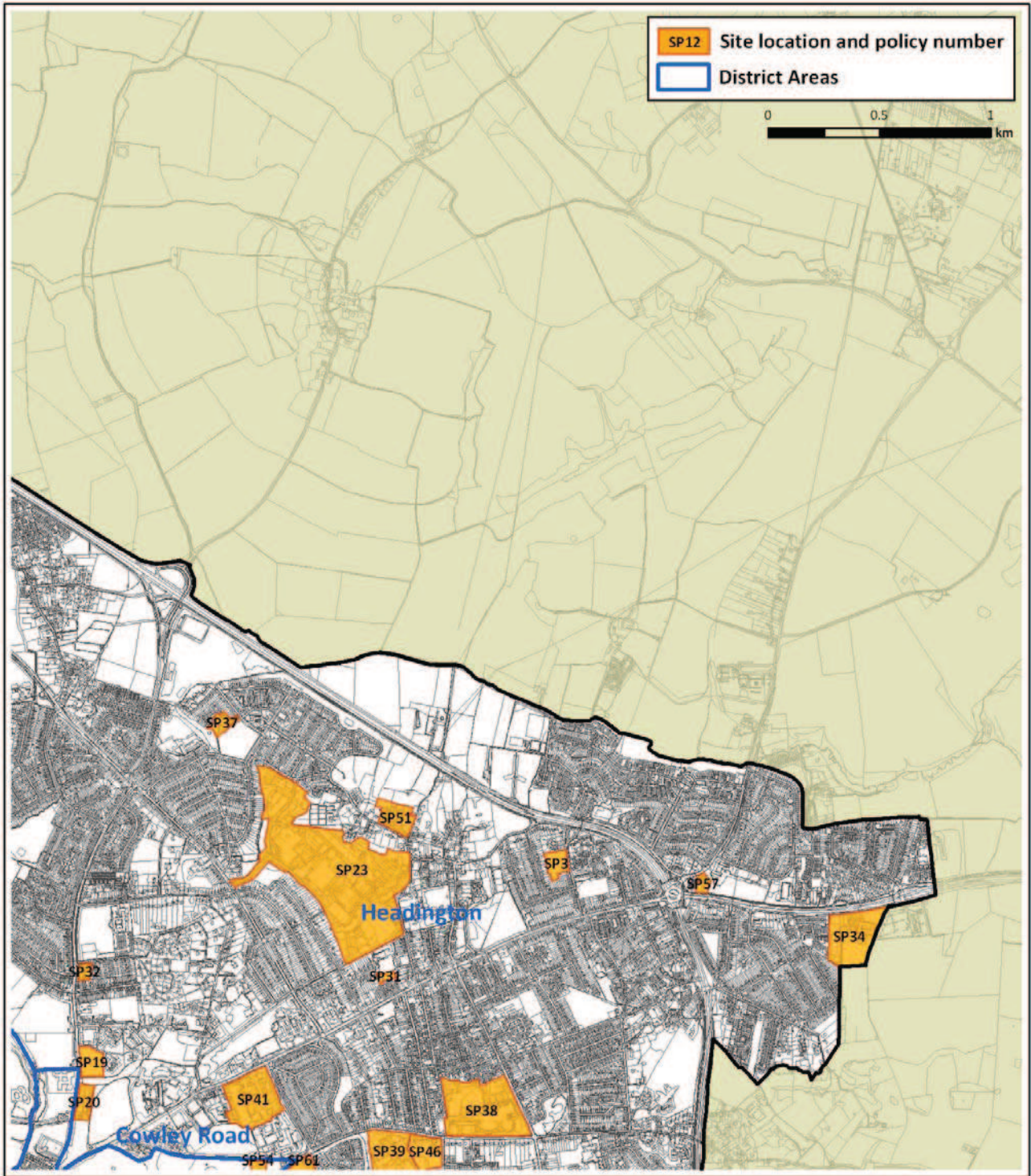
Archaeological interest - A site that has known archaeological interest or potential interest or it is in the City Centre Archaeological Area. Other sites may also require further archaeological assessment and evaluation.

Maps of allocated sites

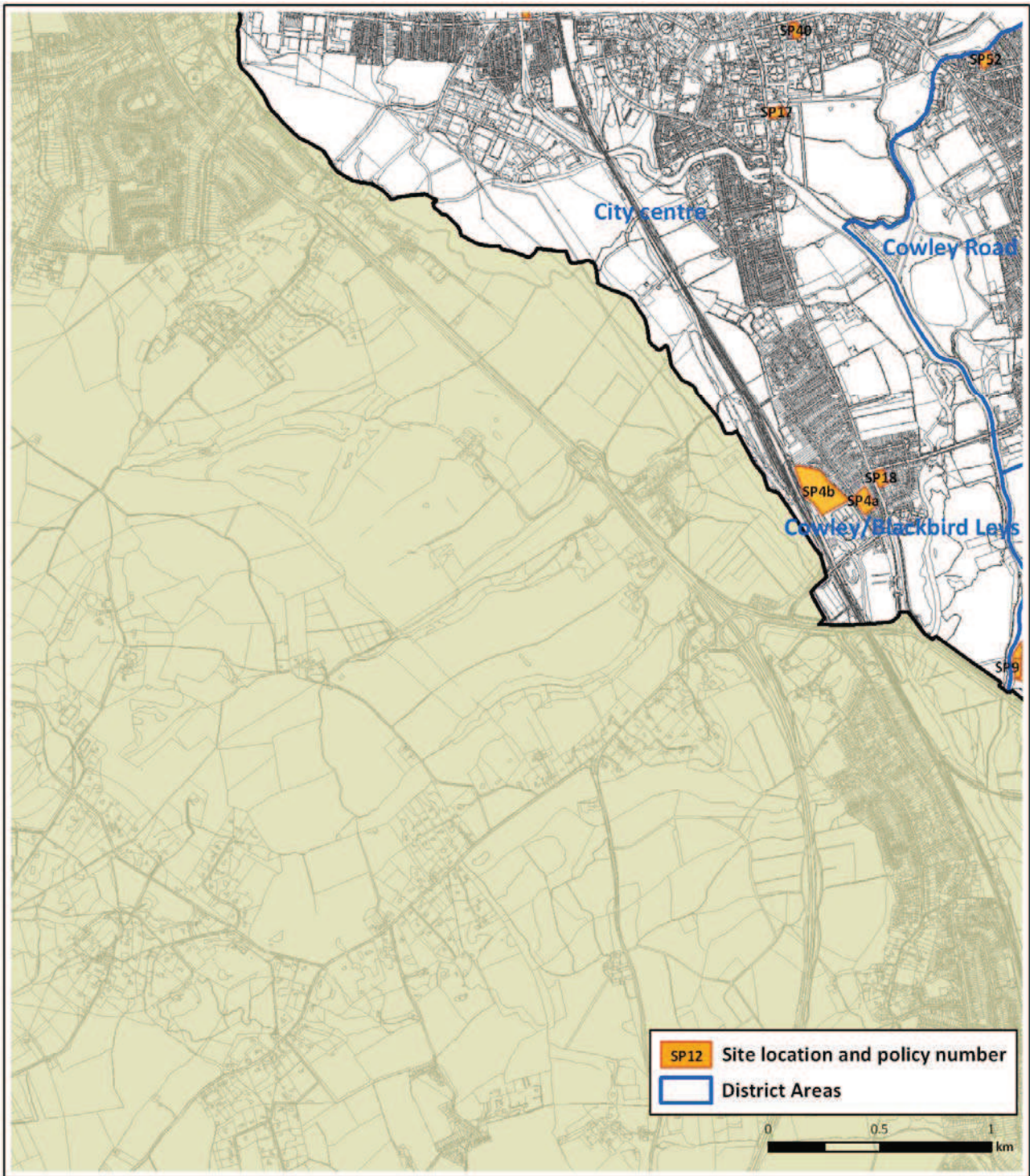
The north west area of Oxford



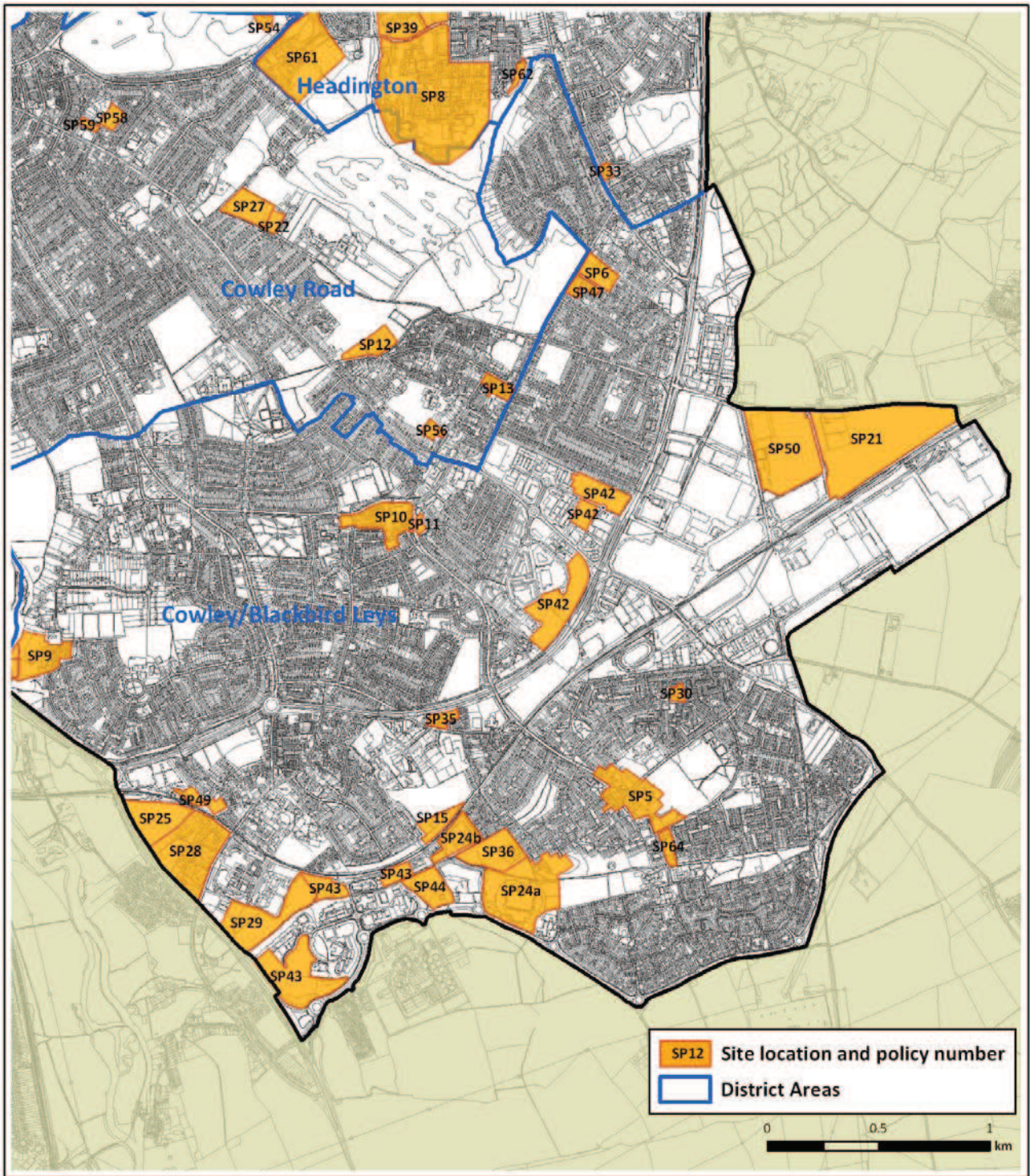
The north east area of Oxford



The south west area of Oxford



The south east area of Oxford



Site allocation policies

Avis, Abbey Road

Site area:	0.32 hectares/0.79 acres
Ward:	Jericho and Osney
Landowner:	Christ Church College
Current use:	Car rental, tool hire, residential, hotel annexe
Flood Zone:	FZ3a

B2.4 The site's current uses are mainly Sui Generis but include some residential properties and an annexe to the River Hotel. The Sui Generis uses generate few jobs and are suitable for redeveloping to alternative uses. The buildings along Botley Road and the site's north end contribute to the character of the area and should be retained.

B2.5 Residential use of the site in Flood Zone 3a has been justified through the sequential test. The site satisfied all but one part of the Exception Test (relating to whether the development is safe) but this remaining part would be difficult to fulfil until the proposed development is designed. A site specific flood risk assessment is needed before the criterion for residential use can be firmly satisfied.

Policy SP1

AVIS

Planning permission will be granted for residential development at the Avis site. Planning permission will not be granted for any other uses.

The buildings of 3, 5 and 7 Abbey Road and 4, 6 and 8 Botley Road should be retained as they contribute to the character of the local area. The change of use of the River Hotel annexe to residential use is subject to Local Plan policy TA.4.

A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any necessary mitigation measures.



Banbury Road University Sites

Site area:	1.95 hectares/4.81 acres (Plot A) 0.52 hectares/1.28 acres (Plot B) 0.64 hectare/1.58 acres (Plot C)
Ward:	North
Landowner:	University of Oxford
Current use:	Non- residential institution, staff housing, student accommodation
Flood Zone:	FZ1

B2.6 This site comprises three separate plots close to each other. They are currently in academic use. Plot A includes some staff housing and student accommodation. There is high potential for prehistoric and Roman archaeological interest.

B2.7 Many of the buildings contribute to the character of the North Oxford Victorian Suburb conservation area or are listed. Therefore any major redevelopment is unlikely to be suitable but there is some potential to intensify the

existing use. Further academic uses on the site would help focus these uses onto existing sites in line with the Core Strategy. Plots A and C lie within an area with potentially high groundwater.

Policy SP2

BANBURY ROAD UNIVERSITY SITES

Planning permission will be granted for academic institutional uses, student accommodation and/or staff housing at the Banbury Road University Sites. Planning permission will not be granted for any other uses.

Development must retain and enhance the listed buildings. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

Pedestrian and cycle links should be enhanced through Plots A and C and to the University Science Area and Radcliffe Observatory Quarter.



Barton Road Cricket Ground

Site area:	1.02 hectares/2.52 acres
Ward:	Barton and Sandhills
Landowner:	Private individual
Current use:	Disused private cricket ground
Flood Zone:	FZ1

B2.8 The site is a former cricket pitch that has been vacant and unused for many years. The land currently has no public access.

B2.9 Residential development would be an appropriate use in this area. Losing a former sports facility is considered justified because of the need for and benefits of new housing, and

provided that significant new public open space is created on site that will improve access in the local area. The open space should be on the Barton Road frontage so that the area's existing residents feel welcome to use it. Sports facilities should be provided on the new open space or by a contribution to the improvement of a local sports facility, such as the Margaret Road Pavilion.

Policy SP3

BARTON ROAD CRICKET GROUND

Planning permission will be granted for residential development and new public open space at the Barton Road Cricket Ground site. Planning permission will not be granted for any other uses.

The public open space should cover at least 25% of the gross site area and should be located on the Barton Road frontage. Public sports facilities should be provided on the open space or a contribution made to improve other local sports facilities.

Traffic calming should be incorporated along Barton Road near any vehicular junction to the development site.

Bertie Place Recreation Ground and Land Behind Wytham Street

Site area:	0.66 hectares/1.63 acres (Plot A) 2.60 hectares/6.42 acres (Plot B)
Ward:	Hinksey Park
Landowner:	Oxford City Council
Current use:	Recreation Ground and vacant land
Flood Zone:	Plot A is FZ2. Plot B is FZ3b but FZ3a for sequential test.

B2.10 This site is comprised of two separate plots. Plot A is a public recreation ground and Plot B is overgrown land formerly used for land fill. Plot A is suitable for a new primary school (if one is required). The school playing fields and a replacement recreation ground should be provided on Plot B.

B2.11 An adequate vehicular turning area must be provided within Plot A for the dropping off and collection of children. Pedestrian access to the site should be provided from Bertie Place, from the pathway at the northern end of the site off Wytham Street, and from the alleyway between 378 and 380 Abingdon Road. The National Cycle Network Route 5 currently passes through the site and development proposals should either provide for its retention or replacement by a suitable alternative route. The new recreation ground on Plot B should include the provision of pedestrian links from both Bertie Place and Wytham Street via John Towle Close.

B2.12 Should a new primary school not be required, then planning permission will be granted for residential development on Plot A with the recreation ground relocated to Plot B. More vulnerable development will be expected to be directed away from Flood Zone 3b.

B2.13 There is potential for there to be slow worms on the site. These are protected species, although their habitats are not, and if found they can be relocated to alternative sites. Slow worm sites should not be isolated from other potential wildlife corridors so, if they are able to be retained on site, a buffer should be retained along the river and railway corridors.

Policy SP4

BERTIE PLACE RECREATION GROUND AND LAND BEHIND WYTHAM STREET

Planning permission will be granted for a new primary school on Bertie Place recreation ground (Plot A). A vehicular turning and dropping off area should be provided within the site.

Planning permission will only be granted for the new school if the school playing fields are provided on the Land Behind Wytham Street (Plot B) and that the existing Bertie Place recreation ground, including a replacement Multi Use Games Area, is re-provided on this land with adequate pedestrian links provided from local residential areas.

Should a new primary school not be required, planning permission will be granted for residential development on Plot A subject to relocation of the recreation ground to Plot B. Planning permission will not be granted for any other uses.

For either a new school or residential development, pedestrian access to Plot A should be provided from Bertie Place and from existing accesses to the north and east. The national cycle network route should be retained or replaced by a suitable alternative route.

Development should be designed to ensure that there is no adverse impact on the Iffley Meadows SSSI. To minimise impact upon the Iffley Meadows SSSI, development proposals will be expected to incorporate Sustainable Urban Drainage Systems and may be required to be accompanied by a groundwater study.

A biodiversity survey will be expected to ensure that development would have no adverse impact on any UKBAP habitat. A biodiversity study will be required due to the potential for slow worms and



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common lizards to be present on the site. If found, a translocation strategy, together with details of a future management scheme, shall be submitted and approved prior to commencement.

Blackbird Leys Central Area

Site area: 5.34 hectares/13.20 acres
Ward: Blackbird Leys
Landowner: Various including Oxford City Council, Oxfordshire Council and Oxford and Cherwell Valley College
Current use: Mixed use
Flood Zone: FZ2 but FZ1 for sequential test

B2.14 This site includes a wide variety of buildings and uses including residential, a pub, community centre, local shopping parade and college campus which are in need of improvement. Blackbird Leys is a regeneration area and improved local facilities, shops, new housing, educational and employment opportunities are appropriate. Blackbird Leys is one of Oxford's four district centres in the retail hierarchy and a mix of town centre and community uses are encouraged here.

B2.15 To ensure that the development makes the best use of the site, delivers the policy requirements and is well designed, it is expected that the site will be developed as part of a comprehensive regeneration plan for the area. With a number of different landowners within the site this would help delivery and ensure that piecemeal development does not prejudice the overall aim of a comprehensive regeneration of the site. The site includes the tower block sites where there may be potential to develop residential on the land around the base of the towers.

B2.16 Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.

Policy SP5



BLACKBIRD LEYS CENTRAL AREA

Planning permission will be granted for a mixed use development that includes retail, start-up employment units, residential and community facilities at the Blackbird Leys Central Area site. Other uses should be appropriate to a district centre and could include education, live/work units, sport and commercial leisure. Planning permission will not be granted for any other uses.

Planning permission will not be granted for development that prejudices the comprehensive development of the whole site. Regard should be had for any regeneration plan for the Blackbird Leys area.

Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.

BT Site, Hollow Way

Site area: 1.58 hectares/3.90 acres
Ward: Lye Valley
Landowner: Telereal have long lease
Current use: Telecommunications operational land
Flood Zone: FZ1

B2.17 This site is currently used as a depot which is due to be vacated. Two buildings on the site are buildings of local interest as one of the last historic references to the military heritage of Cowley and consideration should be had to incorporating them, and the stone wall, within the development. There are some important trees on site which should be retained. The site is suitable for both residential and student accommodation.

Policy SP6



BT SITE

Planning permission will be granted for residential or student accommodation or a mix of both uses at the BT Site. Planning permission will not be granted for any other uses.

The stone built barracks on site are buildings of local interest and should be retained. The stone boundary wall is an attractive feature of the site and should also be retained.

Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage.

Canalside Land, Jericho

Site area:	0.49 hectares/1.21 acres
Ward:	Jericho and Osney
Landowner:	Administrators, Oxford City Council, British Waterways, Church of England
Current use:	Part boat hire base, garages, open space, derelict workshops, boat repair yard
Flood Zone:	FZ3b but FZ3a for sequential test

B2.18 This former boatyard and workshop site has been vacant and derelict since 2006. Part of the site to the north is still used by a boat hire facility while garages and open space occupy the land owned by the City Council. The site is in a sensitive area within the Jericho conservation area and adjacent to the Grade 1 listed St Barnabas Church.

B2.19 Having been the previous site for a boatyard, and with the capacity to accommodate it, this site is considered suitable to replace these facilities. The operating boatyard should

include a wet dock, and allow craneage for narrowboats with possible supporting chandlery and associated workshop facilities. Other uses that should be provided on the site are residential, a sustainably-sized community centre, a public open space or square and a new bridge over the canal for pedestrians and cyclists. The canal hire base at the northern part of the site should be retained.

B2.20 Building heights should reflect the form and scale of surrounding development, particularly surrounding the area of public open space and should not exceed 3 storeys. Finished design should respect the waterfront heritage of the site, the conservation area and Grade 1 Listed Building. Potentially the wall separating the Church and the proposed new square can be demolished to open up the square and views of the Grade 1 listed building.

B2.21 Residential use of the site in Flood Zone 3a has been justified through the sequential test. The site satisfied all but one part of the Exception Test (relating to whether the development is safe) but this remaining part would be difficult to fulfil until the proposed development is designed. A site specific flood risk assessment is needed before the criterion for residential use can be firmly satisfied.

Policy SP7

CANALSIDE LAND

Planning permission will be granted for a mixed use development at the Canalside Land site that includes all of the following uses:

- a. residential*
- b. a sustainably-sized community centre*
- c. public open space/square*
- d. replacement operating boatyard*
- e. a new bridge over the Oxford Canal for pedestrians and cyclists*

Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and enhances St Barnabas Church and its setting. A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any necessary mitigation measures.

Churchill Hospital Site and Ambulance Resource Centre

Site area:	22.73 hectares/56.17 acres
Ward:	Churchill
Landowner:	Oxford University Hospitals NHS Trust
Current use:	Hospital
Flood Zone:	FZ1

B2.22 The Oxford University Hospitals NHS Trust is confident that their future operational requirements can be met on the site through redevelopment and by making more efficient use of land. Many of the current buildings on the Churchill Site are single-storey and floorspace could be increased on the site by redeveloping these buildings at an appropriate density and scale. Some areas of the site will no longer be required by the

Trust and will become available for alternative uses. The South Central Ambulance Trust believe that the Ambulance Resource Centre site is likely to become available in the future. A joint redevelopment of the Ambulance Resource Centre and the Churchill Hospital site would assist in making the best use of land or allowing for reconfiguration and consolidation of hospital uses. Nationally important archaeological remains belonging to the Oxford Roman pottery industry have previously been identified at this site.

B2.23 The Core Strategy focuses hospital related development on the existing sites in Headington and Marston. Hospital related uses should remain the main focus of the site. Focussing development on existing sites creates opportunities for shared trips to the sites which would reduce traffic movement, provide opportunities to reduce parking on the site and provide an incentive for improved public transport to the site. This should remain the aim for any alternative uses developed on the site. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on all the hospital sites within Oxford but the City Council would need to be satisfied that any new development would not lead to added parking pressure on surrounding residential areas.

B2.24 It would be beneficial for the hospital if the site was developed for uses where the proximity of being adjacent to the hospital is important. Employment uses which have a particular need to be located close to the hospital, such as pharmaceutical companies needing access to patients for research purposes, would be suitable. It would also be beneficial to locate primary healthcare, a patient hotel and accommodation for NHS staff on the site. Complementary uses which would also be suitable but which should not dominate the new development on the site are general residential and student accommodation. Retail development should be small scale units so as they do not act as destination shops.

Policy SP8

CHURCHILL HOSPITAL SITE AND AMBULANCE RESOURCE CENTRE

Planning permission will be granted for further hospital related uses, including the redevelopment of existing buildings to provide improved facilities on the Churchill Hospital and Ambulance Resource Centre sites. Other suitable uses must have an operational link to the hospital and are:

- *Employment B1(b), B1(c) and B2;*
- *Patient hotel;*
- *Primary health care;*
- *Accommodation for key workers;*
- *Education;*
- *Academic institutional.*

Complementary acceptable uses are:

- *Residential;*
- *Student accommodation;*
- *Small scale retail units provided that they are ancillary to the hospital.*

Planning permission will not be granted for any other uses.

Development proposals must not prejudice bus access through the site. Improvements to public transport access and the reduction in car parking provision on site will be required. Mitigation measures will be required to ensure that proposals do not lead to increased parking pressure on nearby residential streets. Footpaths should be created across the site.

Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI and a buffer zone should be provided during the construction period to avoid disturbance to the SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage.



Court Place Gardens, Iffley Village

Site area:	3.89 hectares/9.61 acres
Ward:	Rose Hill and Iffley
Landowner:	University of Oxford
Current use:	University of Oxford graduate housing
Flood Zone:	FZ3b but FZ2 for sequential test

B2.25 This site is currently poor quality graduate student accommodation. There is a listed building on the site and the existing development does not enhance the setting of the listed building or the conservation area. The west side of the site is open space with dense tree coverage and should not be developed.

B2.26 There is potential to make better use of the site whilst respecting and improving the setting of the listed building. The existing graduate student accommodation should be replaced with new graduate accommodation or with residential or a mix of both uses. The site is not within an area that satisfies the student accommodation Policy HP4 so there should be no net increase in students living on the site. Opportunities should be explored to open up footpaths for pedestrians through the site. More vulnerable development will be expected to be directed away from Flood Zone 3b.

Policy SP9



COURT PLACE GARDENS



Planning permission will be granted for graduate student accommodation or residential or a mix of both uses at Court Place Gardens. There should be no net increase in student accommodation units. Planning permission will not be granted for any other uses.

Through the redevelopment of the site it must be demonstrated that the new design will have a positive effect on the setting of the listed building compared to the existing development.

Development should be designed to ensure that there is no adverse impact on the Iffley Meadows SSSI. To minimise impact upon the Iffley Meadows SSSI, development proposals will be expected to incorporate Sustainable Urban Drainage Systems and may be required to be accompanied by a groundwater study.

Cowley Centre, Between Towns Road

Site area:	3.65 hectares/9.02 acres
Ward:	Cowley
Landowner:	Oxford City Council but Zurich Assurance have a long lease
Current use:	Mixed use including retail, residential and car parks
Flood Zone:	FZ1

B2.27 This site includes the Templars Square shopping centre and a range of other uses. The shopping centre and surrounding area is dated and is in need of improvement. Cowley Centre is a Primary District Centre in Oxford's retail hierarchy as set out in the Core Strategy. A mix of town centre and community uses are encouraged here.

B2.28 To ensure that the development makes the best use of the site, delivers the policy requirements and is well designed, it is desirable for the site to be developed comprehensively. This could potentially be through a Cowley Centre masterplan which would help delivery and ensure that piecemeal development does not prejudice the overall aim of a comprehensive regeneration of the area.

B2.29 The design of development should consider the special character of the Beauchamp Lane Conservation Area and should significantly improve the design of the public realm. Development should take opportunities to improve bus stopping areas, signage and facilities.

Policy SP10



COWLEY CENTRE

Planning permission will be granted for a retail-led mixed use development at Cowley Centre which could include the following uses:

- *Commercial leisure;*
- *Community facilities;*
- *Employment;*
- *Residential.*

Other town centre uses may also be appropriate.

Planning permission will not be granted for development that prejudices the comprehensive development of the whole site. Regard should be had for any Cowley Centre masterplan. Development should achieve high standards of design in the public realm and should improve bus stopping facilities.

Cowley Community Centre, Barns Road

Site area: 0.26 hectares/0.64 acres
Ward: Cowley
Landowner: Oxford City Council
Current use: Vacant plot, former community centre
Flood Zone: FZ1

B2.30 This site used to be occupied by the Cowley Community Centre and is located within the primary district centre. A development has been proposed which combines this site with Northway Centre (Policy SP37) and another smaller site to deliver housing and replacement community centre facilities. Being within the district centre also makes it suitable for retail. The development should seek to improve the design

of the public realm.

Policy SP11

COWLEY COMMUNITY CENTRE

Planning permission will be granted for a replacement community facility and residential development at Cowley Community Centre. In addition to these uses, retail on a ground floor frontage would be acceptable. Planning permission will not be granted for any other uses.

Development should achieve high standards of design in the public realm.



Cowley Marsh Depot, Marsh Road

Site area: 1.70 hectares/4.20 acres
Ward: Cowley Marsh
Landowner: Oxford City Council
Current use: City works depot
Flood Zone: FZ1

B2.31 The site is currently in use as a depot by the City Council which is likely to relocate. Due to the bulk and nature of the existing depot, the redevelopment of the site should help improve the setting of the park, provided that it is well designed, and is likely to lead to a reduction in vehicle movements.

B2.32 The site is suitable for residential or student accommodation or a mix of both uses. The main pedestrian access to any development of student accommodation should be from the southern corner of the site onto Cowley Road to minimise students walking passed residential properties.

Policy SP12

COWLEY MARSH DEPOT

Planning permission will be granted for residential or student accommodation or a mix of both uses at Cowley Marsh Depot. Planning permission will not be granted for any other uses.



Crescent Hall, Crescent Road

Site area: 0.96 hectares/2.37 acres
Ward: Cowley Marsh
Landowner: Oxford Brookes University
Current use: Student Accommodation
Flood Zone: FZ1

B2.33 This site is currently used as student accommodation but the halls are of lower design standards than more modern halls and Oxford Brookes University would like to relocate these halls closer to the Headington campus.

B2.34 It is very important that existing student accommodation sites are not lost to other uses if there is still a need for the existing accommodation. The City Council will only allow its loss to another use if it is satisfied that provision is in place to ensure that the number of students living outside of university provided student accommodation remains below 3,000.

Policy SP13

CRESCENT HALL

Planning permission will be granted for residential development at Crescent Hall provided that:

- a. Prior to granting planning permission, it can be demonstrated that there are no more than 3,000 Oxford Brookes University students living outside of university provided student accommodation; and*
- b. Prior to commencement, it can be demonstrated that there is sufficient alternative provision of student accommodation to ensure that the loss of units on this site will not result in more than 3,000 Oxford Brookes University students living outside of university provided student accommodation.*

Planning permission would also be granted for new or refurbished student accommodation. Planning permission will not be granted for any other uses.

Diamond Place and Ewert House, Summertown

Site area:	1.73 hectares/4.27 acres
Ward:	St Margarets
Landowner:	Mainly Oxford City Council and University of Oxford
Current use:	Public car parks, academic, offices
Flood Zone:	FZ1

B2.35 This site comprises car parks, office and academic use. The University of Oxford intend to relocate the Examination Halls of Ewert House to an alternative site and the City Council are seeking to make better use of the car parks. The site is entirely within the designation of Summertown District Centre so a mix of town centre uses should be encouraged here. Development should not compromise the successful development of the adjacent Summertown strategic site (residential development).

There is high potential for archaeological interest as the site is adjacent to cropmarks of likely prehistoric or Roman date.

B2.36 The City and County Council are seeking to reduce the use of the private car within Oxford and a reduction in car parking would discourage car use although the car park is important to local traders and its total loss would be detrimental. The City Council has undertaken a review of its public car parks and considers that there is potential for development above the car park which will result in the loss of some car parking spaces. Sufficient car parking spaces should be retained at a level at which the City Council considers is reasonable to serve the local area bearing in mind the quality of public transport to the area and the current level of usage of the car park.

B2.37 The retained car parking could be in a different form such as beneath ground level (undercroft), decking or surface level with buildings above. Parking beneath ground is less likely to be appropriate here due to its potential impact on groundwater and any such proposal will need to assess its effect on groundwater. High quality design will be expected in order to deliver a safe parking environment with active frontages to ensure a sense of safety and vitality with easy and clear access to shops. Provision must be made for a temporary car park during construction.

Policy SP14

DIAMOND PLACE AND EWERT HOUSE

Planning permission will be granted for a retail-led mixed use development at Diamond Place and Ewert House which could include the following uses:

- *Residential;*
- *Employment;*
- *Student accommodation.*

Other town centre uses may also be appropriate. Retail development should be on the ground floor. Sufficient car parking spaces should be retained at a level at which the City Council considers is reasonable to serve the local area and provision must be made for temporary car parking during construction. Cycle stands should be provided on site.

Pedestrian and cycle links through and to the site should be enhanced. Development should allow for a pedestrian and cycle links through the site from Summertown Strategic site to Banbury Road.



East Minchery Farm Allotments, Priory Road

Site area:	1.3 hectares/3.21 acres
Ward:	Littlemore
Landowner:	Oxford City Council
Current use:	Disused allotments
Flood Zone:	FZ1

B2.38 The allotments on this site fell into disuse many years ago with to the allotments feeling unsafe for users due to lack of overlooking. Since then the site has become quite overgrown but local people have been using part of the site for the communal growing of produce. An application would be required to the Secretary of State to remove the allotment designation on areas

not proposed for this use.

B2.39 The local community would like to be involved in delivering a communal open space on the site to allow for cultivation and to provide some open space for young people in the area. The City Council are keen to work with the community to explore opportunities. In order to strike a balance between the need for housing and the desire to retain some useful and safe public open space, it would be appropriate to develop part of the site for housing. This would improve overlooking and the feeling of safety which would encourage more active use of the site. An application would be required to the Secretary of State to remove the allotment designation.

B2.40 Past surveys have shown there to be slow worms on the site and there is potential for there to be common lizards on the site. These are protected species, although their habitats are not, and if found they can be relocated to alternative sites. Once a detailed development proposal is considered, the most suitable approach may be to gradually move them to the area retained as open space. To allow them to move between areas, slow worm sites should not be isolated from other potential wildlife corridors so a buffer should be retained along the railway corridor.

B2.41 Existing access is from a track off Priory Road to the west and a public right of way that crosses the east end of the site. The accesses onto the site should be improved to encourage use of the open space by residents of the Falcon Close area and of Littlemore. Access to the Oxford Academy and the crossing over the railway line should be improved.

Policy SP15

EAST MINCHERY FARM ALLOTMENTS

Planning permission will be granted for residential development and public open space at East Minchery Farm Allotments. Planning permission will not be granted for any other uses. The public open space should cover 25% of the gross site area and should include space suitable for young people, such as a Multi Use Games Area. The development should be designed to ensure active frontages face onto the open space.

A biodiversity study will be required due to the potential for slow worms and common lizards to be present on the site. If found, a translocation strategy, together with details of a future management scheme, shall be submitted and approved prior to commencement. A buffer should be retained along the railway corridor to allow for the movement of the protected species.

Accesses from Priory Road and Falcon Close should be improved. The public right of way should either be retained or provision made for it to be diverted.



Elsfield Hall, Elsfield Way

Site area:	0.76 hectares/1.87 acres
Ward:	Wolvercote
Landowner:	Oxford City Council
Current use:	Employment and associating parking
Flood Zone:	FZ1

B2.42 Approximately half of the site is a Protected Key Employment site comprising mainly two storey and single storey buildings. Any redevelopment would be expected to retain the existing level of employment (employees) on site which could potentially be achieved by making more efficient use of the site by developing the employment at a greater density on a smaller footprint. The remainder of the site would be suitable for

residential.

Policy SP16

ELSFIELD HALL

Planning permission will be granted for residential development and employment at Elsfield Hall. Planning permission will not be granted for any other uses. As a Protected Key Employment site, the existing level of employment should be retained on site.



Faculty of Music, St Aldate's

Site area:	0.32 hectares/0.79 acres
Ward:	Holywell
Landowner:	University of Oxford
Current use:	Academic institutional
Flood Zone:	FZ3a but FZ2 for sequential test

B2.43 The site is currently occupied by the University of Oxford's Faculty of Music which is due to be relocated to the Radcliffe Observatory Quarter site. The current Faculty of Music site is a sensitive location as it backs onto Christ Church meadow, is in a conservation area and is close to the listed buildings of Christ Church College. Care will be needed to demonstrate that the setting of if the listed buildings and Conservation area are preserved and

enhanced. There is a high potential for archaeological interest such as the site of the Crutched Friars.

B2.44 The site is situated on St Aldate's and is unlikely to be suitable for uses that require parking or generate much traffic. Continuing the academic use of the site would be most appropriate and the incorporation of some student accommodation in this city centre site would be suitable.

Policy SP17

FACULTY OF MUSIC

Planning permission will be granted for academic uses and student accommodation at the Faculty of Music. Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.



Fox and Hounds public house and former petrol station, Abingdon Road

Site area:	0.32 hectares/0.79 acres
Ward:	Hinksey Park
Landowner:	Tesco Stores Ltd and Sterling estates
Current use:	Vacant and derelict pub and former petrol station site

B2.45 The site comprises the former public house and petrol station which have been derelict for many years. The site is owned by two different landowners but it would be most appropriate to develop the site as a whole to ensure comprehensive redevelopment of the site. This would ensure that no part of the site is left derelict and would make the most efficient use of land. The City Council will, if necessary,

consider using its planning and other powers to help bring forward the site comprehensively. Tesco Stores Limited had an application for a store and residential refused on appeal on issues including excessive parking and design rather than the principle of development. A new application was received in October 2011 with less parking spaces. This application is on the Fox and Hounds public house site and does not include the former petrol station.

B2.46 The site lies within the immediate locality of a cluster of shops identified as Abingdon Road/North Hinksey Neighbourhood Centre. A local convenience store is unlikely to result in significant adverse impacts as set out in national planning guidance and would be appropriate. The site is on the busy corner of Abingdon Road and Weirs Lane and traffic to the site should be minimised and the number of car parking spaces should not be excessive for a local convenience store. The City Council would need to be satisfied that the loss of the pub was justified (Policy RC18 of the Local Plan).

B2.47 Residential use of the site in Flood Zone 3a has been justified through the sequential test. The site satisfied all but one part of the Exception Test (relating to whether the development is safe) but this remaining part would be difficult to fulfil until the proposed development is designed. A site specific flood risk assessment is needed before the criterion for residential use can be firmly satisfied.

Policy SP18

FOX AND HOUNDS PUBLIC HOUSE AND FORMER PETROL STATION

Planning permission will be granted for a mixed-use retail and residential development or an entirely residential development at the Fox and Hounds public house and former petrol station site. Any retail development must be on the ground floor. Planning permission will not be granted for any other uses.

Development should be designed to ensure that there is no adverse impact on the Iffley Meadows SSSI. To minimise impact upon the Iffley Meadows SSSI, development proposals will be expected to incorporate Sustainable Urban Drainage Systems and may be required to be accompanied by a groundwater study.

A planning application must be accompanied by a site-specific flood risk assessment and development

should incorporate any necessary mitigation measures.

Government Buildings site, Marston Road

Site area: **1.28 hectares/3.16 acres**
Ward: **Headington Hill and Northway**
Landowner: **Oxford Centre for Islamic Studies (OCIS)**
Current use: **Storage area for OCIS**
Flood Zone: **FZ1**

B2.48 The site is adjacent to student accommodation in John Garne Way and opposite academic uses of the Oxford Centre for Islamic Studies (OCIS). The pedestrian and cycle way of Cuckoo Lane along the edge of the site is rural in character enclosed by mature vegetation and should be retained as a green route. The site is adjacent to the Headington Hill and the St Clements and Iffley Road

Conservation Areas. There is a high potential for archaeological interest as the site is near identified Civil War defences and the Fairfax siege line.

B2.49 OCIS is keen for it to use this site as an expansion to their existing site on the opposite side of the road for residential for student accommodation, visiting lecturers, staff and their families with some ancillary teaching and social space. This type of allocation would enable OCIS to focus their development around their existing site.

Policy SP19

GOVERNMENT BUILDINGS SITE

Planning permission will be granted for residential, student accommodation and academic institutional uses at the Government Buildings site. Planning permission will not be granted for any other uses.

Development should not have an adverse impact upon the setting of Headington Hill and the St Clement's and Iffley Road conservation areas.



Harcourt House, Marston Road

Site area: **1.08 hectares/2.67 acres**
Ward: **Headington Hill and Northway**
Landowner: **Oxford City Council**
Current use: **Temporary permission for vehicle rental. Army cadets and part vacant**
Flood Zone: **FZ1**

B2.50 This site is on the Marston Road with good public transport links to the city centre and hospitals. It has footpath access along Cuckoo Lane to the Oxford Brookes University Headington campus. The site is leased from the City Council and there is potential for the site to be redeveloped though consideration must be had of the impact of proposals on the Headington Hill conservation

area.

B2.51 The site is suitable for residential and student accommodation. Being in close proximity to the Oxford Centre for Islamic Studies and Oxford Brookes University it is suitable for some educational use. There is no footway along this part of Marston Road alongside the site. Any new development should include a footway and a pedestrian crossing.

Policy SP20

HARCOURT HOUSE

Planning permission will be granted at Harcourt House for either:

- *Residential;*
- *Student accommodation;*
- *Education;*

or a mix of any of these uses.

Planning permission will not be granted for any other uses.

Development should not have an adverse impact upon the setting of Headington Hill conservation area. Development should include a footway alongside the site and a pedestrian crossing.

Horspath Site, Land South of Oxford Road

Site area:	15.85 hectares/39.17 acres
Ward:	Lye Valley
Landowner:	Oxford City Council
Current use:	Agriculture and disused allotments
Flood Zone:	FZ1

B2.52 Most of this site is currently used for agricultural purposes. It includes an area of disused allotments. An application would be required to the Secretary of State to remove the designation. Most of the site is within the Green Belt, apart from about 2ha in the south west corner. Surrounding uses are agricultural, outdoor sports and the BMW plant.

B2.53 The City Council is in support of facilitating the expansion of BMW as it would help safeguard the future of BMW and strengthen Oxford's economy. This could be achieved by making provision on this site for replacement outdoor sports facilities that would be lost as a result of the development of car manufacturing on the Rover Sports and Social Club (SP51).

B2.54 There may be scope for small-scale wind turbines to be located here, subject to consultation with the Ministry of Defence, and care would be needed in siting them to ensure there is no shadow flickering over the sports pitches. Essential facilities for outdoor sport and outdoor recreation are acceptable uses in principle within the Green Belt but any such development will be considered against national planning guidance for Green Belts. Built development other than essential facilities should be directed to the area which is not within the Green Belt. Renewable energy projects may be suitable, subject to tests in national planning guidance which would include the wider environmental benefits associated with increased production of energy from renewable sources.

B2.55 The City Council is hoping to identify a site for a new cemetery to help meet future burial needs. Initial studies on this site found that there was potential for groundwater to be within five metres of the surface and that the height of the underlying bedrock which could be a limiting factors. If there were opportunities to undertake remediation and mitigation work then this site could have potential to be used as a cemetery.

Policy SP21

HORSPATH SITE

Planning permission will be granted for outdoor sports facilities and associated indoor club facilities and wind turbines at the Horspath Site. In addition, cemetery use may also be suitable on part of the site subject to remediation and mitigation measures. Planning permission will not be granted for any other uses.

Any built development associated with the sports and club uses should be located on the area which is not Green Belt unless it is an essential facility for outdoor sport and that it can be demonstrated that it preserves the openness of the Green Belt and does not conflict with the purposes of including land in it as set out in national planning guidance.



Jesus College Sports Ground, Herbert Close

Site area: 0.55 hectares/1.36 acres
Ward: Cowley Marsh
Landowner: Oxford City Council
Current use: Playing Field
Flood Zone: FZ1

B2.56 This site is private open space used for tennis in the summer. In the light of Policy HP4's approach to locating student accommodation, the site is not suitable for student accommodation as it is not directly adjacent to a main thoroughfare, within the city centre or a district centre or on an existing teaching campus.

Policy SP22

JESUS COLLEGE SPORTS GROUND

Planning permission will be granted for residential development and new public open space at Jesus College Sports Ground. Planning permission will not be granted for any other uses.

The public open space should cover at least 25% of the gross site area and should be located on the Barracks Lane frontage. Public sports facilities should be provided on the open space or a contribution made to improve other local sports facilities.

Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI.



John Radcliffe Hospital Site

Site area: 27.03 hectares/66.79 acres
Ward: Headington
Landowner: Oxford University Hospitals NHS Trust
Current use: Hospital
Flood Zone: FZ1

B2.57 The Oxford University Hospitals NHS Trust is confident that their future operational requirements can be met on the site through redevelopment and by making more efficient use of land. Some areas of the site will no longer be required by the Trust and will become available for alternative uses. Proposals must consider their impact upon on the Old Headington conservation area.

B2.58 The Core Strategy focuses hospital related development on the existing sites in Headington and Marston. Hospital related uses should remain the main focus of the site. Focussing development on existing sites creates opportunities for shared trips to the sites which would reduce traffic movement, provide opportunities to reduce parking on the site and provide an incentive for improved public transport to the site. This should remain the aim for any alternative uses developed on the site. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on all the hospital sites within Oxford.

B2.59 It would be beneficial for the hospital if the site was developed for uses where the proximity of being adjacent to the hospital is important. Employment uses which have a particular need to be located close to the hospital, such as pharmaceutical companies needing access to patients for research purposes, would be suitable. It would also be beneficial to locate primary healthcare, a patient hotel and accommodation for NHS staff on the site. Complementary uses which would also be suitable but which should not dominate the new development on the site are general residential and student accommodation. Retail development should be small scale units so as they do not act as destination shops.

B2.60 This site is within an area where development is likely to exacerbate surface and/or foul water flooding. There is an opportunity to address excess of runoff at the John Radcliffe Hospital site by ensuring that any development at the site reduces rather than maintains existing levels. This could take the form of ponds, wetlands or an on-site attenuation feature.

Policy SP23

JOHN RADCLIFFE HOSPITAL SITE

Planning permission will be granted for further hospital related uses, including the redevelopment of existing buildings to provide improved facilities on the John Radcliffe Hospital Site. Other suitable uses must have an operational link to the hospital and are:

- *Employment B1(b), B1(c) and B2;*
- *Patient hotel;*
- *Primary health care;*
- *Accommodation for key workers;*
- *Education;*
- *Academic institutional.*

Complementary acceptable uses are:

- *Residential;*
- *Student accommodation;*
- *Small scale retail units provided that they are ancillary to the hospital.*

Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

Development proposals must not prejudice bus access through the site. Improvements to public transport access and the reduction in car parking provision on site will be required.

A drainage strategy will need to be produced by the developer in liaison with the City Council, Thames Water and the Environment Agency, to establish the appropriate drainage mitigation measures for any development. Planning permission will only be granted if sufficient drainage mitigation measures are incorporated into the design of proposals.



Kassam Stadium sites, Grenoble Road

Site area:	8.94 hectares/22.09 acres (Plot A) 2.29 hectares/5.65 acres (Plot B)
Ward:	Littlemore
Landowner:	Firoka Ltd and Oxford City Council
Current use:	Football stadium, commercial leisure, food and drink, retail and car parking
Flood Zone:	FZ1

of Plot A is a former landfill site but there is a high potential for archaeological interest on other parts of that plot.

B2.62 The car park is overflow for Oxford United Football Club (OUFC) who consider that the land, including that around the stadium could be used more efficiently by providing the car parking in other ways and introducing new development around the stadium. This site is suitable for a variety of uses, especially residential, which will ensure that the land is used more efficiently improve the quality and safety of the area that adjoins Blackbird Leys. A sufficient and appropriate level of car parking should be re-provided and opportunities should be identified to improve sustainable modes of transport to the area. Some small shops ancillary to the stadium complex would be suitable providing that they will not act as 'destination' retail shops. It is important to ensure that any retail units are of an appropriate scale so that they do not conflict with the viability of retail units in Blackbird Leys district centre.

B2.63 Slow worms are present on sites in surrounding areas. To allow them to move between areas a buffer should be retained along the railway corridor. More vulnerable development will be expected to be directed away from Flood Zone 3b.

Policy SP24

KASSAM STADIUM SITES

Planning permission will be granted for a residential-led development and public open space on the Kassam Stadium sites. In addition, development could include commercial leisure, education and small-scale local shops ancillary to the stadium complex. Planning permission will not be granted for any other uses.

The football stadium should remain although there may be opportunity to develop new residential development within the corners of the stadium. Development should not prejudice the development of the west stand.

A minimum of 10% of the area developed for residential should be for public open space which should be accessible for existing residents of Blackbird Leys. The development should be designed to ensure active frontages face onto the open space.

Access to the site by public transport and other sustainable modes of transport should be improved. Sufficient car parking should be retained to complement improvements to sustainable modes of transport. Regard should be had for any regeneration plan for the Blackbird Leys area which may include improving vehicular access from the site to Knights Road.

The public rights of way should either be retained or provision made for them to be diverted. Development should not have an adverse impact upon the SLINC and a buffer should be retained along the railway corridor to allow for the movement of protected species.



Land north of Littlemore Mental Health Centre

Site area: **3.72 hectares/9.19 acres**
Ward: **Littlemore**
Landowner: **The Donnington Hospital Trust**
Current use: **Field**
Flood Zone: **FZ1**

B2.64 This site is adjacent to the Littlemore Mental Health Centre (SP29) and bounded by the branch railway line and A4074. Vehicular access from the A4074 as a left in, left out access is likely to be acceptable to the Highway authority.

B2.65 The site is on the edge of the Green Belt and development proposals should take advantages of opportunities to enhance its landscape character. This should involve the provision of a broad landscaped belt along the western boundary of the site and the positioning of any substantial buildings at a significant distance from the A4074 to ensure that the visual amenity of the Green Belt is not harmed by the development.

B2.66 The site would be suitable for residential development but it would be very segregated from neighbouring communities. It is essential that pedestrian and cycle access to the site is improved so that new residents can easily reach facilities in Littlemore. This could include a new access across the railway. For security reasons these links could not be provided through the adjacent Littlemore Mental Health Centre site. Opportunities should be explored to improve access to public transport.

B2.67 The Oxford Health NHS Foundation Trust occupy the adjacent Littlemore Mental Health Centre and anticipate accommodating all their patient services on that site. To help with the recruitment and retention of NHS staff it would be logical to develop part of this site, the Land North of Littlemore Mental Health Centre for some key worker accommodation.

B2.68 Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.

Policy SP25

LAND NORTH OF LITTLEMORE HEALTH CENTRE

Planning permission will be granted for residential development at Land North of Littlemore Mental Health Centre. A minimum of 0.5 hectares (or approximately 25 dwellings) should be developed for key worker housing which could be provided as market housing or affordable housing, as defined. Planning permission will not be granted for any other uses.

Pedestrian and cycle access from the site to nearby local facilities in Littlemore should be improved to ensure that the site is not segregated from surrounding neighbourhoods. Opportunities should be explored to create a new access across the railway. Improvements should be made to access to public transport. The key worker housing should have good pedestrian and cycle access to Littlemore Mental Health Centre (SP29).

Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. A buffer zone should be provided during the construction period to avoid disturbance to the nearby Littlemore Railway Cutting SSSI.



Land North of Roger Dudman Way

Site area:	1.53 hectares/3.78 acres
Ward:	Jericho and Osney
Landowner:	University of Oxford
Current use:	Part vacant former railway sidings, part student accommodation
Flood Zone:	FZ2 but FZ1 for sequential test

B2.69 This site is an area of former railway sidings at the northern end of Roger Dudman Way. It is adjacent to the Cripsey Meadow allotments which is a popular and well used site. The whole site has the benefit of an extant planning permission for 517 student rooms although only the most southerly block has been built to date. A new planning application was received in November 2011 for 312 student rooms and flats on the remaining area of the site.

B2.70 The narrowness of the site and of the access means it is most appropriate to develop the site for student accommodation, which would be car free. It is not within the City Centre boundary but students would only tend to walk past existing student accommodation rather than private residential properties. It may be necessary to plan for emergency access from the north. Opportunities should be taken to improve the overall landscaping of the area.

B2.71 There is the possibility that development here would result in known badgers on the site being pushed onto the allotments. To mitigate against this risk, adequate fencing should be installed along the allotment boundary.

Policy SP26

LAND NORTH OF ROGER DUDMAN WAY

Planning permission will be granted for student accommodation at Land North of Roger Dudman Way. Planning permission will not be granted for any other uses.

Adequate measures should be in place to relocate any badger setts found on site. Development should incorporate fencing along the boundary with the Cripsey Meadow allotments adequate enough to prevent badgers migrating onto the allotments.

Development should be designed to ensure that there is no adverse impact on the Port Meadow SSSI.



Lincoln College Sports Ground, Bartlemas Close

Site area:	2.34 hectares/5.78 acres
Ward:	Cowley Marsh
Landowner:	Lincoln College
Current use:	Private sports pitch
Flood Zone:	FZ1

B2.72 The site is currently private open air sports facilities for Lincoln College who consider it surplus to requirements as they plan to share the pitch of Jesus College to the north. The site has limited access to outside groups on an ad hoc basis.

B2.73 Residential development would be an appropriate use on this site. The loss of the majority of the sports facility is considered justified because of the need for and benefits of new housing. However, the loss of the cricket facility would adversely affect the provision of cricket pitches within Oxford of which there is a potential shortfall. A cricket pitch must be retained unless an alternative site is found. If an alternative site is found then 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.

Policy SP27



LINCOLN COLLEGE SPORTS GROUND

Planning permission will be granted for residential development and public open space at Lincoln College Sports Ground. Planning permission will not be granted for any other uses.

The cricket pitch must be retained on the open space unless an alternative suitable site is found. If an alternative site is found the City Council must be satisfied that it will be delivered. The Lincoln College Sports Ground site will still be expected to provide 10% new public open space as part of the residential development.

Development should not have an adverse impact upon the setting of Bartlemas Conservation Area and should encourage active frontages onto Barracks Lane and the new public open space. Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI.

Littlemore Mental Health Centre, Sandford Road

Site area:	7.40 hectares/18.29 acres
Ward:	Littlemore
Landowner:	Oxford Health NHS Foundation Trust
Current use:	Mental health care hospital
Flood Zone:	FZ1

B2.74 The site is a relatively modern hospital complex adjacent to employment sites to the south east and bounded by the Cowley branch line and the A4074. There is high potential for archaeological interest as there is Roman Kiln and late Saxon evidence from within this site.

B2.75 The Oxford Health NHS Foundation Trust require the site to improve and development mental health care related facilities which would be in line with the Core Strategy aim of developing specialist health services in Littlemore.

Policy SP28



LITTLEMORE MENTAL HEALTH CENTRE

Planning permission will be granted for mental health care uses at Littlemore Mental Health Centre. Planning permission will not be granted for any other uses.



Littlemore Park, Armstrong Road

Site area:	5.44 hectares/13.44 acres
Ward:	Littlemore
Landowner:	Oxford University Hospitals NHS Trust
Current use:	Vacant previously developed land
Flood Zone:	FZ3b but FZ1 for sequential test

B2.76 The site is within a predominantly employment area close to Littlemore and Sandford-on-Thames and is accessed off Armstrong Road. There are some trees on the west end of the site.

B2.77 This site was a Protected Key Employment site and was a key site for delivering the Core Strategy's aim of managed economic growth to 2026. The need for new employment over this period is anticipated and the loss of this site to any other

use would be contrary to the Core Strategy. The only circumstance by which its loss to an alternative use is acceptable is if a new site for B1 employment is created elsewhere within Oxford and that it creates at least the same level of employment (employees) as could have been created on the Littlemore Park site. A site will only be considered a 'new'

employment site if it was not allocated for employment, nor protected as a key employment site, in the Local Plan 2001-2016.

B2.78 The Oxford University Hospitals NHS Trust would like to focus employment that is linked to the hospitals, such as pharmaceutical research, onto hospital sites, in particular the Churchill Hospital site. The policy for the Churchill Hospital site (SP9) and the John Radcliffe Hospital (SP24) includes provision for employment to facilitate this relocation. If this could be achieved, the Littlemore Park site would be most suitable to delivering new residential development.

B2.79 The former playing field should be relocated or facilities improved elsewhere. A pedestrian and cycle route across the site, as indicated on the Proposals Map, should be included as part of any development on the site. Residential development would be very segregated from neighbouring communities so adequate pedestrian and cycle links must be incorporated. More vulnerable development will be expected to be directed away from Flood Zone 3b.

Policy SP29


LITTLEMORE PARK

Planning permission will be granted for employment (B1) and complementary appropriate uses at Littlemore Park.

Residential development is a suitable alternative use but to ensure that there is no loss of employment sites within Oxford, planning permission will only be granted for residential development on Littlemore Park provided that an equivalent amount of new B1 employment (employees) is created elsewhere within Oxford. Planning permission will not be granted for any other uses.

The playing field should be re-provided or a contribution made to another facility. Pedestrian and cycle links should be enhanced through and to the site, including to Oxford Science Park.

A biodiversity survey will be expected to ensure that development would have no adverse impact on any UKBAP habitat.



Longlands, Longlands Road

Site area:	0.44 hectares/1.09 acres
Ward:	Blackbird Leys
Landowner:	Oxfordshire County Council
Current use:	Elderly persons care home
Flood Zone:	FZ1

B2.80 This site is currently a care home for the elderly. Oxfordshire County Council are reviewing their provision of elderly person care and their strategy is to provide extra care housing on larger sites. However, it may not be possible to find suitable larger sites and therefore these sites should not be lost to other uses until the County Council has met all its need for extra care housing across Oxford.

B2.81 Unless the County Council find adequate alternative sites in Oxford for their need for extra care accommodation then this site should be used for a replacement care home or residential.

Policy SP30



LONGLANDS

Planning permission will be granted for extra care housing or a care home at Longlands.

If Oxfordshire County Council can demonstrate that there is no unmet need for extra care accommodation then this site would be suitable for residential. Planning permission will not be granted for any other uses.

Regard should be had for any regeneration plan for the Blackbird Leys area.

Manor Ground, London Road

Site area:	0.27 hectares/0.67 acres
Ward:	Headington
Landowner:	Nuffield Hospital
Current use:	Vacant previously developed land
Flood Zone:	FZ1

B2.82 This site was part of the adjacent Nuffield Hospital site and was intended to provide affordable housing as part of that development. It is still appropriate for this site to provide affordable housing. Planning permission was granted in September 2011 for 27 affordable dwellings. The allocation remains in order to ensure that the site is developed for affordable housing.

Policy SP31



MANOR GROUND

Planning permission will be granted for affordable housing at the Manor Ground site. Planning permission will not be granted for any other uses.

Marston Court, Marston Road

Site area:	0.42 hectares/1.04 acres
Ward:	Marston
Landowner:	Oxfordshire County Council
Current use:	Elderly persons care home
Flood Zone:	FZ1

B2.83 This site is currently a care home for the elderly. Oxfordshire County Council are reviewing their provision of elderly person care and their strategy is to provide extra care housing on larger sites. However, it may not be possible to find suitable larger sites and therefore these sites should not be lost to other uses until the County Council has met all its need for extra care housing across Oxford.

B2.84 Unless the County Council find adequate alternative sites in Oxford for their need for extra care accommodation then this site should be used for a replacement care home, residential or student accommodation.

Policy SP32



MARSTON COURT

Planning permission will be granted for extra care housing or a care home at Marston Court.

If Oxfordshire County Council can demonstrate that there is no unmet need for extra care accommodation then this site would be suitable for residential or student accommodation. Planning permission will not be granted for any other uses.

Development should be designed to ensure that there is no adverse impact on the New Marston SSSI.

Marywood House, Leiden Road

Site area: 0.34 hectares/0.84 acres
Ward: Marston
Landowner: Oxfordshire County Council
Current use: Elderly persons care home
Flood Zone: FZ1

B2.85 Marywood House was formerly used as a Social Services hostel but it has been vacant and derelict for a number of years. Oxfordshire County Council are keen to deliver housing on the site which may be for people with mental health care needs.

Policy SP33



MARYWOOD HOUSE

Planning permission will be granted for residential development at Marywood House. Planning permission will not be granted for any other uses.

Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage.

A biodiversity survey will be expected to ensure that development would have no adverse impact on any UKBAP habitat.

Nielsen, London Road

Site area: 4.84 hectares/11.96 acres
Ward: Quarry and Risinghurst
Landowner: ACNielsen
Current use: Employment (B1)
Flood Zone: FZ1

B2.86 This site contains an office development which only occupies a small proportion of the site. There is an opportunity to use this site more efficiently by introducing further development. Residential would be the most appropriate. Being located on a main thoroughfare into Oxford, this would be very suitable for a hotel.

B2.87 As a Protected Key Employment site, any redevelopment would be expected to retain or increase the existing level of employment (employees) on site. This could be achieved by a replacement employment generating use, which could be a healthcare development provided that there were sufficient employees on the site to be considered an employment generating use. Small scale employment units, whilst potentially having a lower employee density than the existing use, would create a greater range of job opportunities in line with the Core Strategy.

B2.88 Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.

Policy SP34

NIELSEN



Planning permission will be granted for a residential-led development at the Nielsen site which must retain some employment development. A hotel is an appropriate additional use.

As a Protected Key Employment site, the existing level of employment should be retained on site. Replacement employment could be in the form of:

- *an employment generating use; and/or*
- *healthcare development provided that the employee level was sufficient; and/or*
- *small scale employment units.*

Planning permission will not be granted for any other uses.

Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.

Northfield Hostel, Sandy Lane West

Site area:	0.7 hectares/1.73 acres
Ward:	Littlemore
Landowner:	Oxfordshire County Council
Current use:	Hostel for Northfield Special School
Flood Zone:	FZ1

B2.89 This site is currently accommodation for pupils at Northfield School (SP37). Oxfordshire County Council would like to relocate the school and the hostel elsewhere in Oxfordshire.

B2.90 Oxfordshire County Council are reviewing their provision of elderly person care and their strategy is to provide extra care housing on large sites. However, it may not be possible to find suitable larger sites and therefore this site should not be lost to other uses until the County Council has met all its need for extra care housing across Oxford.



B2.91 Unless the County Council find adequate alternative sites for their need for extra care accommodation then this site should be used for extra care housing.

Policy SP35

NORTHFIELD HOSTEL

Planning permission will be granted for extra care housing at Northfield Hostel.

If Oxfordshire County Council can demonstrate that there is no unmet need for extra care accommodation then this site would be suitable for residential. Planning permission will not be granted for any other uses.

Northfield School, Knights Road

Site area: 3.32 hectares/8.20 acres
Ward: Northfield Brook
Landowner: Oxfordshire County Council
Current use: Special school
Flood Zone: FZ3b but FZ1 for sequential test

B2.92 This site is currently occupied by Northfield Special School. Oxfordshire County Council would like to relocate the school and Northfield Hostel (SP36) elsewhere in Oxfordshire. However, Oxfordshire County Council have indicated that there could be a need for a new school within this area to serve other new residential development, and rising pupil numbers in the public sector generally, so it would be counter productive to

lose the school site to an alternative use if it may be required to meet future needs.

B2.93 Oxfordshire County Council are reviewing their provision of elderly person care and their strategy is to provide extra care housing on large sites. However, it may not be possible to find suitable larger sites and therefore these sites should not be lost to other uses until the County Council has met its need for extra care housing across Oxford. More vulnerable development will be expected to be directed away from Flood Zone 3b.

Policy SP36

NORTHFIELD SCHOOL

Planning permission will be granted for new development at Northfield School applying the following cascade:

- 1. Education; and provided that it is not anticipated to be required for educational purposes during the plan period:*
- 2. Extra care housing; and provided Oxfordshire County Council can demonstrate that there is no unmet need for extra care accommodation:*
- 3. Residential.*

Planning permission will not be granted for any other uses.

Regard should be had for any regeneration plan for the Blackbird Leys area which may include improving vehicular access from Knights Road through the site to the Kassam Stadium area. Development should not have an adverse impact upon the SLINC.



Northway Centre, Maltfield Road

Site area: 3.32 hectares/8.20 acres
Ward: Northfield Brook
Landowner: Oxfordshire County Council and Oxford City Council
Current use: Special school
Flood Zone: FZ3b but FZ1 for sequential

B2.94 This site used to be occupied by Oxford City Council as offices and Northway Community Centre. A development has been proposed which combines this site with Cowley Community Centre (Policy SP11) and another smaller site to deliver housing and replacement community centre facilities. More vulnerable development will be expected to be directed away from Flood Zone 3b.

B2.95 Development should ensure that there is no adverse impact upon the Great Crested Newts inhabiting the adjacent Peasemoor Piece which are a protected species.

Policy SP37

NORTHWAY CENTRE

Planning permission will be granted for a community centre and residential development at Northway Centre. Planning permission will not be granted for any other uses.

This site is within an area where development is likely to exacerbate surface and or foul water flooding.



A drainage strategy will need to be produced by the developer in liaison with the City Council, Thames Water and the Environment Agency, to establish the appropriate drainage mitigation measures for any development. Planning permission will only be granted if sufficient drainage mitigation measures are incorporated into the design of proposals.

Nuffield Orthopaedic Centre, Windmill Road

Site area: **8.37 hectares/20.68 acres**
 Ward: **Headington**
 Landowner: **Oxford University Hospitals NHS Trust**
 Current use: **Hospital, medical research, vacant previously developed land**
 Flood Zone: **FZ1**

B2.96 The Nuffield Orthopaedic Centre is a modern hospital site with 2 or 3 storey buildings to reflect the surrounding residential area. There is high potential for archaeological interest as Roman remains have been found in the area.

B2.97 The Oxford University Hospitals NHS Trust would like to undertake further improvements to the vacant parts of the site. The Core Strategy focuses hospital related development on the existing sites in Headington and Marston. Hospital

related uses should remain the primary use of the site. Focussing development on existing sites creates opportunities for shared trips to the sites which would reduce traffic movement, provide opportunities to reduce parking on the site and provide an incentive for improved public transport to the site. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on all the hospital sites within Oxford.

Policy SP38

NUFFIELD ORTHOPAEDIC CENTRE

Planning permission will be granted for further healthcare facilities and medical research including staff and patient facilities at the Nuffield Orthopaedic Centre. Planning permission will not be granted for any other uses.

Development proposals must not prejudice bus access through the site. The reduction in car parking provision on site will be required.

Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage.



Old Road Campus

Site area: **4.43 hectares/10.95 acres**
 Ward: **Churchill**
 Landowner: **University of Oxford**
 Current use: **Medical research**
 Flood Zone: **FZ1**

B2.98 Oxford University wish to continue to develop their Medical Science Division in this location which would comply with the Core Strategy approach of focusing medical research facilities in Headington. The site is close to a large area of Roman occupation so there is a high potential for archaeological interest within the site. Oxfordshire County

Council's Local Transport Plan seeks to reduce car parking on major employment sites within Oxford. Planning permission was granted for two medical research buildings in September 2011.

Policy SP39

OLD ROAD CAMPUS

Planning permission will be granted for medical teaching and research at Old Road Campus. Planning permission will not be granted for any other uses.

A reduction in car parking provision on site will be required. Pedestrian and cycle access should be created between this site and the Park Hospital site (SP47).

Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage.



Oriel College land at King Edward Street and High Street

Site area:	0.26 hectares/0.64 acres
Ward:	Holywell
Landowner:	Oriel College
Current use:	Mix of A1, A2, A3, A4, B1 and C2 uses
Flood Zone:	FZ1

B2.99 This site consists of a number of properties including a listed building. As a city centre location, the site is suitable for a number of uses although with the ground floor designated as a mix of primary, secondary and street specific frontages, Class A uses should be maintained here subject to Local Plan policies. Any development would need to ensure that there was no adverse impact upon the setting of the listed building and conservation area.

Policy SP40

ORIEL COLLEGE LAND AT KING EDWARD STREET AND HIGH STREET

Planning permission will be granted for student accommodation, teaching and/or offices on upper floors at Oriel College Land at King Edward Street and High Street. Shopping frontages should be maintained on the ground floor. Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and enhance the listed building and its setting.



Oxford Brookes University Gipsy Lane campus

Site area:	4.95 hectares/12.20 acres
Ward:	Churchill
Landowner:	Oxford Brookes University
Current use:	Academic uses
Flood Zone:	FZ1

B2.100 The Gipsy Lane campus is the academic core of Oxford Brookes University and the site contains a mix of different building heights and styles. Oxford Brookes want to invest in their facilities, by redeveloping their existing academic space and using it more efficiently. The masterplan includes the refurbishment and improvements to the Abercrombie and

Sinclair buildings, replacement of the Darcy building, a new landmark entrance building and new plaza and courtyards. Development must be consistent with the masterplan that was endorsed by the City Council subject to a number of caveats. A planning application for this development was approved in June 2010. Proposals must consider their impact upon on the Headington Hill conservation area.

Policy SP41

OXFORD BROOKES UNIVERSITY GIPSY LANE CAMPUS

Planning permission will be granted for teaching and academic uses and student accommodation at Oxford Brookes University Gypsy Lane Campus. Small scale retail units of a scale appropriate to that of a university campus would also be appropriate. Planning permission will not be granted for any other uses.

Oxford Business Park

Site area:	7.94 hectares/19.62 acres
Ward:	Cowley
Landowner:	Goodman
Current use:	Vacant previously developed land
Flood Zone:	FZ1

B2.101 The site comprises three plots which remain undeveloped within the Oxford Business Park. This site is a Protected Key Employment site and as such is a key site for delivering the Core Strategy's aim of managed economic growth to 2026. The need for new employment over this period is anticipated with the loss of this site to any other use being contrary to the Core Strategy. The wider business park

has already had permitted a number of ancillary non-Class B uses and further such uses would be inappropriate as they would prevent the delivery of employment on this site. Planning permission was granted for 9,000m² of B1 employment floor space on this site in July 2011. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on major employment sites within Oxford

Policy SP42

OXFORD BUSINESS PARK

Planning permission will be granted for B1 and B2 employment uses at Oxford Business Park. Planning permission will not be granted for any other uses. A reduction in car parking provision on site will be required.

A biodiversity survey will be expected to ensure that development would have no adverse impact on any UKBAP habitat.



Oxford Science Park at Littlemore

Site area:	8.06 hectares/19.92 acres
Ward:	Littlemore
Landowner:	Prudential and Magdalen College
Current use:	Vacant
Flood Zone:	FZ3a but FZ1 for sequential test

B2.102 The site comprises three plots which remain undeveloped within the Oxford Science Park. There is a high potential for Saxon and Roman archaeological interest and the site is close to Littlemore Hospital which is a listed building..

B2.103 This site is a Protected Key Employment site and as such is a key site for delivering the Core Strategy's aim of managed economic growth to 2026. The need for new employment over this period is anticipated with the loss of this site to any other use being contrary to the Core Strategy.

Until December 2011 development on the site is restricted to B1(b) uses. Beyond this, it is appropriate to widen potential uses to any form of B1 use that directly relate to Oxford's key sectors of employment only. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on major employment sites within Oxford.


B2.104 Slow worms are present on sites in surrounding areas. To allow them to move between areas a buffer should be retained along the railway corridor.

Policy SP43

OXFORD SCIENCE PARK AT LITTLEMORE

Planning permission will be granted for B1 employment uses that directly relate to Oxford's key sectors of employment at Oxford Science Park at Littlemore. Planning permission will not be granted for any other uses.

A reduction in car parking provision on site will be required. A buffer should be retained along the railway corridor to allow for the movement of the protected species.



Oxford Science Park at Minchery Farm

Site area:	2.35 hectares/5.80 acres
Ward:	Littlemore
Landowner:	Oxford City Council
Current use:	Vacant
Flood Zone:	FZ1

B2.105 This site is a Protected Key Employment site and as such is a key site for delivering the Core Strategy's aim of managed economic growth to 2026. The need for new employment over this period is anticipated with the loss of this site to any other use being contrary to the Core Strategy. Until December 2011, development on the site is restricted to B1(b)


uses. Beyond this, it is appropriate to widen potential uses to any form of B1 use that directly relate to Oxford's key sectors of employment only. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on major employment sites within Oxford. More vulnerable development will be expected to be directed away from Flood Zone 3b.

Policy SP44

OXFORD SCIENCE PARK AT MINCHERY FARM

Planning permission will be granted for B1 employment uses that directly relate to Oxford's key sectors of employment at Oxford Science Park at Minchery Farm. Planning permission will not be granted for any other uses. A reduction in car parking provision on site will be required.

Development should not have an adverse impact upon the SLINC.



Oxford University Press Sports Ground, Jordan Hill

Site area:	3.65 hectares/9.02 acres
Ward:	Wolvercote
Landowner:	Oxford University Press
Current use:	Private sports ground
Flood Zone:	FZ1

B2.106 The site is currently open air sports facilities for Oxford University Press and is adjacent to existing residential properties and Jordan Hill Business Park. Outside groups are able to use the pitches on an ad hoc basis but demand for the pitches has diminished and it is now not viable to operate.

B2.107 Residential development would be an appropriate use on this site and some complementary B1 uses may be suitable due to the site being adjacent to the Jordan Hill Business Park. The loss of the majority of the sports facility is considered justified due to the need for and benefits of new housing. However, the loss of the cricket facility would adversely affect the provision of cricket pitches within Oxford of which there is a potential shortfall. A cricket pitch must be retained unless an alternative site is found. If an alternative site is found then 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.

B2.108 Any significant increase in traffic is likely to impact upon the nearby Wolvercote and Cutteslowe roundabouts. Development will be subject to appropriate mitigation measures.

Policy SP45

OXFORD UNIVERSITY PRESS SPORTS GROUND

Planning permission will be granted for residential development and public open space at Oxford University Press Sports Grounds. Some complementary B1 employment would also be suitable. Planning permission will not be granted for any other uses.

The cricket pitch and the pavilion must be retained unless an alternative suitable site is found. Opportunities should be explored to integrate the existing cricket pitch into the Five Mile Drive Recreation Ground. If an alternative site is found for a cricket pitch the City Council must be satisfied that it will be delivered. The Oxford University Press Sports Ground site will still be expected to provide 10% new public open space as part of the residential development. Development should encourage active frontages onto the new public open space.

Development should be designed to ensure that there is no adverse impact on the Port Meadow SSSI and will be subject to appropriate traffic mitigation measures.



Park Hospital, Old Road

Site area:	1.97 hectares/4.87 acres
Ward:	Churchill
Landowner:	University of Oxford purchasing the site
Current use:	Facilities used by Oxford Health NHS Foundation Trust
Flood Zone:	FZ1

B2.109 This site is currently occupied and owned by Oxford Health NHS Foundation Trust. The University of Oxford intend to purchase the site and lease back to the Trust the buildings that they currently occupy. Over the plan period it is likely that the Trust will leave the site making it available for redevelopment. There is high potential for archaeological interest as it is close to the site of Roman occupation on the Churchill site. Important trees within the site which should be

retained.

B2.110 The most appropriate use would be as an extension to medical research facilities at the adjacent Old Road campus. This would comply with the Core Strategy's approach of focusing medical research in Headington. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on major employment sites within Oxford.

Policy SP46

PARK HOSPITAL

Planning permission will be granted for medical teaching and research at Park Hospital. Planning permission will not be granted for any other uses.

A reduction in car parking provision on site will be required. Pedestrian and cycle access should be created between this site and the Old Road Campus site (SP40).

Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage.



Paul Kent Hall, James Wolfe Road

Site area:	0.70 hectares/1.73 acres
Ward:	Lye Valley
Landowner:	Oxford Brookes University
Current use:	Student Accommodation
Flood Zone:	FZ1

B2.111 This site is currently used as student accommodation but Oxford Brookes University would like to relocate these halls closer to the Headington campus.

B2.112 It is very important that existing student accommodation sites are not lost to other uses if there is still a need for the existing accommodation. The City Council will only allow its loss to another use if it is satisfied that provision is in place to ensure that the number of students living outside of university provided student accommodation remains below 3,000.

Policy SP47

PAUL KENT HALL

Planning permission will be granted for residential development at Paul Kent Hall provided that:

- a. Prior to granting planning permission, it can be demonstrated that there are no more than 3,000 Oxford Brookes University students living outside of university provided student accommodation: and*
- b. Prior to commencement, it can be demonstrated that there is sufficient alternative provision of student accommodation to ensure that the loss of units on this site will not result in more than 3,000 Oxford Brookes University students living outside of university provided student accommodation.*

Planning permission would also be granted for new or refurbished student accommodation. Planning permission will not be granted for any other uses.

Pedestrian and cycle links should be improved through and to the site. Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI. To minimise impact upon the very sensitive Lye Valley SSSI, development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water needed at design stage.

Radcliffe Observatory Quarter

Site area:	4.20 hectares/10.37 acres
Ward:	North
Landowner:	University of Oxford
Current use:	Vacant with some academic development
Flood Zone:	FZ1

B2.113 This site is within an area of predominantly attractive University and residential buildings. The site excludes the listed building of the former St Paul's church but any development would need to ensure that there was no adverse impact upon the setting of any listed buildings or the conservation area. Whilst there are already planning permissions for academic development on the site, further applications are expected. The

site is suitable for further academic uses including student accommodation. The site should include the relocated Jericho Health Centre which was granted planning permission in May 2011. Development will be considered against the endorsed masterplan for the site.

B2.114 Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required.

Policy SP48

RADCLIFFE OBSERVATORY QUARTER

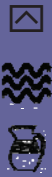
Planning permission will be granted for academic institutional and student accommodation at the Radcliffe Infirmary Quarter site. Development must include a relocated Jericho Health Centre. Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

A reduction in car parking provision on site will be required. Pedestrian and cycle links through and to the site, including to the University Science Area, should be enhanced.

Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.

Development should be designed to ensure that there is no adverse impact on the Port Meadow SSSI.



Railway Lane, Littlemore

Site area:	0.97 hectares/2.40 acres
Ward:	Littlemore
Landowner:	WE Black
Current use:	Vacant former railway sidings
Flood Zone:	FZ1

B2.115 This site is within a predominantly residential area and are former railway sidings. The site is suitable for residential development having been decontaminated and remediated in 2001.

B2.116 The site is adjacent to the Land North of Littlemore Mental Health Centre (Policy SP25) which is allocated for residential and mental health care uses but separated by the railway line. Development of the Railway Lane site might provide an opportunity to link the residential development on Land North of Littlemore Mental Health Centre site to the heart of Littlemore which should be considered at design stage. An outline planning application for 78 dwellings was submitted in August 2011.

Policy SP49

RAILWAY LANE

Planning permission will be granted for residential development at Railway Lane. Planning permission will not be granted for any other uses.

A pedestrian and cycle access to the north west of the site through to Sainsburys must be created. The design of development should allow for a pedestrian and cycle access to be created from new residential development at Land North of Littlemore Mental Health Centre (Policy SP25) into the site.

A biodiversity survey will be expected to ensure that development would have no adverse impact on any UKBAP habitat.



Rover Sports and Social Club, Roman Way

Site area: **9.92 hectares/24.51 acres**
 Ward: **Lye Valley**
 Landowner: **BMW Group**
 Current use: **Sports and social club**
 Flood Zone: **FZ1**

B2.117 This site is currently used as a sports and social club with pitches and associated sports facilities. There is a high potential for archaeological interest on the site as it is a large open area close to the route of a Roman road. The site is in a sensitive location adjoining the Green Belt and any development should be designed and landscaped to minimise

its visual impact.



B2.118 The site is owned by BMW who are keen to expand the adjacent car manufacturing plant onto the site and, being a large employer, this will help support the managed economic growth of Oxford. The sports facilities should be re-provided and the most appropriate site is adjacent to the east on the Horspath Site (Policy SP21).

Policy SP50

ROVER SPORTS AND SOCIAL CLUB

Planning permission will be granted for car manufacturing at Rover Sports and Social Club. Planning permission will not be granted for any other uses.

The sports and social facilities currently on the site must be re-provided elsewhere in the locality.

Ruskin College Campus, Dunstan Road

Site area: **1.86 hectares/4.60 acres**
 Ward: **Headington**
 Landowner: **Ruskin College**
 Current use: **Academic institutional, student accommodation and sports facilities**
 Flood Zone: **FZ1**

B2.119 Ruskin College is an adult residential college providing educational opportunities for adults with little or no qualifications. There are nine buildings on site including the listed Rookery and wall, set within landscaped grounds with some large trees. The buildings are used for academic purposes, student accommodation, student facilities, administration and tennis courts as well as three buildings which are currently vacant. The site has a masterplan which was endorsed by the

North East Area Committee in 2008 but with some issues that required further attention. Evidence for Iron Age activity and Roman pottery production has been recorded from this site so it has significant archaeological potential.

B2.120 The site is suitable for further academic uses, student accommodation, open space and sports facilities. Any development would need to ensure that there was no adverse impact upon the setting of the listed buildings and Old Headington conservation area.




Policy SP51

RUSKIN COLLEGE CAMPUS

Planning permission will be granted for academic institutional uses and student accommodation at Ruskin College Campus. Development could include open space, sports facilities and allotments. Planning permission will not be granted for any other uses.

Development must retain and enhance the listed building and wall. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

A reduction in car parking provision on site will be required and pedestrian and cycle links through and

St Clement's Car Park

Site area:	0.32 hectares/0.79 acres
Ward:	St Clement's
Landowner:	Oxford City Council
Current use:	Public car park
Flood Zone:	FZ3b but FZ1 for sequential test

B2.121 This site is within the busy St Clement's shopping area which has a variety of uses including retail, restaurants, residential and student accommodation. The site is adjacent to a Listed Building and is within the St Clements and Iffley Road Conservation Area. Any proposals will be expected to preserve and enhance the character and setting of the listed buildings and conservation area.

B2.122 The City and County Council are seeking to reduce the use of the private car within Oxford and a reduction in car parking would discourage car use although the car park is important to local traders and its total loss would be detrimental. The City Council has undertaken a review of its public car parks and considers that there is potential to develop residential or student accommodation above the car park which will result in the loss of some car parking spaces. Sufficient car parking spaces should be retained at a level at which the City Council considers is reasonable to serve the local area bearing in mind the quality of public transport to the area and the current level of usage of the car park. The retained car parking could be in a different form such as beneath ground level (undercroft) or surface level with buildings above. A planning application for 140 student bedrooms and some replacement car parking was refused in October 2011 on design grounds and the lack of sufficient temporary and permanent car parking.

B2.123 The design of development should respect the proximity of the listed buildings and the conservation area. More vulnerable development will be expected to be directed away from Flood Zone 3b.

Policy SP52

ST CLEMENT'S CAR PARK

Planning permission will be granted for residential or student accommodation, and car parking at St Clement's Car Park. Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

Sufficient car parking spaces should be retained at a level at which the City Council considers is reasonable to serve the local area and provision must be made for temporary car parking during construction.



St Cross College Annex, Manor Place

Site area:	1.24 hectares/3.06 acres
Ward:	Holywell
Landowner:	Merton College
Current use:	Vacant former tennis courts, allotments and orchard
Flood Zone:	FZ3b but FZ3a for sequential test

B2.124 This site consists of a mix of disused hard and grass tennis courts, abandoned private allotments and an orchard. It is a sensitive site as it is close to a number of listed buildings, the Holywell Cemetery and within the Central Conservation Area with a number of large trees on site. Any development would need to ensure that there was no adverse impact upon the setting of the listed buildings and the Central conservation area. There is high potential for archaeological interest on the

site with Civil War defences having been excavated previously.

B2.125 The most appropriate vehicular access would be to widen and extend the existing pedestrian and cycle access from Manor Place to the north of the site, incorporating land in Merton College’s ownership. Access via Holywell Mill Lane to the south is unlikely to be deliverable as it is not under the control of Merton College and the visibility at the junction with St Cross Road is substandard.

B2.126 In order to minimise traffic movements, the most appropriate uses for the site are either student accommodation or car free residential. The loss of the former sports facility is considered justified only due to the need for and benefits of new housing or student accommodation.

B2.127 Residential use of the site in Flood Zone 3a has been justified through the sequential test. The site satisfied all but one part of the Exception Test (relating to reducing overall flood risk) but this remaining part would be difficult to fulfil until the proposed development is designed. A site specific flood risk assessment is needed before the criterion for residential use can be firmly satisfied.

Policy SP53

ST CROSS COLLEGE ANNEX

Planning permission will be granted for student accommodation or car free residential development or a mix of both uses at St Cross College Annex. Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

Development should be designed to ensure that there is no adverse impact on the New Marston Meadows SSSI. A buffer zone should be provided during the construction period to avoid disturbance to the Magdalen Grove SSSI. Important trees should be retained.

A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any necessary mitigation measures.



South Parks Depot, Cheney Lane

Site area:	0.43 hectares/1.06 acres
Ward:	St Clement’s
Landowner:	Oxford City Council
Current use:	Depot for South Park
Flood Zone:	FZ1

B2.128 This site is a depot used by the City Council for park maintenance but it is surplus to requirements. Existing access is off Cheney Lane which is rural in character and unsuitable for large amounts of traffic. Any development should ensure careful design and enhance the setting of the listed barn.

Policy SP54

SOUTH PARKS DEPOT

Planning permission will be granted for a limited number of residential dwellings with a limited level of car parking at South Parks Depot. Student accommodation would be a suitable alternative use. Planning permission will not be granted for any other uses.

Development must retain the listed barn and wall. In order to sustain the site as a wildlife corridor, important trees should be retained.

Summertown House, Apsley Road

Site area: 1.21 hectares/3.00 acres
Ward: Summertown
Landowner: University of Oxford
Current use: Graduate student accommodation and nursery
Flood Zone: FZ1

B2.129 This site is currently graduate accommodation and an associated nursery. There is some potential to make more efficient use of the site by developing further graduate accommodation on open areas. There is a listed building in the centre of the site and any development would be expected to preserve and enhance the house and its setting.

Policy SP55

SUMMERTOWN HOUSE

Planning permission will be granted for student accommodation at Summertown House. Planning permission will not be granted for any other uses.

Through further development on the site it must be demonstrated that the new design will have a positive effect on the setting of the listed building compared to the existing development.



Temple Cowley Pools, Temple Road

Site area: 0.53 hectares/1.31 acres
Ward: Cowley Marsh
Landowner: Oxford City Council
Current use: Swimming pool and gym
Flood Zone: FZ1

B2.130 The site is within a mixed use area including library, records centre, employment and residential. This site is of archaeological interest because it lies within the historic core of Temple Cowley. The site is currently a swimming pool but it is life expired and likely to close. A new, replacement, competition standard pool is proposed for Blackbird Leys.

B2.131 Being predominantly a residential area, housing would be an appropriate use in this location. In the light of Policy HP4's approach to locating student accommodation, the site is not suitable for student accommodation as it is not directly adjacent to a main thoroughfare, within the city centre or a district centre or on an existing teaching campus.

Policy SP56

TEMPLE COWLEY POOLS

Planning permission will be granted for residential development at Temple Cowley Pools. Planning permission will not be granted for any other uses.



A reduction in car parking provision on site will be required and access should be retained through the site to the school.

Townsend House, Bayswater Road

Site area: 0.44 hectares/1.09 acres
Ward: Barton and Sandhills
Landowner: Oxfordshire County Council
Current use: Elderly persons care home
Flood Zone: FZ1

B2.132 This site is currently a care home for the elderly. Oxfordshire County Council are reviewing their provision of elderly person care and their strategy is to provide extra care housing on larger sites. However, it may not be possible to find suitable larger sites and therefore existing sites should not be lost to other uses until the County Council has met all its need for extra care housing across Oxford.

B2.133 Unless the County Council find adequate alternative sites in Oxford for their need for extra care accommodation then this site should be used for a replacement care home or residential. Whilst being within the boundary of the Barton Area Action Plan, this site is not subject to the same substantial infrastructure and remediation costs as the strategic site so the Core Strategy requirement for 50% affordable housing will apply.

<p>Policy SP57</p> <p>TOWNSEND HOUSE</p> <p><i>Planning permission will be granted for extra care housing or a care home at Townsend House.</i></p> <p><i>If Oxfordshire County Council can demonstrate that there is no unmet need for extra care accommodation then this site would be suitable for residential. Planning permission will not be granted for any other uses.</i></p>	 
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Travis Perkins, Chapel Street

Site area:	0.72 hectares/1.78 acres
Ward:	St Clements
Landowner:	Travis Perkins
Current use:	Builders merchant
Flood Zone:	FZ1

B2.134 This site is currently a builders merchant. It is a relatively large site along side streets within East Oxford and its comprehensive redevelopment for solely employment may not be viable because of the location and access. It is a Protected Key Employment site so any redevelopment would be expected to retain the existing level of employment (employees) on site which could potentially be achieved by making more efficient use of the

site by developing the employment at a greater density on a smaller footprint. The remainder of the site would be suitable for residential.

B2.135 This site has outline and reserved matters planning permission for employment and student accommodation but. Development must begin by December 2013. Should the permission expire it would not be suitable for student accommodation in the light of the approach to locating student accommodation in Policy HP4 as it is not directly adjacent to a main thoroughfare, within the city centre or a district centre or on an existing teaching campus.

<p>Policy SP58</p> <p>TRAVIS PERKINS</p> <p><i>Planning permission will be granted for a mix of residential and employment at Travis Perkins. As a Protected Key Employment site, the existing level of employment should be retained on site. Planning permission will not be granted for any other uses.</i></p> <p><i>A reduction in car parking provision on site will be required and pedestrian and cycle links through and to the site should be enhanced.</i></p>	
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Union Street Car Park

Site area:	0.25 hectares/0.62 acres
Ward:	St Clement's
Landowner:	Oxford City Council
Current use:	Public car park
Flood Zone:	FZ1

B2.136 This site is within the busy Cowley Road District Centre which has a variety of uses including retail, restaurants, residential and student accommodation. There is high potential for archaeological interest on the site as it is within the general area of a poorly understood Civil War parliamentary siege line.

B2.137 The City and County Council are seeking to reduce the use of the private car within Oxford and a reduction in car parking would discourage car use although the car park is important to local traders and its total loss would be

detrimental. The City Council has undertaken a review of its public car parks and considers that there is potential to develop residential or student accommodation above the car park which will result in the loss of some car parking spaces. Sufficient car parking spaces should be retained at a level at which the City Council considers is reasonable to serve the local area bearing in mind the quality of public transport to the area and the current level of usage of the car park. The retained car parking could be in a different form such as beneath ground level (undercroft), decking or surface level with buildings above.

Policy SP59



UNION STREET CAR PARK

Planning permission will be granted for residential or student accommodation, and car parking at Union Street Car Park. Planning permission will not be granted for any other uses.

Sufficient car parking spaces should be retained at a level at which the City Council considers is reasonable to serve the local area and provision must be made for temporary car parking during construction.

University of Oxford Science Area and Keble Road Triangle

Site area:	12.4 hectares/30.64 acres
Ward:	Holywell
Landowner:	University of Oxford
Current use:	Academic institutional
Flood Zone:	FZ1

B2.138 This site is in the scientific core of the University of Oxford and includes four plots each containing a number of building in academic use. Some of the buildings are listed and development would be expected to have regard to these and the Conservation Area. There is high potential for archaeological interest on the site as it is in an area with Bronze

Age barrows, Iron Age and Roman activity and Civil War defences.

B2.139 The University would like to develop many of its buildings within the site to improve the quality of the academic facilities and add some new floorspace. Development will be considered against any endorsed masterplan for the site which would help ensure that development occurred as part of a comprehensive plan for the area and seek to add character and have regard to the listed buildings and Conservation Area.

Policy SP60

CH₄



UNIVERSITY OF OXFORD SCIENCE AREA AND KEBLE ROAD TRIANGLE

Planning permission will be granted for academic institutional uses and associated research at University Science Area and Keble Road Triangle. Planning permission will not be granted for any other uses.

Development must retain and enhance the listed buildings. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

A reduction in car parking provision on site will be required. Pedestrian and cycle links through and to the site, including to the Radcliffe Observatory Quarter, should be enhanced.

Development should be designed to ensure that there is no adverse impact on the New Marston SSSI.

Warneford Hospital, Warneford Lane

Site area:	8.67 hectares/21.42 acres
Ward:	Churchill
Landowner:	Oxford Health NHS Foundation Trust
Current use:	Hospital, research, playing fields
Flood Zone:	FZ1

B2.140 The buildings on the site are used by Oxford health NHS Foundation Trust but they are in need of major refurbishment or redevelopment to comply with modern NHS standards. Demolition of the current hospital buildings is not appropriate because some of them are listed. Development opportunities are also constrained by the need to protect the landscaped grounds in front of the main hospital buildings, trees on site and the amenity of neighbouring residential

properties. The site does not include Warneford Meadow which is a registered Town Green.

B2.141 The landowner would like to relocate hospital facilities into new buildings on the playing fields where there has been a recent permission for the new Highfield Unit. The loss of the sports facility is considered justified only due to the need for and benefits of new hospital development. The landowner may not require all the playing fields for hospital use.

B2.142 It is more difficult to find a future use for the main listed building so a wide range of uses should be considered in order to maximise the chance of delivering appropriate new development on the site that is sympathetic to the listed building. The list of suitable uses only includes B1(a) to maximise the chances of finding an alternative use for the listed building.

Policy SP61



WARNEFORD HOSPITAL

Planning permission will be granted for healthcare related facilities at Warneford Hospital and any of the following uses:

- Residential;
- Student accommodation;
- Hospital and medical research;
- B1(a) and B1(b) provided that they have an operational link to hospital uses;
- Academic institutional;
- Education.

Planning permission will not be granted for any other uses. Development must retain and enhance the listed buildings. The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than 3,000 students of the relevant university living outside of university provided student accommodation (in accordance with Core Strategy policy CS25).

A reduction in car parking provision on site will be required. The playing fields should be re-provided or a contribution made to another facility. Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI.

Warren Crescent

Site area:	0.37 hectares/0.91 acres
Ward:	Churchill
Landowner:	Oxford City Council
Current use:	Open space and former garages
Flood Zone:	FZ1

B2.143 The site is in a residential area with an area formerly used as garages which have been demolished. The site has previously been granted planning permission for residential development.

B2.144 The nearby Lye Valley SSSI is very sensitive as it is in

poor condition. Increased hard standing in close proximity to the SSSI could have an adverse impact upon ground water flows and it will be necessary for a groundwater study to be undertaken as concluded in the Source Pathway Receptor Analysis. Should the study indicate that residential development will have an adverse impact upon the SSSI, planning permission will not be granted.

B2.145 The vehicular access and turning area is essential for the allotment users which must be re-provided to an adequate standard. A width of 6m and a turning area may be required. A public footpath that crosses the site will need to be redirected. An alternative route was agreed as part of the previous planning permission so this is not considered likely to hinder development of the site.


Policy SP62

WARREN CRESCENT

Planning permission will only be granted for residential development at Warren Crescent if it can be proven that there would be no adverse impact upon the groundwater flow and the Lye Valley SSSI. A buffer zone should be provided during the construction period to avoid disturbance to the SSSI. Planning permission will not be granted for any other uses.

Development should ensure that an adequate access is retained to the Town Furze allotments and that it includes an adequate turning area.

The public right of way should either be retained or provision made for it to be diverted.


CH₄

West Wellington Square

Site area:	0.88 hectares/2.17 acres
Ward:	Carfax
Landowner:	University of Oxford
Current use:	Academic institutional uses
Flood Zone:	FZ1

B2.146 This site is within the conservation area, to which many of the buildings make a positive contribution. There is a high potential for archaeological interest as it is the site of the Wellington Workhouse and a line of Civil War defences. Access is limited to a single width road between two buildings off Walton Street, which is not suitable for any material increase in

traffic movements.

B2.147 The site could contribute to the University's need to provide additional graduate accommodation and staff housing. The site would be likely to continue to contain some university academic functions, although most of those existing on the site currently will be relocated to the Radcliffe Observatory Quarter.



Policy SP63

WEST WELLINGTON SQUARE

Planning permission will be granted for academic institutional, student accommodation and staff housing at West Wellington Square. Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

Car parking on site should be reduced.

Windale House, Field Avenue

Site area:	0.78 hectares/1.93 acres
Ward:	Blackbird Leys
Landowner:	Oxford City Council
Current use:	Sheltered accommodation
Flood Zone:	FZ2

B2.148 The site lies within a predominantly residential area close to the district centre of Blackbird Leys. Existing accesses are off Field Avenue and Andromeda Close. There are some large trees on site.

B2.149 The site currently accommodates self-contained sheltered housing and includes Windale House and the block in Andromeda Close. The City Council would like to provide new housing on the whole site at a higher density which could include sheltered accommodation.

Policy SP64

WINDALE HOUSE

Planning permission will be granted for residential development at Windale House which could include sheltered accommodation on site or replaced elsewhere locally. Planning permission will not be granted for any other uses.

Car parking on site should be reduced. Regard should be had for any regeneration plan for the Blackbird Leys area.

Wolvercote Paper Mill, Mill Road

Site area:	4.95 hectares/12.23 acres (Plot A) 1.77 hectares/4.37 acres (Plot B)
Ward:	Wolvercote
Landowner:	University of Oxford
Current use:	Vacant former paper mill
Flood Zone:	Plot A is FZ3a but FZ2 for sequential test. Plot B is FZ3a but FZ2 for sequential test.

B2.150 The main site (Plot A) is a former paper mill located between the residential area of Lower Wolvercote village and the A34, and partly within the Wolvercote with Godstow Conservation Area. The site boundary includes part of Duke's Meadow to the north of the site (Plot B). Any proposals will be expected to preserve and enhance the character and setting of the conservation area. Part of the site may be noisy as it is adjacent to the A34.

B2.151 Plot A is suitable for residential development. Complementary small scale employment units, employing a maximum of 50 people in total to reflect the previous level of employment on site, and community facilities would also be suitable. Residential development would increase the pressure on primary school places which the County Council are able to address by the expansion of existing schools. Small areas of Plot A are within the Green Belt so built development will not be permitted in these areas.

B2.152 The site is within 200m of the Oxford Meadows Special Area of Conservation (SAC). Plans which could affect a SAC must be assessed under the European Habitats Directive²⁴. The allocation of the site has been assessed by a Habitats Regulation Assessment (HRA)²⁵ which concluded that development of the Wolvercote Paper Mill site is unlikely to significantly affect surface water runoff to the SAC or significantly increase recreational pressure on the SAC.

B2.153 It also concluded that with safeguards included within the policy wording, there will be no adverse effects on the air quality and water quality of the SAC. Such effects can only be properly assessed and mitigated through the design process at the planning application stage. Historically the site operated as a paper mill and any development

²⁴ Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora

²⁵ Sites and Housing DPD Habitats Regulations Assessment (Nov 2011) Oxford City Council

that leads to a reduction in lorry traffic compared to the previous use is likely to result in no worsening of air quality but this must be supported by an air quality assessment. Groundwater flow from the North Oxford gravel terrace may have an important role in maintaining water levels in the Wolvercote Common and Port Meadow areas of the SAC. The City Council is satisfied from its HRA that there would be no adverse impacts upon the integrity of the SAC, although it is important that development proposals are accompanied by a hydrological survey and include provision for sustainable drainage. Hydrocarbon contaminants must not spread to the SAC. If for any reason the site did not come forward, the five year housing land supply can still be met without relying upon this site.

B2.154 Plot B is within the Green Belt and will not be granted permission for any inappropriate development as defined in national planning guidance. Proposals will be expected to create extensive new public open space for the site and the local community on Plot B. This will reduce recreational pressure on the SAC. The site includes part of Duke's Meadow which is a SLINC so opportunities should be taken to improve the biodiversity of the site. The public open space must include dog waste bins so as to provide a suitable alternative to walking dogs on the SAC.

B2.155 Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.

B2.156 Residential use on Plot A in Flood Zone 3a has been justified through the sequential test although policies in the Core Strategy relating to development in the flood plain will also need to be complied with. More vulnerable development will be expected to be directed away from Flood Zone 3b.

Policy SP65

WOLVERCOTE PAPER MILL

Planning permission will be granted for residential development and public open space at Wolvercote Paper Mill. Complementary small scale employment units and community facilities would also be suitable. Planning permission will not be granted for any other uses.

Residential development and any employment and community uses must be located on Plot A. Public open space must be provided on plot B. No inappropriate built development will be permitted in the Green Belt which includes small areas of Plot A and the entire Plot B.

Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.

The City Council is satisfied that there will be no significant adverse impact upon the integrity of the Oxford Meadows Special Area of Conservation (SAC). Development proposals must be accompanied by:

- *A site specific assessment of the impact of development proposals on air quality; and*
- *A hydrological survey assessing the impact of development proposals on groundwater flows to the SAC.*

Development will not be permitted if insufficient evidence is provided or if it fails to demonstrate that there will be no adverse impacts upon the SAC. Development proposals must incorporate sustainable drainage.

Development should be designed to ensure that there is no adverse impact on the Port Meadow SSSI.



CH₄

A biodiversity survey will be expected to ensure that development would have no adverse impact on any UKBAP habitat.

Section C1

Implementing and Monitoring the Housing Policies

Introduction

C1.1 An important part of the plan-making process is to ensure that adopted policies help to meet the plan objectives. The objectives for the Housing Policies are set out in Section A1. This section sets out how the Housing Policies will be implemented, and also how the effectiveness of the policies will be monitored.

Implementation

C1.2 The Housing Policies should be applied throughout the development management process. They will inform the decision-making process from the pre-application advice stage, right through to when either the planning case officer, or the relevant Council committee, make their final decision on whether a proposal should be approved.

C1.3 To aid developers in applying the housing policies, the Implementation and Monitoring Table sets out the specific evidence or information that will be expected from them to comply with each of the Housing Policies. The symbol against each listed item indicates whether this information should be shown in the scale plans, in a written statement (usually the Design and Access Statement), as a strategy, or as a specialist piece of written evidence.




C1.4 If an outline planning application is to be made, some of these may be accepted at the reserved matters stage; agreement on this should however be sought from the Council first.










Monitoring






C1.5 It is important for the City Council to keep a check on how successful its local plan documents are at meeting their objectives. The mechanism for monitoring local plan documents is the Annual Monitoring Report (AMR). The AMR reports on data monitored each year in relation to adopted local plan documents, including the Core Strategy.


C1.6 The Implementation and Monitoring Table sets out targets that allow us to measure how successful the housing policies are. Each of the targets in the table relate to the 'Implementation' column. If the Core Strategy already provides a monitoring indicator, cross-reference is made to the relevant Core Strategy (CS) policy. The Oxford Core Strategy Monitoring Framework is in Section 9 of the Core Strategy, which can be found on the Planning Policy website www.oxford.gov.uk/planningpolicy

C1.7 It is important to note that it will not be possible for the City Council to check on every individual planning application approved, when monitoring the success of the policies. Also, the way in which some of the policies are implemented depends heavily on the context of the site, and cannot, realistically, be monitored. The monitoring framework therefore sets out a pragmatic, rather than an all-encompassing, approach.

<u>Policy number</u>	<u>Policy title</u>	<u>Implementation: evidence required to demonstrate compliance with the Housing Policies (to be submitted with the planning application)</u>	<u>Monitoring target</u>
HP1	Changes of use to existing homes	<p> Plans to clearly show retained dwelling space</p> <p> Evidence of how the proposal is compatible with neighbouring uses and with the surrounding area</p>	100% of planning permissions granted in Oxford to result in no net loss of a whole self-contained residential unit to any other use. (AMR to report only on number of known cases <u>not</u> complying with the policy)
HP2	Accessible and adaptable homes	<p> Design & Access Statement to show how <u>each</u> of the Lifetime Homes criteria complied with; if any are not fully complied with, this should be clearly justified</p> <p> Design & Access Statement to show how any wheelchair accessible homes required by the policy comply with either specified nationally recognised standards, or with the Council's technical advice note</p>	100% of approved planning applications for new home(s) to be endorsed by Oxford City Council Access Officer. (Only developments of 4 or more homes (gross) to be monitored)
HP3	Affordable homes from general housing	<p> Site plans to show clearly which dwelling units will be affordable (on sites that qualify for on-site provision)</p> <p> If full requirements of the policy cannot be met, applicant must submit an independent viability appraisal, and, where on-site units would normally be required, evidence that the cascade approach has been complied with</p> <p> Evidence submitted that terms of reference for draft Section 106 legal agreement have been agreed, to include (where on-site provision) a schedule of on-site units, and evidence of a partnership agreement in principle with a Registered Provider, or (where a financial contribution) the amount required by</p>	50% provision of affordable housing on sites of 10 or more homes (gross). (Core Strategy Policy CS24 indicator) No set target for sites of 4 to 9 homes – AMR will include a report on the financial contributions collected for affordable housing.





HP4	Student accommodation	<p>applying the formula in Appendix 2.</p> <p> Plans to clearly show proposed location and means of access (this applies to all planning applications including outline ones)</p> <p> Plans to clearly show provision of indoor and outdoor communal space</p> <p> Management strategy, including details of who has lead responsibility for day-to-day management of all parts of the development, and how the 'car-free' status will be enforced</p>	<p>95% of sites approved for uses including new student accommodation to be in one of the following locations:</p> <ul style="list-style-type: none"> • on or adjacent to an existing college campus • in the City or a District centre • located directly adjacent to a main thoroughfare.
HP5	Affordable homes from student accommodation	<p> Terms of reference for draft Section 106 legal agreement have been agreed, to include the amount required by applying the formula in Appendix 4</p> <p> If full requirements of the policy cannot be met, applicant must submit an independent viability appraisal, to justify the contribution that can be afforded</p>	<p>No set target – AMR will include a report on the financial contributions collected for affordable housing from development sites of 8 or more student bedrooms.</p>
HP6	Houses in Multiple Occupation	<p> Evidence of pre-application research that demonstrates the proposal will not result in the HMO threshold in that area being exceeded (may require record of currently licensed HMOs)</p> <p> Design & Access Statement to demonstrate compliance with Oxford City Council good practice guidance on HMO amenities and facilities</p>	<p>No set target – AMR will include a report on the number of applications determined for creation of new HMOs within each ward, and of these the number approved.</p>
HP7	Residential moorings	<p> Evidence that either the Environment Agency or the body responsible for inland waterways has confirmed there is no conflict with their policies on moorings</p> <p> Design and Access Statement to show that adequate servicing will be provided</p>	<p>Nil applications approved that are subject to an unresolved objection by the body responsible for management of the relevant river channel or waterway.</p>

HP8	Design, character and context	<p> Evidence that there are no biodiversity impacts likely</p> <p> Design & Access Statement to show that all the policy criteria have been complied with</p> <p> For qualifying developments, Design & Access Statement to show how each Building for Life criteria has been considered in designing the development, and scored (the total score should be at least 14)</p>	<p>95% of new-build completions on sites of 10 or more homes should achieve 14 or above in the Building for Life assessment.</p> <p>(Core Strategy Policy CS18 indicator)</p>
HP9	Developing on residential gardens	<p> Design & Access Statement to show that all the policy criteria have been complied with</p> <p> Evidence that impacts on biodiversity have been considered, and where necessary mitigated</p>	<p><i>No target proposed for this policy.</i></p> <p><i>Implementation depends heavily on the site context, therefore a target would not be appropriate.</i></p>
HP10	Low carbon homes	<p> Completed Energy Statement to be submitted</p> <p> For qualifying developments, energy statement to additionally show how 20% of the energy requirements over lifetime of the development will be met by renewable or low carbon technologies, and submitted plans to indicate how these will be incorporated within the development</p>	<p>95% of approved planning applications for 10 or more dwellings to demonstrate that 20% of their ongoing energy requirements will be from renewable or low-carbon sources.</p> <p>(Core Strategy Policy CS9 indicator)</p>
HP11	Indoor Space	<p> Submitted plans and elevations to clearly show how policy criteria have been complied with (including scaled illustrations of furniture, white goods / kitchen units, doorway opening paths etc.)</p>	<p>Nil applications approved that involve the creation of a self-contained dwelling that has less than 39m² of accommodation measured internally (i.e. gross internal floorspace) (AMR to assess a sample of new homes completed during the monitoring year)</p>
HP12	Outdoor Space	<p> Submission of detailed site plan and external area elevations (or other suitable illustrations) to show how policy criteria have been complied with, including orientation (preferably including shadow paths), existing and proposed landscaping and</p>	<p><i>No target proposed for this policy.</i></p> <p><i>Implementation depends heavily on the site context, therefore a target would not be</i></p>

		boundary treatments & heights, existing and proposed buildings (including all windows), refuse/recycling stores, and any on-plot vehicle parking areas	appropriate.
HP13	Privacy and daylight	<p> Submitted plans and elevations to clearly show relationships between existing and proposed buildings and gardens, including all windows, doors, balconies (including 'Juliette' balconies), orientation (preferably including shadow paths), existing and proposed landscape features, boundary treatments & heights, and any mitigating measures (such as frosted glass windows)</p> <p> Submitted plans and elevations to show how the 45° guidelines have been complied with</p>	<p>No target proposed for this policy.</p> <p><i>Implementation depends heavily on the site context, therefore a target would not be appropriate.</i></p>
HP14	Residential cycle parking	<p> Submitted plans to show how policy requirements have been complied with</p> <p> If policy is not fully complied with, submission of evidence as to why it is impractical or unnecessary to provide the minimum standard</p>	<p>100% of approved planning applications for any of the residential developments included in the policy to comply with minimum cycle parking standards.</p> <p>(AMR to assess a sample of new homes completed during the financial year.)</p>
HP15	Residential car parking	<p> Submitted plans to show clearly the location and dimension of each parking space or bay proposed, which of these are intended for disabled parking, access to all parking spaces, and existence of any on-street parking controls (including CPZs)</p> <p> In cases where parking provision is significantly below the maximum standard (including car-free and low-car developments), transport statement to be submitted to explain why this is appropriate (to include any supporting evidence e.g. a car parking survey of existing streets)</p> <p> For low-car and car-free proposals, transport statement to</p>	<p>Nil approved planning applications for any of the residential developments included in the policy to exceed the maximum number of parking spaces permissible.</p> <p>(AMR to assess a sample of new homes completed during the financial year. For the purposes of monitoring, the maximum number of parking spaces permissible will be highest number permitted in the matrix in Appendix 8, irrespective of the allocated/unallocated split, but taking account of the mix of unit sizes)</p>

		demonstrate access to public transport and shopping facilities, and details of any necessary enforcement or management regime	
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Key to symbols:

-  Scale plans and elevations
-  Supporting statement (e.g. Design and Access Statement)
-  Strategy (e.g. management strategy)
-  Specialist evidence

Section C2

Implementing and Monitoring the Sites Policies

Introduction

B1.28 It is the implementation of these policies that will deliver the sustainable development needed in Oxford. This section sets out how the Sites Policies will be implemented and how the effectiveness of the policies will be monitored.

Implementation

Delivery partners

B1.29 The delivery of these site allocations is not solely the responsibility of the City Council. A number of third parties including landowners, developers and service providers will be responsible for delivering the allocations. The City Council is committed to working in partnership with a range of stakeholders in the public, private, community and voluntary sectors in the delivery of the site allocations set out in this document.

B1.30 Landowners and developers have been involved throughout the process from the early call for sites to commenting on the draft policies. This level of input has helped us to understand which sites might come forward for development and what landowners would like to see on them. This has helped us to ensure the availability and deliverability of sites to the best of our knowledge. Close liaison with landowners and developers will need to continue into the pre-application and planning application stages of the process.

B1.31 The successful implementation of the allocations made in this document is dependant on the timely delivery of the infrastructure required to support it. As such the involvement of the various service and utility providers has been vital to ensure that they are aware of the level of growth projected and identify and plan for any particular capacity issues, ensuring that sites are deliverable.

Physical infrastructure

B1.32 Public Transport - Oxfordshire County Council is the Highway Authority and as such has been fully involved in the identification of the impact of development on the transport network. The Local Transport Plan (LTP3) has identified a strategy for the Eastern Arc (Cowley/Headington/Barton) this recognises the existing major employment and residential areas and the projected growth within the Core Strategy and this DPD. The major project of this strategy is to develop a form of high quality “rapid transit” public transport. This could be in the form of high quality bus, light rail or guided trolleybus system, serving the Park & Ride sites and major employment and housing areas in the Eastern Arc. 35 policies specifically reference the Eastern Arc project, these include those sites adjacent to the potential route and stress the importance of not compromising the project and also those within the Eastern Arc geographical area to ensure that opportunities are taken to enhance pedestrian and cycle links to a future station. (Policies SP6, 7, 9, 10, 11, 12, 16, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 43, 44, 45, 46, 47, 50, 51, 52, 58, 62)

B1.33 Pedestrian and cycle links - The City Council as Planning Authority and Oxfordshire County Council as Highway Authority both have key roles to play in the delivery of pedestrian and cycle links. Good pedestrian and cycle access is a fundamental infrastructure requirement for all sites; however 12 policies specifically require that opportunities should be taken to enhance pedestrian and cycle links through and to the site. (Policies SP2, 5, 8, 15, 26, 29, 48, 49, 50, 52, 59, 61)

B1.34 Utilities - Discussions have been held with the utility companies to ensure that they are aware of the level of growth projected and to identify any particular capacity issues. There are some capacity issues that will need to be addressed by developers with the utility companies when projects come forward. One aspect that has been identified as requiring a particular network enhancement is the sewerage network capacity in certain parts of the city. Such network enhancement is likely to require a 3 year lead in time and as such this has been identified in the relevant site policies. (Policies SP6, 26, 34, 47, 64)

Social infrastructure

B1.35 Education - Oxfordshire County Council is the Education Authority and as such discussions have been held to identify the impact of projected growth on schools provision. The projected growth from the proposed developments will result in an increased need for school places in future years. In order to meet this need the County Council have identified a series of projects to increase the capacity of schools that will take place in the short, medium and long term. Not all the need however can be met through expanding existing schools and the County have identified the need for additional schools. This DPD assists by allocating two sites for schools, with a new school at Bertie Place and retention of the school at Northfield School. Additional school provision will also be made through the Barton Area Action Plan and potentially at Summertown Strategic site if required. The County do not wish to hold up the development of new housing and seek to make provision for new school places in any event. Further information is provided in Background Paper 23.

B1.36 Health - Oxfordshire Primary Care Trust is the statutory body that plans and provides local healthcare services in the city and as such has been involved in the development of the document. Access to primary care facilities such as GP practices, dentists, pharmacists and opticians and services such as district nursing and health visiting are important for any community. 3 sites have been identified for primary healthcare use (Policies SP9, 24, 49)

B1.37 Emergency services - Thames Valley Police, Oxfordshire Fire and Rescue Service and South Central Ambulance Trust are the bodies responsible for providing emergency services for Oxford. These bodies have been involved in the development of the document both in terms of identifying their long term needs and to make them aware of the projected level of growth over the plan period.

Green infrastructure

B1.38 Open space - Open space is a key infrastructure requirement for creating successful residential environments; as such new publicly accessible open space will be created through many of the site allocation policies. For example, all developments of 20 dwellings or more will be required by policy HP9 to provide a minimum of 10% of the total site area as public open space. In addition there are 10 policies for specific sites that require a greater level of provision in recognition of their current use or location for example. Several policies involve the development of privately accessible open space and as such the application of the

requirement to provide open space on these sites will result in a net gain of publicly accessible open space. (Policies SP4, 5, 8, 16, 22, 23, 25, 28, 46). Further information is provided in Background Paper 21.

B1.39 Biodiversity - There are many areas of importance for biodiversity in the city. Natural England is the statutory nature conservation body for England and the Buckinghamshire, Berkshire and Oxfordshire Wildlife Trust (BBOWT) is a local voluntary organisation concerned with nature conservation, both have been involved in the production of the document. 14 sites have been flagged up as being adjacent to or including a watercourse and their policies state that opportunities should be taken to protect and enhance it and that at least a 10 metre buffer should be retained between the watercourse and the built development. (Policies SP5, 9, 10, 13, 18, 25, 30, 37, 44, 45, 53, 54, 63, 66). A Source Pathway Receptor Analysis has assessed the impact of a site upon Sites of Special Scientific Interest and mitigation measures have been included within relevant policies (Policies SP5, 7, 9, 10, 19, 23, 26, 27, 28, 33, 34, 39, 40, 46, 47, 48, 49, 54, 61, 62, 63, 66). Further information is provided in Background Paper 19. A Habitats Regulation Assessment has been undertaken.

Funding

B1.40 These infrastructure projects come at a cost and funding will be sought from a variety of sources towards this. The Community Infrastructure Levy will allow local authorities to raise funds from developers undertaking new building projects in their area to be used to fund a wide range of infrastructure that is needed as a result of development. The levy will apply to new developments, comprising new buildings or extensions (over 100 m² gross internal area). The City Council is working to produce a CIL charging schedule which will set out a rate based on pounds per square metre for different types of development.

B1.41 In addition there may also be requirements for site specific contributions or provision. It will still be possible to supplement the CIL payment with site-specific requirements in the form of developer contributions should this be appropriate. It may also be a requirement that developers directly provide infrastructure prior to or as part of development and bear the costs for so doing.

B1.42 Other sources of funding may also be available to help provide the infrastructure required. Service and utility providers often have their own sources of funding and these can be directed to help meet the additional demand created by new development. Other sources of funding may also open up such as Social Housing Grant towards affordable housing and transport funding schemes for example.

Monitoring

B1.43 Preparation of a plan is part of a process that involves keeping a check on how successful the plan is in delivering what it sets out to do, and making adjustments to that plan if the checking process reveals that changes are needed.

B1.44 This section outlines how the site allocations will be monitored and implemented. The DPD contains six objectives relating to the site allocations. Objectives 3-6 relate to the successful allocation of sites that make efficient use of land, promote regeneration, identify site specific infrastructure requirements, allocate uses appropriate to the character of the site and neighbourhood and that are in accessible locations with improvements to accessibility. Having followed these principles throughout the production of the DPD, these are achieved at the point that the DPD is been adopted and require no further monitoring.

Sites Indicator 1. THE DELIVERY OF RESIDENTIAL SITES

Why will we monitor this? Objective 1 relates specifically to ensuring that housing allocations contribute to the overall housing requirement in the Core Strategy. This objective will benefit from continued monitoring to assess the contribution that the allocations are making to Oxford's housing targets and five-year land supply. It will enable the City Council to identify if housing delivery is falling short of its target to take action as set out in Core Strategy Policy CS22.

What will we monitor? Within the Strategic Housing Land Availability Assessments that follow adoption of the DPD we will:

- a) *Include each site allocated for residential (in whole or in part) as an identified site unless it has been completed;*
- b) *Include an updated commentary on the status of the site, landowner, estimated housing capacity and estimate year of completion;*
- c) *Demonstrate how any completed allocated sites have contributed to Oxford's housing target or how uncompleted sites are anticipated to contribute towards the five-year and 10-year housing supply. It is most useful to monitor the sites as a whole against how they are contributing to the housing target rather than whether an individual site is likely to meet its estimated year of delivery.*

How frequently will we monitor? Annually within the SHLAA published in December. Each SHLAA will represent the position at the 31st March in the same year. We will use the Annual Monitoring Report (AMR) to summarise information within the SHLAA on sites allocation for residential development.

Sites Indicator 2. THE DELIVERY OF NON-RESIDENTIAL SITES

Why will we monitor this? The monitoring of sites which are allocated for non-residential uses is also important as they will help deliver key priorities of the Core Strategy.

What will we monitor? There are no specific targets within the Core Strategy for the development of other uses but the AMR will also summarise:

- a) *Whether a site has been granted planning permission or has been completed.* This will help assess the appropriateness of the land uses allocated, particularly in relation to the current market and will help with the monitoring of overarching Core Strategy policies.
- b) *Which land uses have been granted planning permission or completed on sites with a competing alternative land use allocation to.* This will help assess the current market trends and the impact of affordable housing policies

How frequently will we monitor? Within the Annual Monitoring Report published in December.

Sites Indicator 3. ONGOING DELIVERABILITY OF ALLOCATED SITES

Why will we monitor this? To ensure that the City Council are made aware of any barriers to development at an early stage and to take appropriate actions to help deliver the sites within the framework of the Core Strategy to help bring the sites forward. This could include:

- work with applicants in providing viability evidence to allow flexibility within planning policy requirements;
- considering whether the joint affordable housing requirements of a number of sites could be provided in different proportions across the sites;
- reviewing the site allocation through the next appropriate DPD.

What will we monitor? The status of the site and barriers to development by contacting landowners or using local knowledge.

How frequently will we monitor? As appropriate. The City Council are in contact with landowners on an ad hoc basis and so regular updating may not be required. The above two monitoring indicators will indicate sites that have not been developed which will prompt the need for contact with the landowner.

Glossary

Glossary

Academic Year

A period of one year (12 months), aligned to the duration of a course upon which a student is enrolled at a single university, college or other academic institution. This includes the full period of term/semester times and all vacations.

Affordable housing

Dwellings at a rent or price that can be afforded by people who are in housing need and would otherwise be accommodated by the City Council. Definitions for social rented housing, intermediate affordable housing, shared ownership housing and affordable rented housing are set out elsewhere in this glossary.

Affordable rented housing

Rented housing that has similar characteristics as social rented housing (see below) except that it is outside the national rent regime, thus subject to other rent controls that require it to be offered to eligible households at a rent of up to 80% of local market rents, on a minimum 2-year fixed-term tenancy. Providers will be expected to consider the Local Housing Allowance for the area, and any cap on total household benefit payments, when setting rents. Affordable rented housing not the same as social rented housing, and cannot therefore be substituted for social rented.

Allocated parking

Car parking spaces that are reserved for the exclusive use of a particular property or properties. Common forms of allocated parking include driveway and frontage parking within the curtilage of a building, private garages that are large enough to accommodate a car, and private parking courts where spaces are reserved for use by a specific property.

Allocation

Land identified (with or without planning permission) within a Development Plan Document for a particular land use or mix of uses.

Ancillary use

A land use on a site that is of an appropriate scale to only serve new development on the site. Ancillary retail should not act as 'destination' retail shops and must not conflict with the viability of retail units in district centres.

Annual Monitoring Report

The Annual Monitoring Report monitors how the Council is performing against the timescales set out in the LDS and measure progress made in respect of the documents being prepared. It reviews the effectiveness of the adopted planning policies; and monitors the extent to which policies and targets in adopted documents are being achieved against a range of indicators. It is usually published by the City Council in December each year.

Appropriate Assessment

An assessment which forms a stage within the Habitats Regulation Assessment.

Area Action Plan (AAP)

A Development Plan Document that forms part of the Local Development Framework. AAPs are used to provide the planning framework for areas subject to significant change or where conservation is needed. A key feature is a focus on implementation. Once adopted, the AAP forms the planning policy and spatial framework for the development of the area.

Article 4 direction

An order that can be imposed by the City Council to formally remove permitted development rights of development, meaning that planning permission is required locally for specific types of changes.

Balance of Dwellings

The relative proportions of homes of different sizes, which will be suitable for different types of households (e.g. single people, couples, small and larger families). The Balance of Dwellings SPD contains the details of this in relation to Oxford.

Backland development

A term commonly used to describe the development of land at the rear of existing residential buildings, usually on parts of former residential gardens.

Building for Life

Building for Life is the national standard for well-designed homes and neighbourhoods. Assessments are scored against 20 Building for Life criteria, covering: environment and community; character; streets, parking and pedestrianisation; and design and construction.

Building Regulations

The Building Regulations set standards for the design and construction of new buildings and many alterations to existing buildings. Part L of the regulations cover carbon dioxide emissions from energy use through heating, fixed lighting, hot water and building services. Part L does not cover emissions related to energy use from cooking or from plug-in electrical appliances such as computers.

Car-free development (residential)

Accommodation for people who are prepared to knowingly, and willingly, relinquish their right to keep a private car in Oxford. Such development will be subject to appropriate conditions and/or planning obligations. For example, developments proposed within a controlled parking zone would not be eligible for a resident's parking permit.

Code for Sustainable Homes (CSH)

The national standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions resulting from fuel usage for lighting, heating and power, and to create homes that are more sustainable. It has been mandatory for all new homes to be rated against the Code since 2008. The standard is currently set to CSH Level 3, increasing to CSH Level 4 in 2013. The current goal is to achieve zero-carbon homes (CSH Level 6) in 2016.

Combined Heat and Power (CHP)

Sometimes known as co-generation, Combined Heat and Power is the use of a single piece of plant to generate both heat and electricity. In conventional power generation large quantities of energy in the form of heat are wasted. CHP is much more efficient. Although not a renewable technology, it can be combined with sustainable fuels to provide low-cost heating that has a minimal carbon footprint.

Commitment

Proposals for development that are the subject of a current full or outline planning permission, or unimplemented allocations in the Local Plan.

Complementary use

A secondary land use on a site that is both auxiliary and appropriate to the primary use. The complementary use should combine with the primary use to add vitality to a site, but is less important than the primary use. A complementary land use should generally not cover more than 25% of the gross floor area of the proposed development.

Conversion

The change of use of a building, which involves significant physical changes to its internal and/or external structure or layout. This includes the sub-division of a large dwelling into smaller dwellings (which may also include extensions to the existing building), or changing a traditionally non-residential building into one or more residential units.

Condition

A planning condition can be attached to a planning permission to restrict the use of that development, or to require particular actions to be taken by the developer or owner to mitigate the impact of development. This may sometimes need to happen before the approved development can start.

Controlled Parking Zone (CPZ)

In residential areas, these are often called 'Resident Parking Zones'. In such areas, parking of cars and other motor vehicles is generally limited to eligible residents only. In Oxford, those living in student accommodation will always be excluded from being eligible from a parking permit. Car-free homes, and some newer homes that have their own off-street parking, will also be excluded.

Core Strategy

A Development Plan Document that forms part of the Local Development Framework and contains policies against which planning applications are assessed.

Corporate Plan

A document which sets out the core ambitions and priorities of the City Council.

Delivery

A term used in Planning Policy Statement 3 'Housing' and Planning Policy Statement 12 'Local Development Frameworks'. To be judged 'sound' Plan policies must (among other things) be deliverable.

Development Plan Document (DPD)

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

Disabled parking

Car parking that is designed and specifically allocated for mobility impaired users, who hold a Blue Badge. These spaces may be legitimately used by either the Blue Badge holder(s), or for parking a vehicle used regularly by the mobility impaired person (or people) as a passenger.

Examination in public (EIP)

A process used to test the soundness of Development Plan Documents managed by an independent Planning Inspector.

Extra-Care Housing

A type of specialised housing for older and disabled people. It is purpose-built self-contained accommodation in which 24-hour personal care and support can be offered and where various other services are shared.

Family home

A self-contained house (or bungalow) of 2 or more bedrooms, or a self-contained flat either with 3 or more bedrooms or otherwise deemed likely to encourage occupation by a family including children.

Flood Zones

Areas with different probabilities of flooding as set out in Planning Policy Statement 25:

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

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

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

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

Green Belt

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

Greenfield

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

Habitats Regulation Assessment (HRA)

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

Heritage asset

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by Oxford City Council during the process of decision-making or through the plan-making process (including local listing).

Homes and Communities Agency (HCA)

The national housing and regeneration agency. Its role is to create opportunities for people to live in high-quality, sustainable places. It provides funding for affordable housing, brings land back into productive use and improves quality of life by raising standards for the physical and social environment.

House in Multiple Occupation (HMO)

An HMO is a house or flat that is shared by three or more people who are not related as family members. A small HMO (technically called a Class C4 HMO) includes, in broad terms, small shared houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities (such as a kitchen and/or bathroom). A large HMO (technically called a *Sui Generis* HMO) is the same as a small HMO except that it is shared by more than 6 people, and sometimes subject to slightly different planning rules.

Infill development (houses and flats)

Proposals for houses and flats that do not include a new access road, so that all vehicular access to private properties is directly from an existing street or close. This can include the sub-division of existing dwellings, extensions to existing buildings to create new homes, or the sub-division of a residential plot (including gardens) to create new homes.

Intermediate affordable housing

Housing at prices and rents above those of social rent, but below market prices or rents. These can include shared ownership and intermediate rent. The Council will consider the suitability of other forms of intermediate housing, such as low-cost market housing, in light of its genuine affordability to those in housing need. (Key worker housing is defined separately from intermediate affordable housing.)

Key worker

The broad definition of key worker is someone employed in a frontline role delivering an essential public service where there have been recruitment and retention problems. Paragraph A2.24 gives a precise definition of a key worker to apply in Oxford.

Key worker housing

Housing that includes a condition of tenancy or lease that all least one full-time occupier of each unit must, at the point of first occupation, be a key worker as defined in this document. Key worker housing can also be social rented housing, or intermediate affordable housing, but only if it complies with the definitions for affordable housing set out in this document.

Lifetime Homes

Ordinary homes incorporating 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

Low-parking development

Development which has overall associated parking provision that is significantly below maximum parking standards. Such development will be subject to appropriate conditions and/or planning obligations. For example, developments proposed within a controlled parking zone would normally not be eligible for a resident's parking permit.

Open book negotiation

An approach where the developer shares the figures in its financial appraisal with the local authority, in order to make the negotiations transparent, and reduce the risk of dispute.

Local Development Framework (LDF)

A non-statutory term used to describe the portfolio of Development Plan Documents, Supplementary Planning Documents, the Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Report.

Local Development Scheme

A three year project plan for preparing planning documents and provides the starting point for the local community to find out what the City Council's current planning policies are for the area. It includes 'milestones' to inform the public about opportunities to get involved with the plan making process and to let them know the likely dates for involvement.

Low carbon energy

Low carbon energy uses fossil fuels in a manner which ensures a very high rate of efficiency (e.g. gas-fired combined heat and power, or CHP). Low carbon technologies use much less carbon dioxide in the production of usable energy than traditional forms of energy generation, such as power stations.

Measured internally

Measured as the gross internal area. For self-contained residential accommodation (i.e. houses and flats), this will be from the insides of the external walls separating each unit of accommodation from each other, any communal areas such as communal hallways and staircases, or the outdoors. For non-self contained accommodation (e.g. student accommodation) the gross internal area will be from the insides of the external walls, and will include all communal or shared facility areas (such as communal lobbies, common rooms, hallways, kitchens and shared bathrooms used by more than one household). The width of internal walls should be included in this calculation.

More vulnerable development

Development that, due to its nature, is more vulnerable to flood risk. It includes residential, student accommodation and hospitals.

Operational parking (residential)

Car parking required for essential services and maintenance to the residential properties, and for use by delivery vehicles, by medical or care staff, or the emergency services. Operational car parking in residential developments specifically excludes parking for cars used by residents or their personal visitors, except when needed for loading, repairs and maintenance.

Oxford Local Plan

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

Oxfordshire Local Investment Plan (LIP)

A non-statutory document that sets out priorities for delivering housing growth, economic development, regeneration and infrastructure. Prepared in Oxfordshire by the Spatial Planning and Infrastructure Partnership as result of the 'Single Conversation' with the Homes and Communities Agency.

Parking court

A communal parking area shared by a number of houses and/or flats. Allocated spaces that are within a single bounded property curtilage, or are accessed directly from the public highway, do not fall within this definition.

Photovoltaic cells

A renewable source of energy that converts solar energy into electrical energy.

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

Documents that set out the government's national policies on different aspects of land use planning in England.

Previously Developed Land (PDL)

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

Proposals map

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

Proposed Submission

The stage of the plan making process that follows the Preferred Options document. It sets out detailed wording of the policies that the City Council proposes to submit to the Secretary of State. The Proposed Submission undergoes a formal consultation period to allow people to make comments.

Protected Key Employment Site

Sites identified in the Oxford Local Plan as key employment generating sites.

Public open space

Areas of publicly accessible outdoor land that are maintained, landscaped and managed to allow social and recreational use by a variety of users. To be publicly accessible, it must be open to all members of the public all of the time. Where reasonably justified, it may be permissible to close such land to the general public during hours of darkness, or on a limited number of days of the year for maintenance purposes. The terms of use of public open space which is privately maintained may be set out in conditions attached to the planning application or as part of a planning obligation.

Regeneration Framework

A document that sets out the regeneration challenges facing Oxford and provides a framework for Oxford City Council to work with local and regional partners to respond to these challenges.

Registered Provider (RP)

An organisation that buys, builds and manages affordable housing, often in partnership with the local housing authority (i.e. local council). They include housing associations.

Renewable energy

Energy that uses technologies which generally rely on the elements (e.g., sunlight, wind, rain), biomass, or on generating energy from the earth itself.

Residential garden land

Outdoor land within the private or shared curtilage of a residential property or properties, which has been or is used primarily for relaxation, growing plants, drying clothes and other private domestic activities. This includes gardens, patios and terraces for houses, flats, houses in multiple occupation (HMOs), guest houses, residential care homes and any other building that was originally built as a house which has not been substantially altered.

Residential garden land includes all landscaped areas, whether turfed or planted, or otherwise, and all paths, domestic sheds, private driveways and small ancillary outbuildings. However it excludes large communal car parking areas and large communal storage or utility buildings.

Residential Moorings

This is a long-term/ mooring base for a vessel or floating structure with planning permission and navigation authority consent for use as a person's sole or main residence. The vessel may leave the mooring from time to time to go cruising, undergo repair etc. for any period of time.

Section 106 Agreements (s106)

Section 106 agreements (also known as planning obligations or planning legal agreements) are created under Section 106 of the Town and Country Planning Act 1990. They are legally binding obligations that are attached to a piece of land and are registered as local land charges against that piece of land. They are negotiated, usually in the context of planning

applications, between local planning authorities and people with an interest in a piece of land. They are intended to make acceptable development that would otherwise be unacceptable in planning terms. They enable councils to secure contributions towards services, infrastructure and amenities to support and facilitate a proposed development.

Sequential test

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

Shared ownership housing

A form of intermediate affordable housing which is partly sold and partly rented to the occupiers, with a Registered Provider (normally a housing association) being the landlord. Shared ownership housing should normally offer a maximum initial share of 25% of the open market value of the dwelling. The annual rental charges on the unsold equity (share) should be no more than 2.75% of this share.

Site of Local Importance for Nature Conservation (SLINC)

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

Site of Special Scientific Interest (SSSI)

Areas identified by Natural England as being of special interest for their ecological or geological features. Natural England is the government's advisor on the natural environment.

Social rented housing

Homes that are let at a level of rent generally set much lower than those charged on the open market, available to those recognised by the Council as being in housing need, and offering long term security of tenure (through Secure or Assured tenancies). The rent should currently be calculated using the formula set out in Appendices C and D of Housing Corporation Circular 27/01 – Rent Influencing Regime – Implementing the Rent Restructuring Framework. Should this circular be revoked at any time, the City Council would use a weekly rent figure equivalent to 30% of the lower quartile net income (after deductions) for full-time employees working in Oxford, pending any revised formula adopted or supported by the Council.

Special Area of Conservation (SAC)

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

Strategic Flood Risk Assessment (SFRA)

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

Strategic Housing Land Availability Assessment (SHLAA)

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

Student accommodation

Accommodation whose main purpose is to house students registered on full-time courses of an academic year or more in Oxford, and is not self-contained for each tenant.

Sui generis

Land uses that do not fall within any use class in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Supplementary Planning Document (SPD)

Part of the LDF that supplements and elaborates on policies and proposals in Development Plan Documents. Supplementary Planning Documents do not form part of the statutory development plan.

Sustainability Appraisal (SA)

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

Sustainable Urban Drainage Systems (SUDS)

Sustainable Urban Drainage Systems are a sequence of water-management practices and facilities designed to drain surface water and protect against flooding. These include porous roads, high-level road drainage, swales, soak aways, filter trenches, wet and dry attenuation ponds and ditches. SUDS helps mimic natural drainage processes and can provide benefits in terms of sustainability, water quality and amenity.

Sustainable Community Strategy (SCS)

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

Transport Assessment (TA)

An assessment that reviews all potential transport impacts of a proposed development with the aim of minimising any adverse consequences.

Unallocated parking

Car parking that is not allocated to a specific residential property or properties. Unallocated parking must be available to all residents and visitors of the proposed development (except relating to any restrictions on car-free homes). Examples of unallocated parking are on-street parking (whether or not in a controlled parking zone), and private parking courts or private roads that are subject to enforced permit parking (provided parking spaces are not reserved for specific properties).

Viability

Viability means whether something is financially feasible to develop. This will depend on the value of the land in its current use, the cost of development (including construction, planning requirements and cost of finance), the risks involved, and the expected level of developer profit.

Windfalls

Windfall sites are dwellings which have not been specifically identified in the local plan process.

Wheelchair accessible home, or home easily adaptable for wheelchair use

A home that allow either immediate occupation by a wheelchair user, or easy adaptation when the need arises. Such homes will have much in common with lifetime homes, but with some additional features.

Zero Carbon Home

This is a dwelling whose carbon footprint of does not add to overall carbon emissions. However the Government have stated that Zero Carbon will only apply to those carbon dioxide emissions that are covered by building regulations.

45° Guidance

Often referred to as the '45° code' or '45° rule'. A tool used by architects and planning officers, which gives an initial assessment of whether a proposed new dwelling will maintain an adequate standard of sunlight and daylight within existing and proposed homes.

Appendices

1. List of Oxford Local Plan 2001-2016 policies to be superseded and Proposals Map changes
2. Method for calculating a financial contribution from residential development
3. List of main thoroughfares in Oxford
4. Method for calculating a financial contribution from student accommodation
5. Illustration showing how to apply Policy HP6 – HMOs
6. Energy Statement template
7. Illustration for the 45° code
8. Maximum car parking standards
9. Site allocations summary of uses

Appendix 1 List of Oxford Local Plan 2001-2016 policies to be superseded and Proposals Map changes

A number of Oxford Local Plan 2001-2016 site allocation policies were superseded by the West End Area Action Plan in June 2008. Further policies were not saved (deleted) through the “Saved Policies Direction letter” in November 2008. The Core Strategy superseded further Local Plan policies upon adoption in March 2011.

Of the remaining policies in the Local Plan, the following policies are superseded upon adoption of the Sites and Housing DPD. The deletion of the DS policies listed below will result in no DS policies remaining in the Local Plan.

Local Plan Policy Number	Local Plan Policy Title
Housing (Sections 7.0) policies:	
HS.4	General requirement to provide affordable housing
HS.9	Change of use of housing
HS.10	Loss of dwellings
HS.11	Sub-division of dwellings
HS.12	Adaptable Dwellings
HS.15	Houses in multiple occupation
HS.16	Staff Accommodation
HS.17	Residential moorings
HS.18	Low Impact Housing
HS.19	Privacy and amenity
HS.20	Local residential environment
HS.21	Private open space
HS.22	Provision of new open space and improvements to sporting facilities as part of new residential development
HS.23	Children’s play space
Development Site (Section 14.0) policies:	
DS.2	Acland Hospital Site
DS.4	Arthur Street, off Mill Street
DS.7	Bertie Place recreation ground, Bertie place and land behind Wytham Street
DS.8	Between Towns Road – Mixed-Use Development
DS.9	Bevington Road, Banbury Road, Parks Road and Keble Road
DS.10	Blackbird Leys Road Regeneration Zone
DS.11	BMW Garage Site, Banbury Road – Mixed-Use Development
DS.12	BT Site, Hollow Way
DS.13	Canalside Land, Jericho
DS.15	Churchill Hospital Site
DS.18	Cowley Centre: Templars Square Shopping Centre, and Crowell Road Car Park, Between Towns Road
DS.19	Cowley Marsh Depot Site, Marsh Road
DS.20	Cowley Road, Bingo Hall
DS.21	Cowley Road Bus Depot Site
DS.22	Cripley Road, Land at North End Yard
DS.23	Cuttesslowe Court, Wyatt Road

DS.24	Diamond Place, Ferry Pool Car Park
DS.25	Donnington Bridge Road, Riversport Centre
DS.27	Dorset House, London Road
DS.28	Dunnock Way Site
DS.29	Elsfield Way
DS.31	Former Government Buildings Site, Marston Road
DS.32	Harcourt House, Marston Road
DS.33	Herbert Close
DS.34	Horspath Site, Land South of Oxford Road
DS.36	Institute of Health Sciences Site, Old Road
DS.37	John Radcliffe Hospital Site
DS.38	Jowett Walk
DS.39	Lamarsh Road
DS.41	Leiden Road
DS.42	Littlemore Mental Health Centre, Littlemore
DS.43	Littlemore Mental Health Centre, Littlemore – Field at Rear
DS.44	Littlemore Park, Armstrong Road
DS.45	Lucy's Factory Site, Walton Well Road
DS.46	Mabel Pritchard School Site, St. Nicholas Road
DS.47	Manor Ground
DS.48	Milham Ford School Site, Marston
DS.49	Nielsens, London Road
DS.50	Northfield House, Sandy Lane West
DS.51	Northfield School Site, Kestrel Crescent, Blackbird Leys
DS.52	Nuffield Orthopaedic Centre, Old Road
DS.55	Osney Mill Site and Adjacent Works, Mill Street
DS.57	Oxford Business Park, Cowley
DS.58	Land at rear of Oxford Retail Park, Garsington Road
DS.59	Oxford Science Park, Littlemore
DS.60	Oxford Science Park, Minchery Farm
DS.64	Park Hospital Site
DS.65	Pusey House Site
DS.66	Radcliffe Infirmary Site, Woodstock Road
DS.67	Railway Lane, Littlemore
DS.70	Rover Sports Club Field, Roman Way
DS.71	Ruskin College, Dunstan Road
DS.72	Ruskin College Site, Walton Street
DS.73	Scrap Yard, Jackdaw Lane
DS.74	Slade Hospital Site, Horspath Driftway
DS.80	St. Augustine's School site, Iffley Turn
DS.81	Suffolk House, Banbury Road, Summertown
DS.82	St. Clement's car park
DS.83	St. Cross College Annex, Holywell Mill Lane
DS.86	Warneford Hospital Site, Headington
DS.87	Warneford Meadow Site, Headington
DS.90	Wolvercote Paper Mill, Wolvercote

Changes to the Proposals Map adopted in March 2011

**Oxford Local Plan 2001-2016
Section 14.0 Development Sites**

All boundaries associated with Local Plan Development Sites policies (Section 14.0) are deleted. Legend reference deleted.

For the avoidance of doubt, where a Local Plan development site is also a Local Plan Protected Key Employment Site, the Protected Key Employment Site status remains.

**Houses in Multiple Occupation
Registration Area**

The boundary associated with Local Plan policy HS.15 is deleted. Legend reference deleted.

**Sites and Housing DPD
site allocations policies**

Add new site allocation boundaries as shown in this document. Legend reference inserted.

**Oxford Local Plan 2001-2016
Protected Open Space (SR.2, SR5
and SR.8)**

The Protected Open Space designation is removed from within the Sites and Housing DPD site allocation boundaries of SP3 (Barton Road Cricket Ground), SP15 (East Minchery Farm Allotments), SP24 (Kassam Stadium Sites), SP27 (Lincoln College Sports Ground), SP45 (Oxford University Press Sports Ground), SP50 (Rover Sports and Social Club).

Appendix 2 Method for calculating affordable housing contributions relating to residential development

Residential development (houses and flats)

Policy HP4 requires that sites that provide (or have capacity to provide) 4 to 9 dwellings make a financial contribution toward delivery of affordable housing in Oxford, towards achieving mixed and balanced communities. The City Council considers that a clear and simple approach is appropriate for calculating this contribution, which relates to the scale and kind of development on the site.

There is an industry ‘rule of thumb’ that the price a developer can afford to pay for a site for a housing scheme is roughly 30% - 40% of the value of the houses that you could build on it. On this basis, the cost of the land that would ideally be available for affordable housing is roughly 15-20% of the total sale value (representing 50% of the land area).

The City Council will calculate a financial contribution from a qualifying site as what would have been the cost of providing the land for affordable housing on that site. For clarity, the Council will use the ‘rule of thumb’ that this will be 15% of the total sale value of the properties to be built – this is a conservative estimate of the land value given the high value of land in Oxford.

The sale value will be derived from marketing information (this will usually be publicly available). If the developer considers that this does not reflect the actual sale value, they must demonstrate this by providing a copy of the contract of sale for each unit, as soon as the sales of half the units have completed. The sum will be calculated and immediately payable once 50% of the total units to be provided on the site have been sold.

The following formula will be used to calculate the financial contribution:

The combined sale value of all homes on the site on completion

multiplied by

0.15

equals

The sum payable

In addition to this, a 5% administration charge will be levied on the calculated sum payable.

If the applicant considers that this level of contribution, together with the requirement to pay the Community Infrastructure Levy, makes the proposed development unviable, they may commission, at their own expense, an independent valuer, who shall provide an open-book valuation of the site. This should take into account the relative land values of existing and potential future uses, factoring in all on-site and financial planning obligations required by Oxford’s adopted and, where appropriate, emerging development framework policies. If the City Council agrees that the viability work has been carried out robustly and fairly, a reduced contribution may be negotiated based on this evidence.

Appendix 3 Main Thoroughfares in Oxford

Policy HP5 sets out criteria for locations that may be suitable for new student accommodation. This includes sites located directly adjacent to a *main thoroughfare*. Oxford's main thoroughfares, for the purposes of Policy HP4, are:

Abingdon Road (A4144)
Abingdon Road (old section between Bertie Place and Red Bridge Hollow)
Banbury Road (A4165)
Barns Road
Between Towns Road (B4495)
Botley Road (A420)
Cherwell Drive (B4495)
Church Cowley Road (B4495)
Churchill Drive
Cowley Place
Cowley Road (B480)
Donnington Bridge Road (B4495)
Garsington Road (B480)
Gipsy Lane
Headington Road (including Headington Hill) (A420)
Headley Way (B4495)
Henley Avenue (A4158)
Hollow Way (B4495)
Horspath Driftway
Iffley Road (A4158)
London Place (A420)
London Road (A420/A40)
Marsh Lane (B4150)
Marston Ferry Road (B4495)
Marston Road (B4150)
Morrell Avenue
Old Road (*except for* section east of the Oxford Ring Road)
Oxford Road, Cowley (B480)
Oxford Road, Littlemore (*except for* section south of Oxford Ring Road) (A4158)
Roosevelt Drive
Rose Hill (A4158)
St Clements Street (A420)
The Slade
The Roundway
Warneford Lane
Watlington Road (B480)
Windmill Road (B4495)
Woodstock Road (A4144/A44)

Appendix 4 Method for calculating affordable housing contributions relating to student development

Policy HP5 requires that a site that provides new purpose-built student accommodation makes a financial contribution towards affordable housing delivery in Oxford.

In January 2012, the Oxford Student Accommodation Viability Study (OSAVS) was published. This considered the viability of nine development sites suitable for, or already developed as, student accommodation.

The City Council would, ideally, seek 50% of the value of the land being developed as a financial contribution from student accommodation developments. This would represent the cost of providing what would have been the land for affordable housing development, should the site have come forward for residential development. On the evidence of the OSAVS, this level of contribution would make most developments unviable.

Therefore, the City Council will seek a standard financial contribution, based on the 'development surplus' of sites assessed as viable in the OSAVS. This figure works out as £143 per m², which has been rounded down to £140 per m².

The following formula will be used to calculate the financial contribution:

Residential floorspace, measured internally²⁶

multiplied by

£140 per m² (at the time of adoption of the DPD)

equals

The sum payable

This figure will be reviewed annually to reflect the All-in Tender Price Index published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

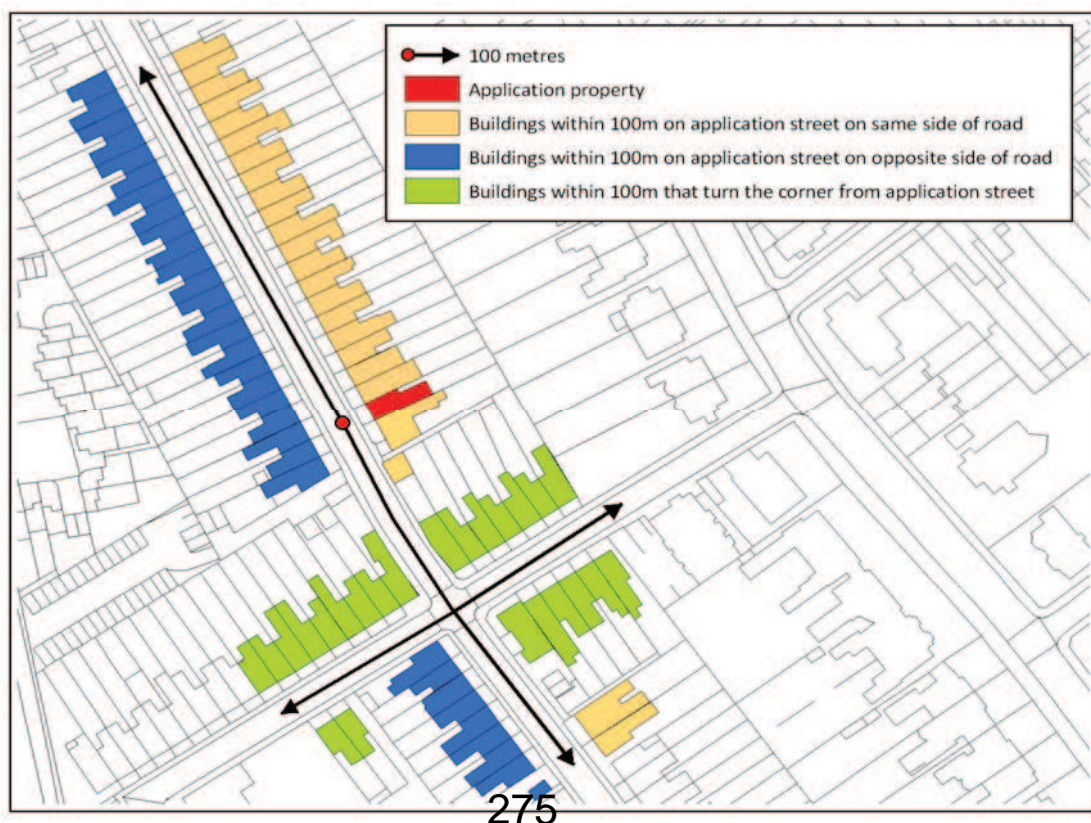
In addition to this, a 5% administration charge will be levied on the calculated sum payable

If the applicant considers that this level of contribution, together with the requirement to pay the Community Infrastructure Levy, makes the proposed development unviable, they may commission, at their own expense, an independent valuer, who shall provide an open-book valuation of the site. This should take into account the relative land values of existing and potential future uses, factoring in all on-site and financial planning obligations required by Oxford's adopted and, where appropriate, emerging development framework policies. If the City Council agrees that the viability work has been carried out robustly and fairly, a reduced contribution may be negotiated based on this evidence.

²⁶ See glossary definition of 'measured internally'

Appendix 5 Guidelines for applying Policy HP7 – Houses in Multiple Occupation

1. Policy HP7 states that planning permission will only be granted for the change of use of a dwelling in Use Class C3 to an HMO where the proportion of buildings used in full or part as an HMO within 100 metres of street length either side of the application site does not exceed 20%.
2. The illustration below shows what is meant by this. The buildings highlighted in the example below would all be included in assessing whether the 20% threshold has been exceeded. It should be noted that, for the purposes of applying these guidelines:
 - i. buildings containing flats are counted as an HMO only if any one of the flats within the building are being used as an HMO;
 - ii. non-residential buildings are counted as an HMO only if any part of the building is in residential use as an HMO;
 - iii. buildings NOT counted as an HMO include all single dwellings that are occupied by a family, a homeowner together with up to two lodgers, or by up to 6 people receiving care (e.g. supported housing schemes for people with disabilities). Also NOT counted as HMOs are social housing, care homes, children’s homes, religious communes, and all buildings occupied by students and managed by the educational establishment (this includes student accommodation), as well as all buildings entirely used for non-residential purposes;
 - iv. any building that lies partially within the 100 metres will be included in the calculation.
3. In counting individual properties, the City Council will have regard to the number of houses, flats or buildings that are licensed HMOs, or for which a licence application is pending. The Council may also count any other property for which reasonable evidence exists that the property is in use as an HMO.
4. Full guidance on the classification and interpretation of HMOs is set out in the Department of Communities and Local Government Circular 08/2010 (or any document published in future that superseded this).



Appendix 6 Energy Statement Template

Energy Statement for all residential/ student developments (PART A)

Application reference (if known):

Site Address

Description of Proposed Development

Please use the following prompts to describe the design of your proposal.

Site Design and Layout

How does the design take into account the potential for passive solar gain?

(E.g., orientating larger windows to face within 30 degrees of south to make the most out of sunlight, avoiding over-shadowing of south elevation of existing buildings?)

How does the design include measures to prevent overheating in summer?

(E.g., external shading, natural ventilation, secure ventilation for night cooling, high thermal mass)

Renewable Energy

How will the design incorporate the use of low carbon energy or energy from renewable sources on-site?

How is the renewable or low carbon technology employed in keeping with the character and context of the area?

(I.e. have renewable technologies been chosen that integrate visually, and take account of any archaeological constraints?)

Building Regulations

Have you considered how the scheme will meet the energy performance standards required by Building Regulations?

(E.g., large areas of north facing glazing (windows) may make it very difficult to comply with Part L Building Regulations)

Estimated CO2 emissions and CO2 emissions savings from meeting Part L of the Building Regulations

Building for the Future

How will the scheme be designed to cope with future climate conditions?

(E.g. more storms and flooding, hotter summers, wetter winters, increased risk of soil subsidence)

How will the scheme re-use materials with a reduced energy input?

(E.g. re-use of existing on-site materials, recycled materials, or materials listed in the BRE Green Guide)

How will the development be adaptable in future terms of its use and the future incorporation of energy saving technologies?

What further steps are being taken to move towards carbon neutrality?

Example Energy Statement for qualifying developments (PART B)

The table below should be used by qualifying developments to demonstrate how energy efficiency measures and renewable / low carbon energy is factored into the development.

	Energy demand (kWh/yr)	Energy consumption savings (%)	CO ₂ emissions (kg/ yr) (optional)	CO ₂ emission savings (%) (optional)
Proposed baseline scheme				
Proposed scheme after renewable/ low carbon technology savings				

In addition to Part A, the following information should be supplied:

Applicants should produce an assessment of the energy demand from proposed major developments, which should demonstrate the expected energy savings from the renewable energy measures incorporated in the development.

Baseline calculations

Part L of the Building Regulations will be the baseline standard that all new buildings must meet. Planning policies are not in place to duplicate regulations.

The calculation of baseline energy demand, including energy consumed in the operation of the space heating/ cooling and hot water systems, ventilation, all internal lighting, cooking (regulated emissions) and electrical appliances (unregulated emissions);

Renewable Energy Technologies

Development should achieve a minimum reduction of 20% from on-site renewable/ low carbon energy generation (which can include sources of decentralised renewable energy). Where the 20% target is has not been achieved, scheme specific justification is required. Energy statements should therefore set out the on-site renewable/ low carbon energy measures specific to the scheme and demonstrate the extent to which they exceed building regulations.

Appendix 7 Sunlight and Daylight – the 45° guideline

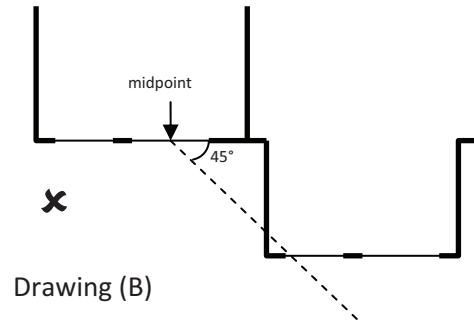
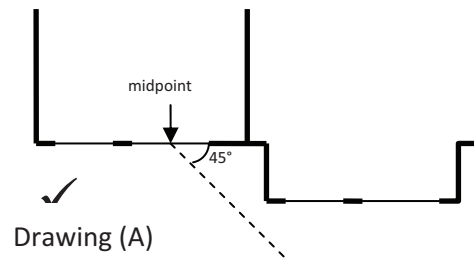
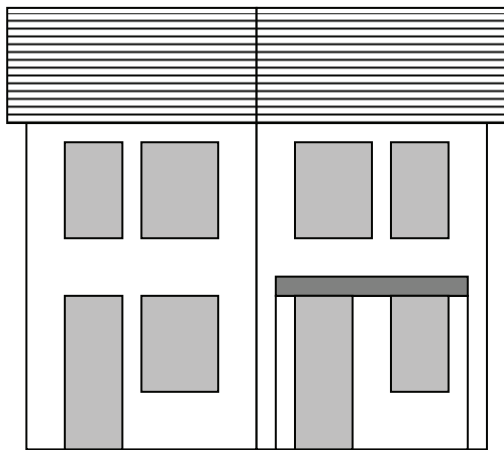
1. Many factors are significant in assessing whether new dwellings will enjoy adequate sunlight and daylight, both internally and externally, and the same factors must be taken into account when assessing the impact of new development on existing dwellings.
2. Reflected light and the amount of sky visible affect daylight within a room or garden. Applicants must consider the function of the room or that part of the garden, and also whether other windows serve the affected room. Existing features including boundary walls, trees, proposed buildings and any change in ground level between sites are all relevant factors which also need to be taken into account.
3. Applicants must also consider the impact on outlook - it is important not to create conditions which are overbearing (oppressive or claustrophobic) for existing or future occupiers.
4. While development proposals will be considered in the light of these factors, as a guideline to assess their impact on daylight, sunlight and outlook, the City Council will use the guidelines illustrated below. In normal circumstances, no development should intrude over a line drawn at an angle of 45° in the horizontal plane from the midpoint of the nearest window¹ of a habitable room² and rising at an angle of 25° in the vertical plane from the cill. If a main window to a habitable room in the side elevation of a dwelling is affected, development will not normally be allowed to intrude over a line drawn at an angle of 45° in the vertical plane from the cill.

Example 1

A single storey extension as shown below is generally acceptable if the projection is limited as shown in Plan (A). It may not be acceptable if the projection intrudes beyond the 45° line as shown in Plan (B).

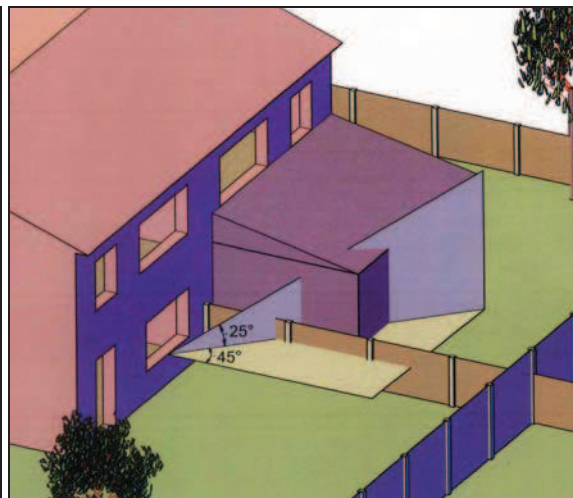
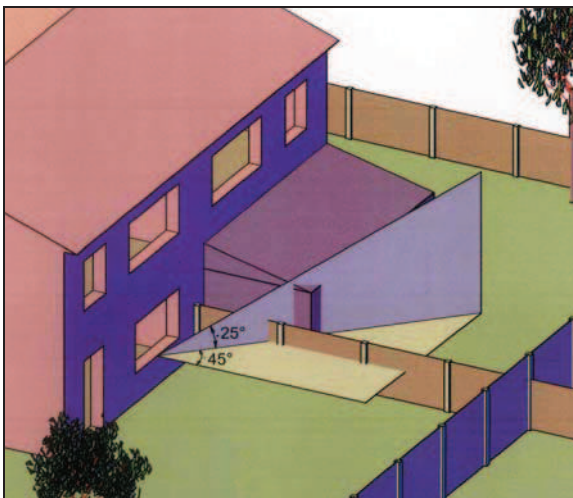
¹ For the purpose of these guidelines, patio doors and glazed French doors will also be treated as windows. Cill level will be judged in accordance with other principle windows in the same part of the dwelling, or in neighbouring dwellings

² For the purpose of these guidelines, a habitable room includes a kitchen as well as living rooms, dining rooms, studies, bedrooms and/or playrooms.



Example 2

If the 45° rule is broken, generally the proposal will still be acceptable if the line drawn outwards at 45° is tilted upwards at 25° from the cill level, and is unbroken by the highest part of the extension. This is shown as Drawing (C). The example shown as Drawing (D) is unlikely to be acceptable.



Drawing (C)

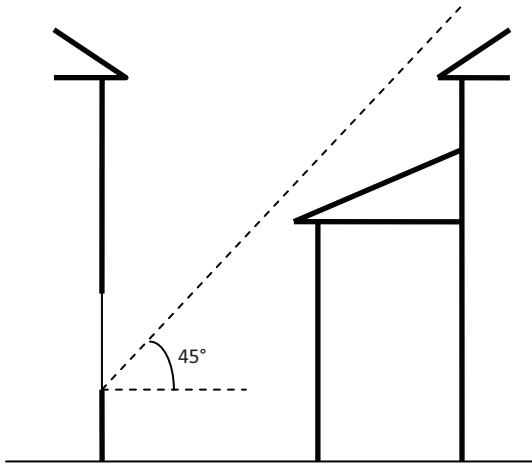


Drawing (D)

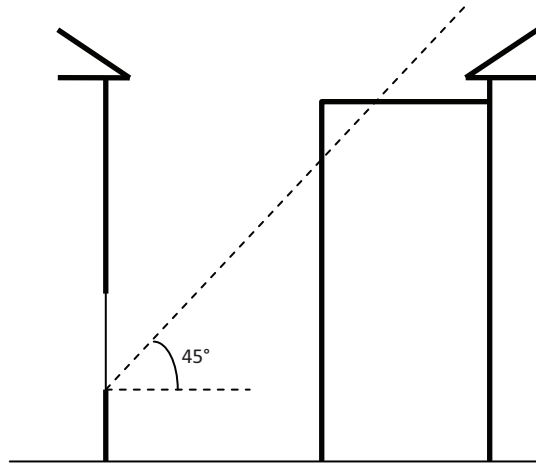


Example 3

If a main window to a habitable room in the side elevation of a dwelling is affected, development will not normally be allowed to intrude over a line drawn at an angle of 45° in the vertical plane from the cill.



Drawing (E) Cross-section showing side elevations ✓



Drawing (F) Cross-section showing side elevations ✗

Appendix 8 Maximum car parking standards

Policy HP15 sets out Oxford City Council’s policy on providing parking for residential developments. The standards set out below should be read alongside Policy HP15 and its supporting text.

Disabled parking – all housing developments

On developments of 4 or more homes, wheelchair accessible or adaptable homes should provide allocated disabled parking, irrespective of location. This includes flats in the Transport Central Area. On sites of 20 or more homes, disabled parking should be provided for at least 5% of dwellings. Disabled parking should have level access to, and be within 50 metres of, the building entrance which it is intended to serve.

Housing development within the Transport Central Area

Planning permission will only be granted for housing development that complies with the following maximum parking standards:

Houses (of any size)	1 space per house (may be allocated or unallocated)
Flats (of any size)	Car-free, plus operational, disabled and car club parking up to 0.2 spaces per dwelling
Wheelchair accessible or adaptable houses and flats	1 space per dwelling, to be provided on-plot (must be designed for wheelchair users)

Infill housing development outside the Transport Central Area

Infill development describes houses and flats that *do not include a new access road or parking court*. Applications will be decided on their merits, to reflect local context and existing parking capacity and safety issues. Where new infill homes with no allocated car parking are proposed, the applicant must robustly demonstrate that the proposal will not worsen or create parking congestion.

Larger housing developments outside the Transport Central Area

Planning permission for proposals *that involve the creation of a new vehicular access (including parking courts)* will only be granted where some parking provision is provided as unallocated spaces. The maximum standards for allocated and unallocated parking are shown below.

Unallocated provision should be totalled according to the number and mix of dwellings, and rounded to the nearest whole number. These spaces must be available to be shared between all residents and visitors within the development (or to all permit holders within the CPZ). Disabled parking must be included; see Policy HP16.

Number of bedrooms per dwelling	1		2			3			4+		
Number of allocated spaces (underlined = maximum)	0	<u>1</u>	0	1	<u>2</u>	0	1	<u>2</u>	0	1	<u>2</u>
Number of unallocated spaces (in addition to allocated spaces)*	1.0	0.4	1.5	0.7	0.3	1.8	0.9	0.4	2.1	1.2	0.5

*These figures are maxima but are recommended for all developments that involve the creation of a new access road. The minimum requirement for unallocated visitor parking is 0.2 spaces per dwelling.

Other residential development within and outside the Transport Central Area

Planning permission will only be granted for other residential uses where the following maximum parking standards are complied with. Where a residential use does not fall into one of these categories, an adequate but land-efficient level of provision should be agreed with the City Council, based on sound evidence.

HMO (Sui Generis)	1 space per 2 habitable rooms
HMO (C4)	Refer to standards for houses and flats
Student accommodation	Operational and disabled parking only (to be decided on merits using a guideline 5% of rooms to provide disabled parking)

For the following types of development, at least 5% of these spaces must be allocated for disabled users:

Retirement homes	1 space per 2 residents’ rooms (plus, 1 space per 2 staff)
Sheltered / extra care homes	1 space per 2 homes (plus, 1 space per 2 staff)
Nursing homes	1 space per 3 residential rooms (plus, 1 space per 2 staff)

Where applicable, the Council may additionally permit up to 1 additional space per staff member who permanently lives on the site.

Appendix 9 Site allocations summary of uses

Residential

SP1	Avis
SP2	Banbury Road University sites
SP3	Barton Road Cricket Ground
SP4	Bertie Place Recreation Ground and Land Behind Wytham Street
SP5	Blackbird Leys Central Area
SP6	BT Site, Hollow Way
SP7	Canalside Land
SP8	Churchill Hospital Site and Ambulance Resource Centre
SP9	Court Place Gardens, Iffley Village
SP10	Cowley Centre
SP11	Cowley Community Centre
SP12	Cowley Marsh Depot
SP13	Crescent Hall
SP14	Diamond Place and Ewert House
SP15	East Minchery Farm Allotments
SP16	Elsfield Hall
SP18	Fox and Hounds public house and former petrol station, Abingdon Road
SP19	Government Buildings site
SP20	Harcourt House
SP22	Jesus College Sports Ground
SP23	John Radcliffe Hospital Site
SP24	Kassam Stadium Sites
SP25	Land north of Littlemore Mental Health Centre
SP27	Lincoln College Sports Ground
SP29	Littlemore Park
SP31	Manor Ground
SP33	Marywood House
SP34	Nielsen
SP35	Northfield Hostel
SP36	Northfield School
SP37	Northway Centre
SP45	Oxford University Press Sports Ground
SP47	Paul Kent Hall
SP49	Railway Lane
SP52	St Clements Car Park
SP53	St Cross College Annex
SP54	South Parks Depot
SP56	Temple Cowley Pools
SP58	Travis Perkins
SP59	Union Street Car Park
SP62	Warren Crescent
SP63	West Wellington Square
SP64	Windale House
SP65	Wolvercote Paper Mill

Employment (B uses)

SP5	Blackbird Leys Central Area
SP8	Churchill Hospital Site and Ambulance Resource Centre
SP10	Cowley Centre
SP14	Diamond Place and Ewert House
SP16	Elsfield Hall, Elsfield Way
SP23	John Radcliffe Hospital Site
SP29	Littlemore Park
SP34	Nielsen
SP42	Oxford Business Park
SP43	Oxford Science Park at Littlemore
SP44	Oxford Science Park at Minchery Farm
SP50	Rover Sports and Social Club
SP58	Travis Perkins
SP61	Warneford Hospital
SP65	Wolvercote Paper Mill

Student accommodation

SP2	Banbury Road University sites
SP6	BT Site
SP8	Churchill Hospital Site and Ambulance Resource Centre
SP9	Court Place Gardens
SP12	Cowley Marsh Depot
SP13	Crescent Hall
SP14	Diamond Place and Ewert House
SP17	Faculty of Music
SP19	Government Buildings site
SP20	Harcourt House
SP23	John Radcliffe Hospital Site
SP26	Land north of Roger Dudman Way
SP40	Oriel College site at King Edward Street and High Street
SP41	Oxford Brookes Gipsy Lane campus
SP47	Paul Kent Hall
SP48	Radcliffe Observatory Quarter
SP51	Ruskin College Campus
SP52	St Clements Car Park
SP53	St Cross College Annex
SP54	South Parks Depot
SP55	Summertown House
SP59	Union Street Car Park
SP61	Warneford Hospital
SP63	West Wellington Square

Elderly persons accommodation

- SP30 Longlands
- SP32 Marston Court
- SP35 Northfield Hostel
- SP36 Northfield School
- SP58 Townsend House
- SP64 Windale House

Health, hospitals and medical research

- SP8 Churchill Hospital Site and Ambulance Resource Centre
- SP23 John Radcliffe Hospital Site
- SP28 Littlemore Mental Health Centre
- SP38 Nuffield Orthopaedic Centre
- SP39 Old Road Campus
- SP47 Park Hospital
- SP48 Radcliffe Observatory Quarter
- SP61 Warneford Hospital

Education and academic facilities

- SP2 Banbury Road University sites
- SP4 Bertie Place Recreation Ground and Land Behind Wytham Street
- SP8 Churchill Hospital Site and Ambulance Resource Centre
- SP17 Faculty of Music
- SP19 Government Buildings site
- SP23 John Radcliffe Hospital Site
- SP24 Kassam Stadium Sites
- SP40 Oriel College site at King Edward Street and High Street
- SP41 Oxford Brookes Gipsy Lane campus
- SP47 Park Hospital
- SP48 Radcliffe Observatory Quarter
- SP51 Ruskin College Campus
- SP60 University of Oxford Science Area and Keble Road Triangle
- SP61 Warneford Hospital
- SP63 West Wellington Square

Retail

- SP5 Blackbird Leys Central Area
- SP8 Churchill Hospital Site and Ambulance Resource Centre
- SP10 Cowley Centre
- SP14 Diamond Place and Ewert House
- SP18 Fox and Hounds public house and former petrol station
- SP23 John Radcliffe Hospital Site
- SP24 Kassam Stadium Sites

Sports and community facilities

- SP3 Barton Road Cricket Ground
- SP4 Bertie Place Recreation Ground and Land Behind Wytham Street
- SP5 Blackbird Leys Central Area
- SP7 Canalside Land
- SP10 Cowley Centre
- SP11 Cowley Community Centre
- SP15 East Minchery Farm Allotments
- SP21 Horspath Site
- SP22 Jesus College Sports Ground
- SP24 Kassam Stadium Sites
- SP27 Lincoln College Sports Ground
- SP37 Northway Centre
- SP45 Oxford University Press Sports Ground
- SP65 Wolvercote Paper Mill

Public open space²⁷

- SP3 Barton Road Cricket Ground
- SP4 Bertie Place Recreation Ground and Land Behind Wytham Street
- SP7 Canalside Land
- SP15 East Minchery Farm Allotments
- SP21 Horspath Site
- SP22 Jesus College Sports Ground
- SP24 Kassam Stadium Sites
- SP27 Lincoln College Sports Ground
- SP45 Oxford University Press Sports Ground

²⁷ Sites other than those listed will be expected to comply with Local Plan and Local Development Framework policies for the provision of public open space depending on the development proposed.

Appendix 4 – Proposed changes to the Proposals Map

Sites and Housing Development Plan Document

Help us shape the community

Proposed Submission
Changes to the Proposals Map
Consultation

January 2011



Building a world-class city for everyone

Changes to the Proposals Map

1 The Proposals Map illustrates graphically the policies of the Local Development Framework. The Proposals Map will be revised and updated as new Development Plan Documents are adopted.

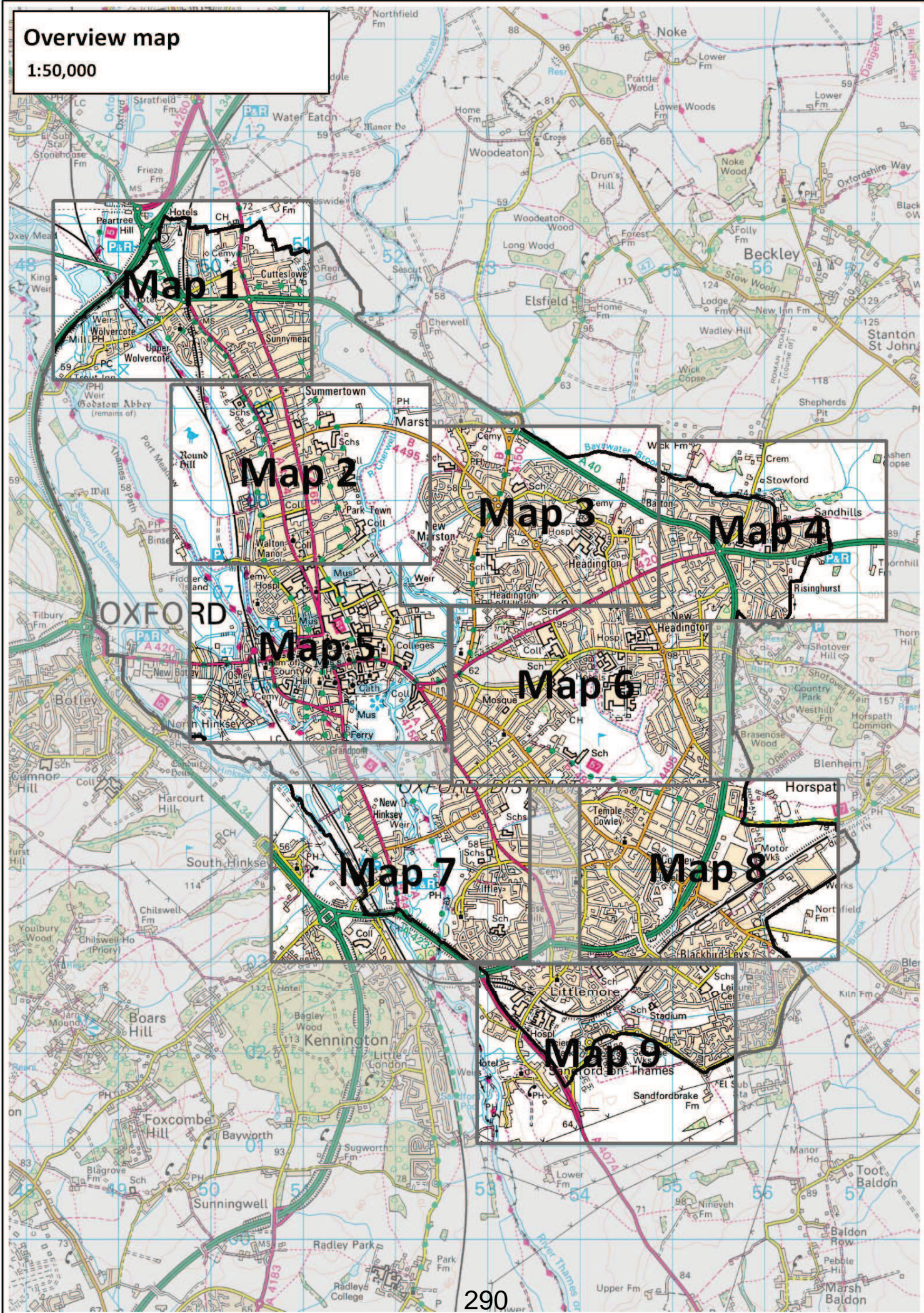
Proposals Map Timeline	
November 2005	Proposals Map was adopted to reflect policies within the Local Plan 2001-2016
June 2008	Proposals Map was updated to reflect policies within the West End Area Action Plan (city centre area only)
March 2011	Proposals Map was revised and adopted to reflect policies in the Core Strategy
February 2013	Proposals Map will be revised and adopted to reflect the Sites and Housing DPD

2 This document accompanies the Sites and Housing Development Plan Document (DPD) Proposed Submission. It lists the changes to the current adopted Proposals Map (March 2011) and shows new boundaries that will be shown on the Proposals Map. It will become part of Oxford's Local Development Framework when the Sites and Housing DPD is adopted.

Changes to the Proposals Map on adoption of the Sites and Housing DPD	
Oxford Local Plan 2001-2016 Section 14.0 Development Sites	All boundaries associated with Local Plan Development Sites policies (Section 14.0) are deleted. Legend reference deleted. For the avoidance of doubt, where a Local Plan development site is also a Local Plan Protected Key Employment Site, the Protected Key Employment Site status remains.
Houses in Multiple Occupation Registration Area	The boundary associated with Local Plan policy HS.15 is deleted. Legend reference deleted.
Sites and Housing DPD site allocations policies	Add new site allocation boundaries as shown in this document. Legend reference inserted.
Oxford Local Plan 2001-2016 Protected Open Space	The Protected Open Space designation is removed from within the site boundaries of SP3 (Barton Road Cricket Ground), SP15 (East Minchery Farm Allotments), SP24 (Kassam Stadium Sites), SP27 (Lincoln College Sports Ground), SP45 (Oxford University Press Sports Ground), SP50 (Rover Sports and Social Club).

Overview map

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Map 1

Map 2

Map 3

Map 4

Map 5

Map 6

Map 7

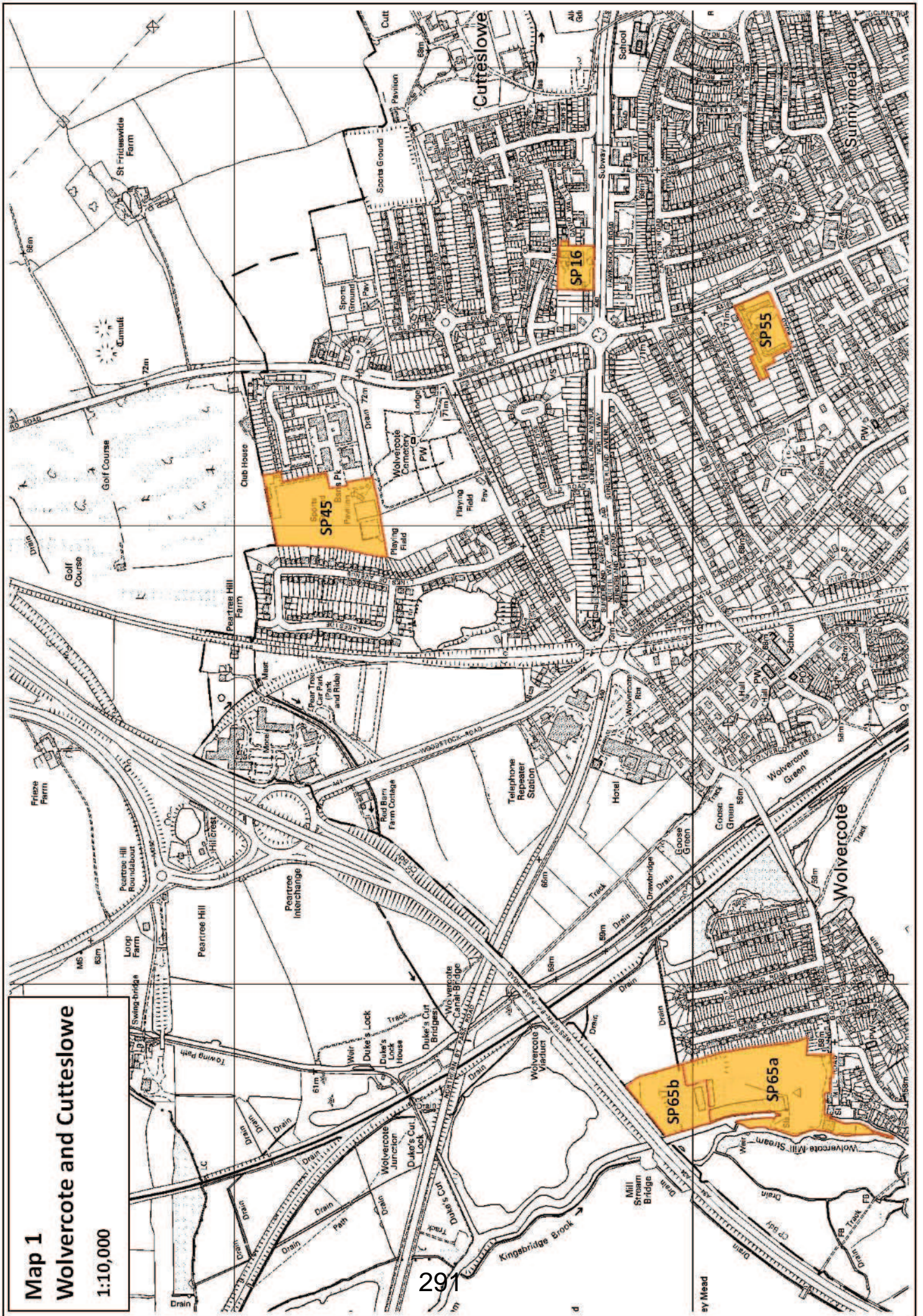
Map 8

Map 9

Map 1
Wolvercote and Cutteslowe

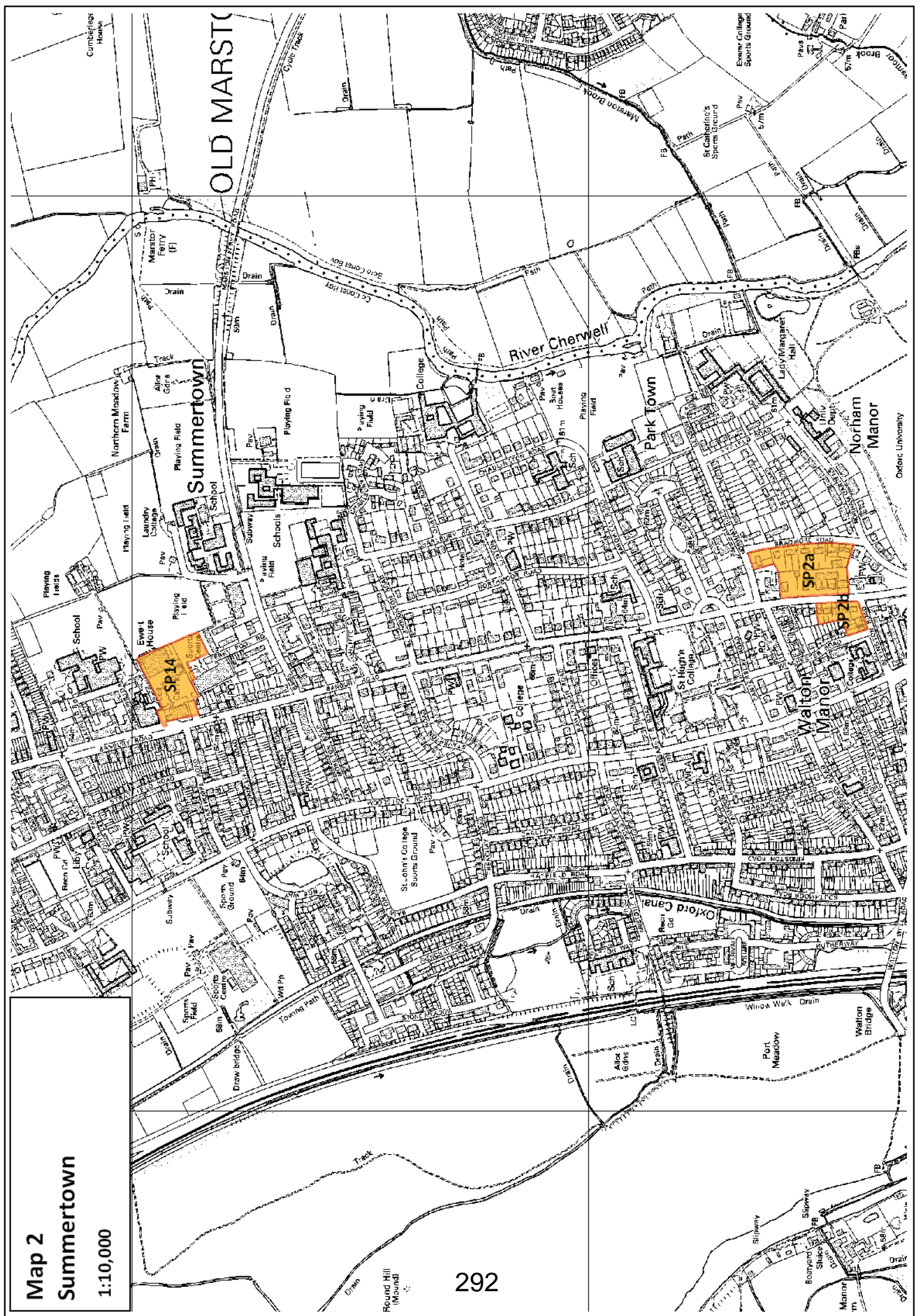
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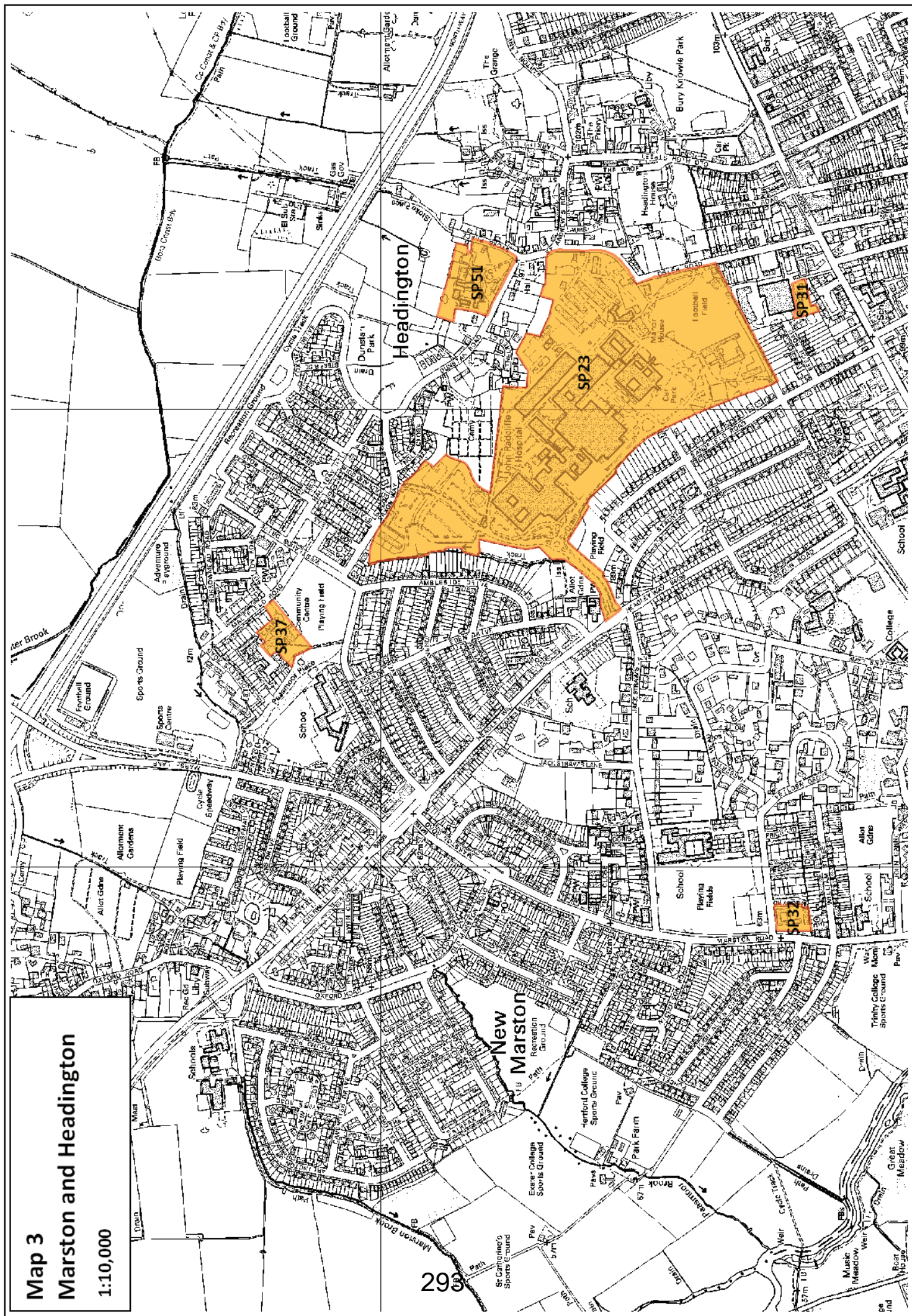
Map 2
Summertown

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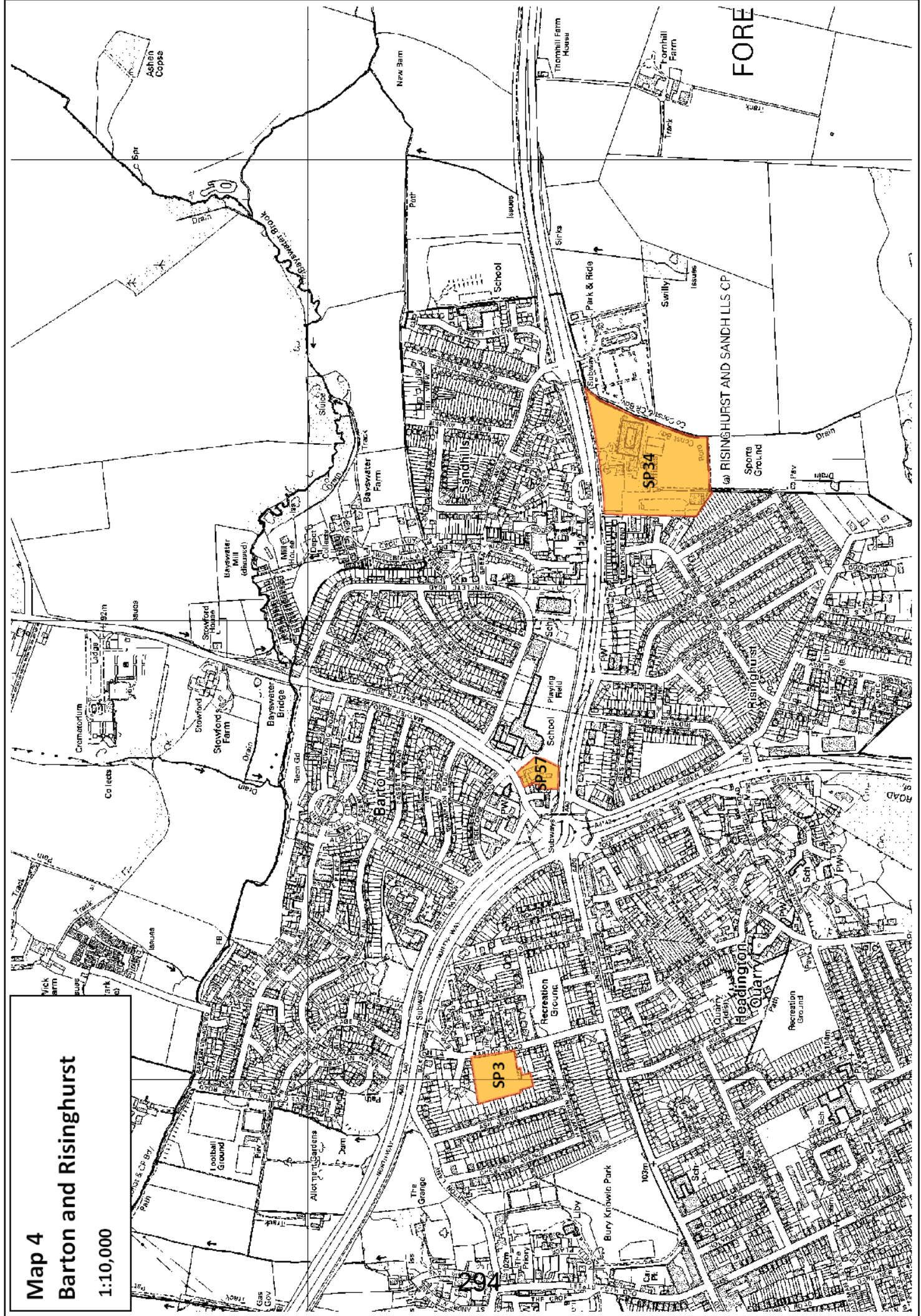
Map 3
Marston and Headington

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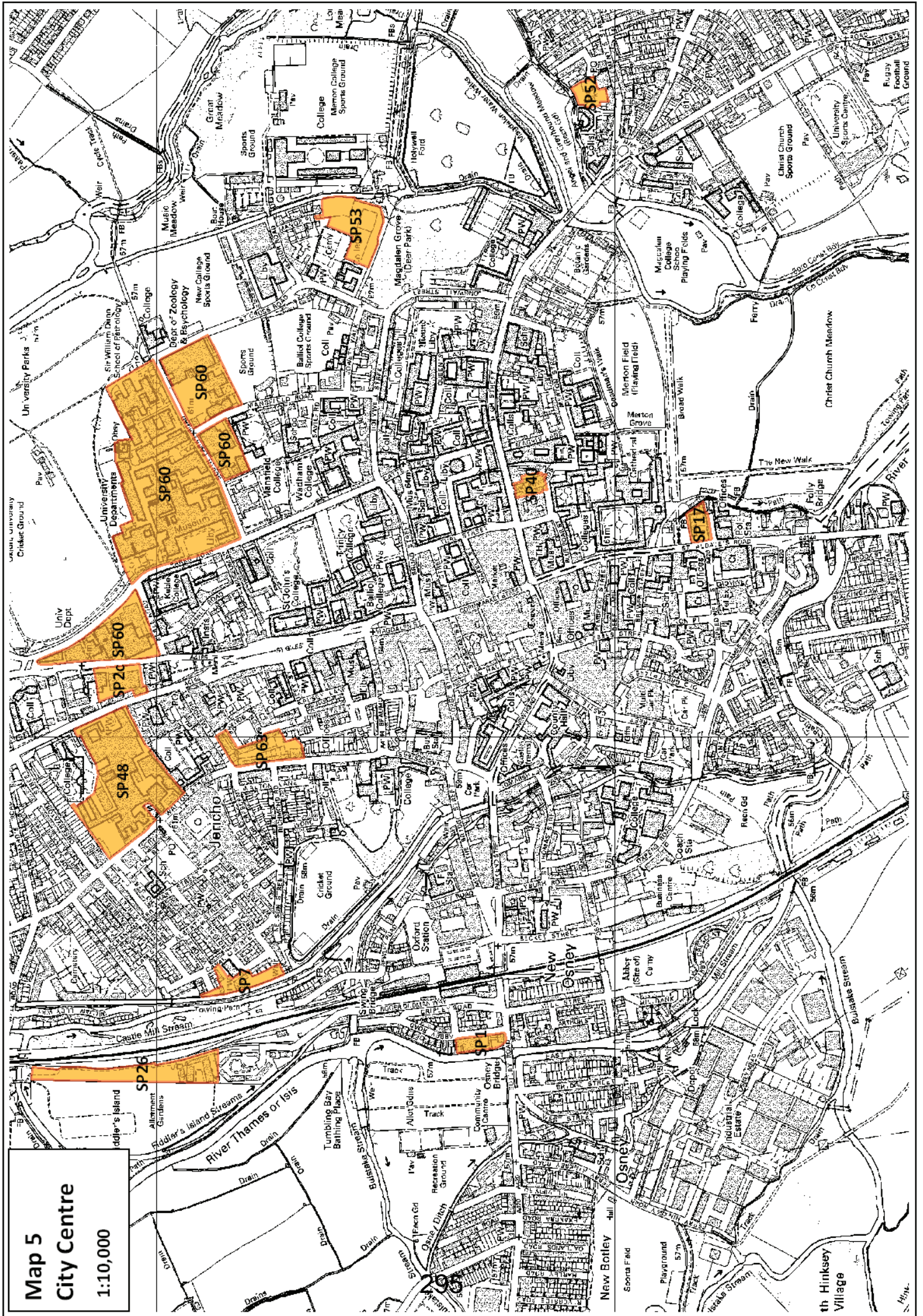


Map 4
Barton and Risinghurst

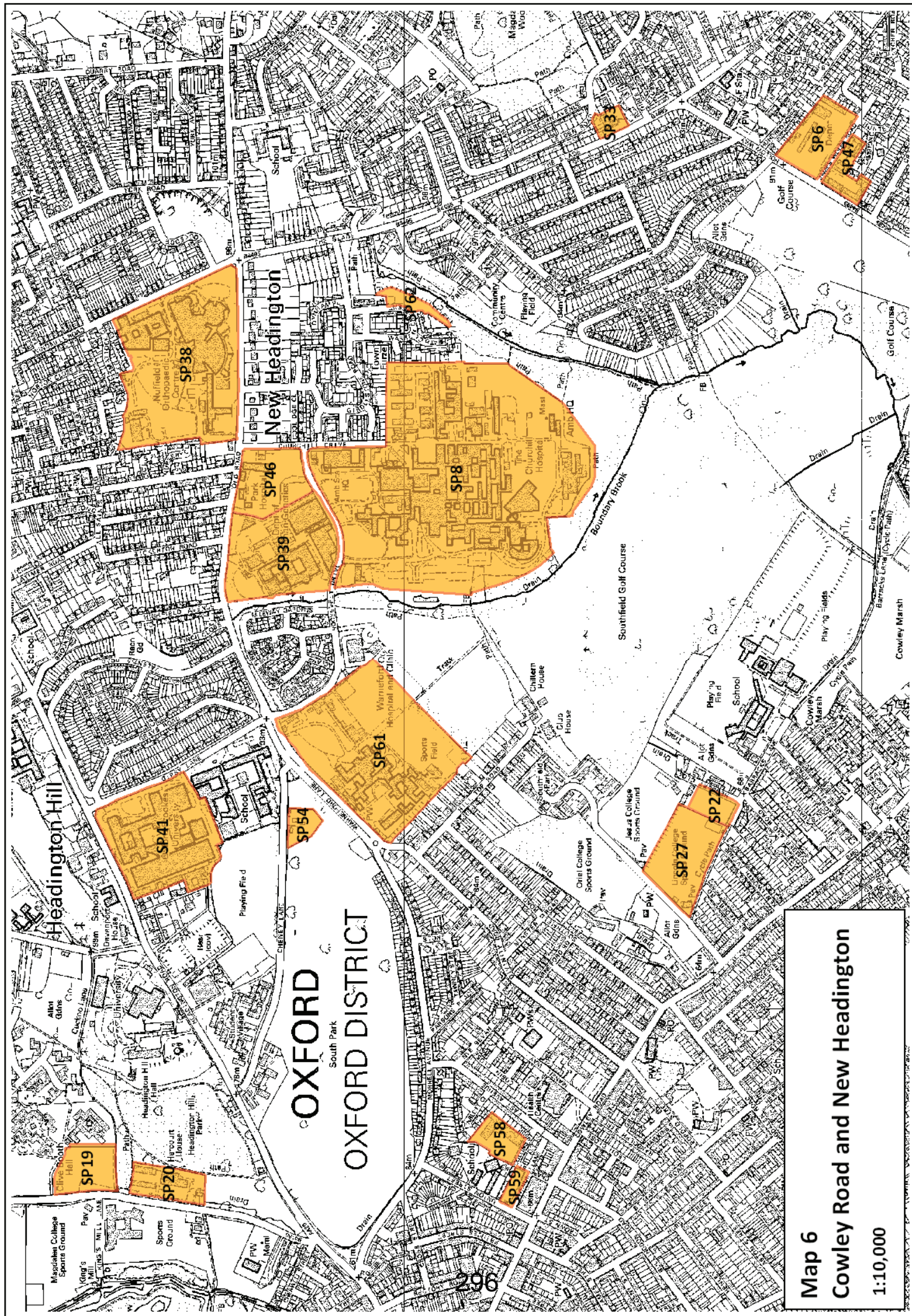
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Map 5
City Centre
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th Hinksey
Village

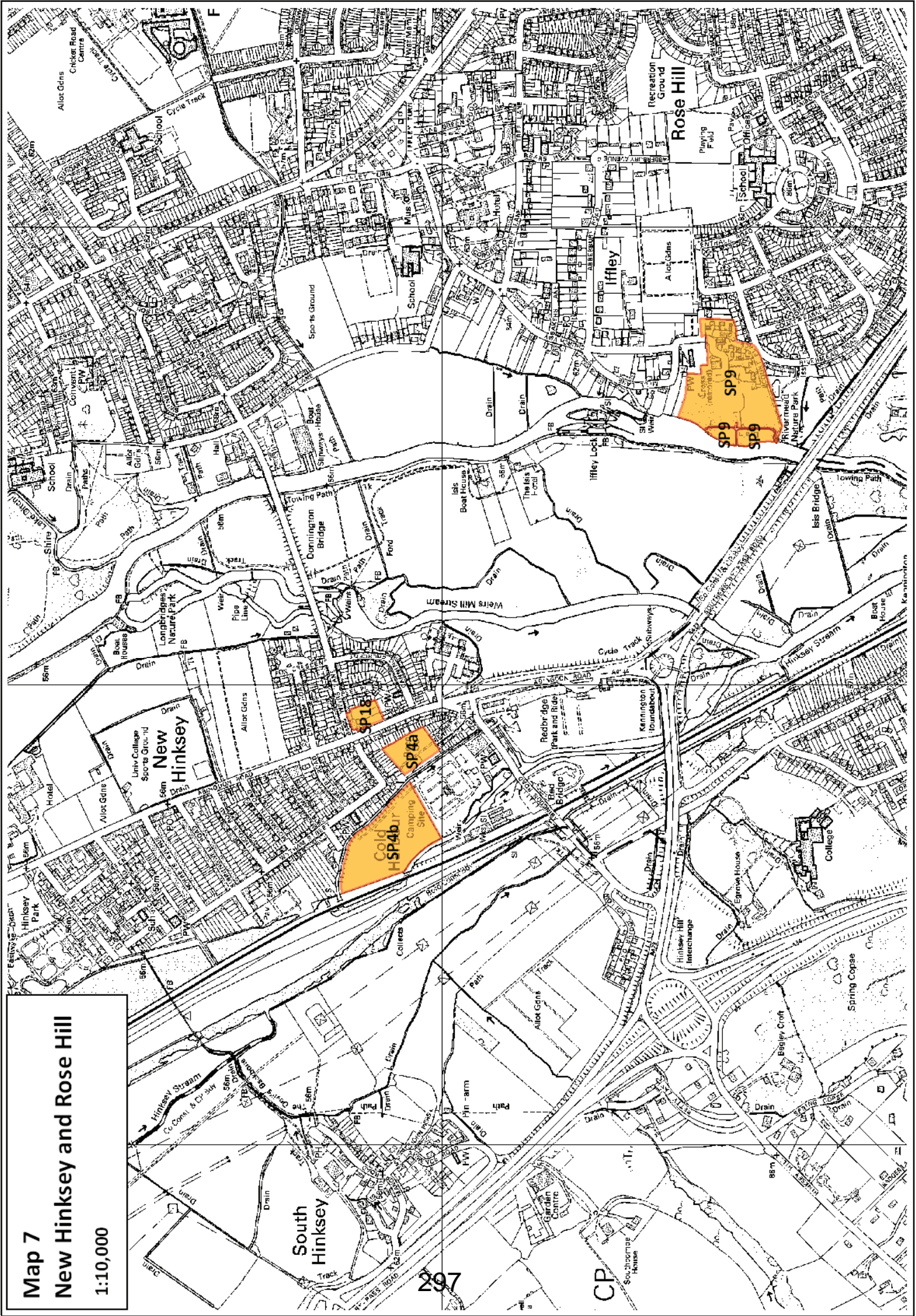


OXFORD
South Park
OXFORD DISTRICT

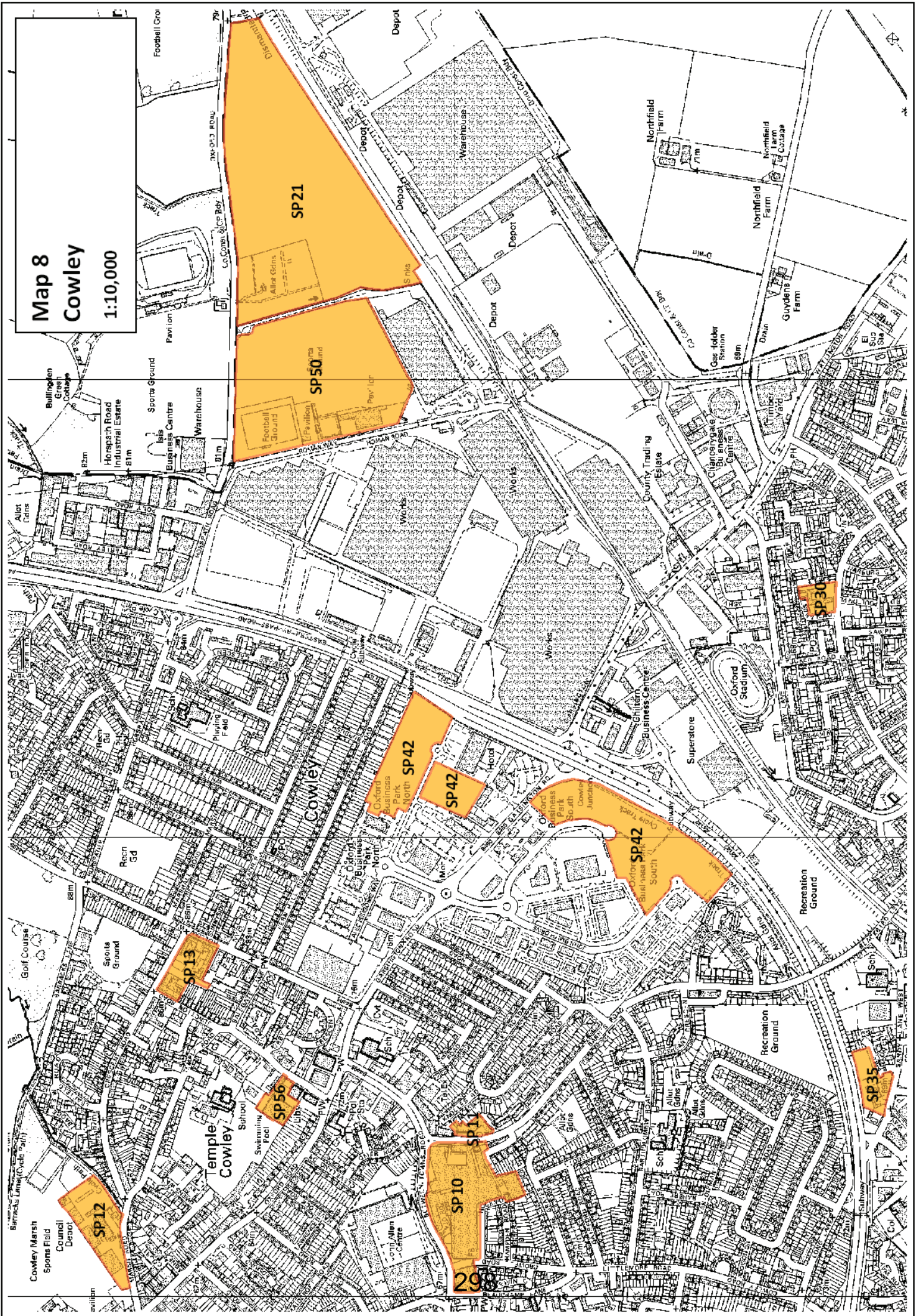
Map 6
Cowley Road and New Headington
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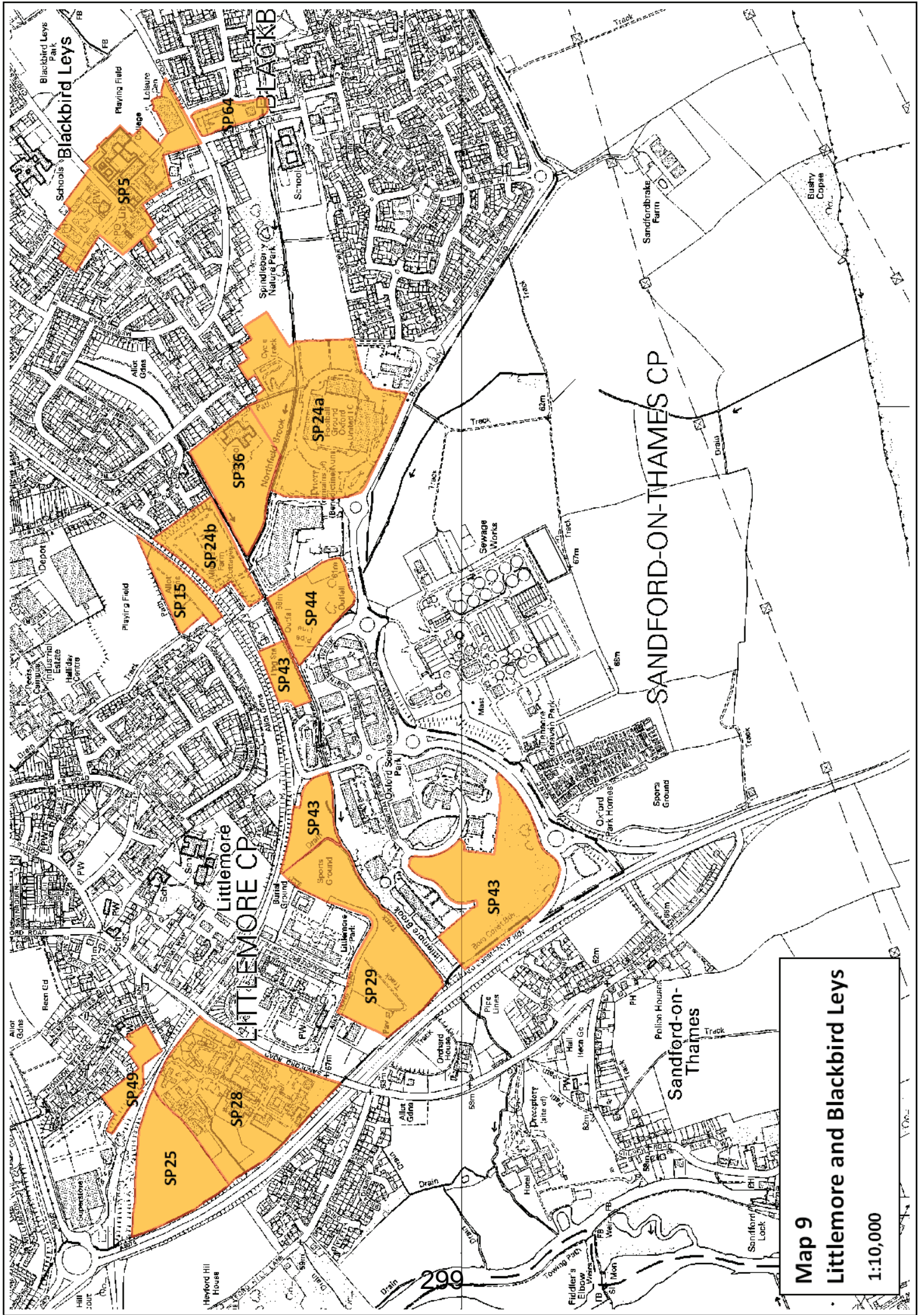
Map 7
New Hinksey and Rose Hill

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Map 8
Cowley
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Map 9
Littlemore and Blackbird Leys
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