

# Local Development Framework

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## Core Strategy

Further Proposed Changes to the  
Submission Core Strategy  
and Supporting Information



9th April 2010

## Contents

|  | <b>page</b> |
|--|-------------|
| <i>Progress so far and submission of representations</i>                                       | <i>3</i>    |
| <b>Part 1 Update on housing and employment growth forecasts and the jobs / housing balance</b> | <b>5</b>    |
| <b>Part 2 Schedule of changes</b>  | <b>14</b>   |
| <b>Part 3 Response to issues raised by the Inspector</b>                                       | <b>37</b>   |
| <b>Part 4 Addendum to Habitats Regulations Assessment</b>                                      | <b>42</b>   |

## Progress so far and submission of representations

- (i) Oxford City Council has prepared the Oxford Core Strategy. This is the overarching planning document guiding the pattern of development in Oxford to 2026 at a strategic level. Work on the Core Strategy began in 2006 and in the following years we undertook four consultations before submitting the Core Strategy to the Government in November 2008. This is when the “Examination” phase of the Core Strategy began. An independent Inspector considers whether the Core Strategy is justified, effective and consistent with national policy (that it is sound) and that it complies with legal requirements.
- (ii) Early in the Examination phase, the Inspector appointed to examine the Oxford Core Strategy, Mr Fenton, raised some initial concerns about the submitted document, particularly about the degree of deferment to subsequent planning policy documents. The City Council therefore produced a set of proposed changes, which added more detail but did not make any fundamental changes to the original strategy. Consultation on these proposed changes took place in April/May 2009, following which the Inspector held a series of hearing sessions in July and September 2009 with the City Council and interested parties to explore issues that he had identified based upon the representations received.
- (iii) At the time of the hearings, it was known that legal challenges had been made to the strategic planning document for the South East of England (the South East Plan). These challenges related to an alleged failure to adequately consider reasonable alternatives to an urban extension of 4,000 homes on Green Belt land to the south of Oxford, outside the City Council’s boundary. The urban extension is termed the South of Oxford Strategic Development Area (SOSDA) in the South East Plan, which is the Regional Spatial Strategy (RSS) for South East England. In early October 2009, shortly before the Inspector’s Report on the Core Strategy was due to be issued to the City Council, it became known that the Treasury Solicitor had decided not to defend these legal challenges and would submit to judgement.
- (iv) The Treasury Solicitor’s decision raised some uncertainty over whether or not the SOSDA would ultimately remain in the South East Plan and whether or not Oxford’s Core Strategy would be affected. This uncertainty led to the Inspector deciding to suspend the Core Strategy Examination until the legal challenges were concluded.
- (v) Since then, Mr Fenton has retired and another Inspector, Mr Pratt, has been appointed. Mr Pratt wrote to the City Council on 2nd November 2009 to see whether any progress could be made with the Examination pending resolution of the legal challenges to the South East Plan relating to SOSDA. The City Council responded on 19<sup>th</sup> November 2009, indicating that progress could be made and that deletion of SOSDA would not fundamentally alter Oxford’s Core Strategy.

- (vi) The Inspector held a Procedural Meeting on 9<sup>th</sup> February 2010 to consider the way forward. All previous participants at the Examination hearings were invited to submit statements and to attend the Procedural Meeting. Having heard the views of all interested parties, the Inspector asked the City Council to outline a suggested timetable and programme, including any further work, for his consideration. The City Council responded to the Inspector on 3<sup>rd</sup> March 2010, setting out its views on the changes that would be needed to the Core Strategy in the light of the expected deletion of the SOSDA from the South East Plan.
- (vii) The Inspector issued a letter on 18<sup>th</sup> March 2010, indicating that the Council's suggested changes, along with associated supporting evidence and suggested timetable provides a positive way forward to completing the Examination. It is only these changes, known as the *Further Proposed Changes to the Submission Core Strategy*, on which we now invite representations. For the purposes of this consultation exercise, the starting point is the April 2009 version of the Core Strategy known as the Proposed Changes to the Submission Core Strategy.

### Submitting your representations

We are now seeking your representations on the *Further Proposed Changes to the Submission Core Strategy*. These changes have all been in the public domain previously, as they were set out in the City Council's correspondence with the Inspector in the run-up to, and following, the Procedural Meeting. However, in some instances this is the first time the City Council has set down the actual technical changes word for word.

As well as a schedule of changes to the Core Strategy itself, we have included an update note on housing and employment growth forecasts and the jobs/housing balance, as well as a paper responding to issues raised by the Inspector in his letter of 18<sup>th</sup> March 2010. Please be aware that we can only accept representations that address these Further Proposed Changes and/or the documents that accompany them. **If you have made comments at previous stages in the Core Strategy process there is no need to repeat these points as they will still be considered by the Inspector in writing his report.**

Forms can be downloaded from our consultation page at [www.oxford.gov.uk/consultation](http://www.oxford.gov.uk/consultation) or alternatively they can be obtained from public libraries or by calling 01865 252847.

Representations can be made by emailing us at [ldf@oxford.gov.uk](mailto:ldf@oxford.gov.uk) or by post to Spatial and Economic Development, Oxford City Council, Ramsay House, 10 St Ebbes St, Oxford, OX1 1PT. Representations must be received no later than **Friday 21<sup>st</sup> May 2010**.

Please note that your representations will be publicly available and a copy will be published on the Council's website, showing your name and address (personal details such as telephone numbers, email addresses or signatures will be removed prior to publication on the internet). You may ask for your address to be withheld, but representations cannot be anonymous.

Representations will then be considered by the Inspector, ahead of confirming whether there will be further hearing sessions to conclude the examination.

## Part 1      **Update on housing and employment growth forecasts and the jobs / housing balance**

1.1      This note provides an update on estimates of housing and employment growth in Oxford, and an explanation of how we have analysed the impact of the Core Strategy on Oxford's jobs / housing balance.

- *Section A* provides an update on housing forecasts, as set out in the Annual Monitoring Report 2009 (AMR)<sup>1</sup> and the Strategic Housing Land Availability Assessment Update Report 1b (SHLAA UR1b)<sup>2</sup>.
- *Section B* explains how future increases in Oxford's workforce have been estimated. An updated estimate is then calculated, based on the latest forecast for housing growth in the City as described in Section A, and which does not include the 4,000 dwellings at SOSDA.
- *Section C* provides an update on employment land supply and development, taking account of evidence submitted during the Examination and annual monitoring (as reported in the City Council's Annual Monitoring Report 2009).
- *Section D* explains how the increase in jobs in Oxford has been calculated. An updated estimate is then calculated, based on the revised position accepting a lower ceiling on office-type development at Northern Gateway, and updates to figures for other employment sites that have been evidenced by relevant landowners during the examination process.
- *Section E* shows an updated analysis of the jobs / housing balance, in light of the updated evidence in Sections A and C, and to reflect the probable deletion of SOSDA from the South East Plan.

1.2      It is recognised that this is a broad brush analysis, which does not attempt to break down data on population growth or household size to ward level for instance, but it provides a consistent and coherent basis on which to assess the trend in terms of the jobs/housing ratio. It is the trend that is important in terms of spatial planning, rather than the absolute figures themselves, since the figures can vary widely depending on the particular methodology used.

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<sup>1</sup> Oxford City Council Annual Monitoring Report April 2008–March 2009 (Dec 2009) (CD 7/27)

<sup>2</sup> Oxford Strategic Housing Land Availability Assessment Update Report 1b (Dec 2009) (CD 7/28)

## Section A – Housing forecast update (SHLAA UR1b)

- 1.3 Since the suspension of the Examination in October 2009, the City Council has published the Annual Monitoring Report (AMR) 2009 and Update Report 1b to the Strategic Housing Land Availability Assessment (SHLAA UR1b). Both were published in December 2009 and use the same housing monitoring information up to 31<sup>st</sup> March 2009. This is the most up to date information available for the purposes of assessing housing supply.
- 1.4 The following is a summary of the housing supply at 31<sup>st</sup> March 2009 based upon information from the SHLAA UR1b.

### *Housing supply against the five-year supply of deliverable sites*

- 1.5 PPS3<sup>3</sup> requires that Oxford City Council must manage land to ensure a continuous rolling five year supply of deliverable sites. SHLAA UR1b considers the period 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2015 and shows that there are enough deliverable and identifiable sites in Oxford to provide 1,903 dwellings over the 5 year period (Row A1, Table 19 of the UR1b). This is without relying on windfalls. The South East RSS sets a target of 400 dwellings per year for Oxford which equates to 2,000 dwellings over 5 years, so on initial consideration it appears that Oxford is short of maintaining a five-year supply. However, Oxford has exceeded its housing target in the first 3 years of the RSS period which reduces the actual annual requirement needed to meet the overall RSS target of 8,000 from 400 to 352. Taking this residual requirement of 352 dwellings per year means that over 5 years 1,760 dwellings are required. With deliverable sites totalling 1,903 dwellings, the residual target can be met (Row A2, Table 19 of the UR1b). This 'residual' approach is endorsed by the Government Office for the South East (GOSE).

### *Housing supply against the 20 year target*

- 1.6 Oxford's RSS target is 8,000 dwellings between 2006 and 2026. PPS3 does not expect Local Authorities to be able to identify all the land to make up their full target but the SHLAA UR1b identifies enough sites meet the first 10 year supply without relying on windfalls (Row B, Years 2010/11 to 2019/20, Table 19 of the UR1b).
- 1.7 Over the full 20 year period the SHLAA UR1b is able to identify enough land to account for 6,352 dwellings (Row C, Table 19 of the UR1b). This does not include windfalls. Oxford would be 1,648 dwellings short of achieving its RSS target requiring only an additional 97 dwellings per annum from windfalls from 2009/10 onwards. This should be easily achievable considering that windfalls are estimated to be 170 dwellings per year. The estimate in itself is cautious (as the impact of the credit crunch is not fully understood yet) considering that the

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<sup>3</sup> Planning Policy Statement 3: Housing, (November 2006), CD 11/3

overall trend over the past 5 years has shown a steady 200-300 dwellings per year from small site windfalls.

- 1.8 Whilst windfalls are likely to come forward during all years, they would only be relied upon to make up the numbers from year 11 onwards. New sites can become apparent at any time throughout the year and these are collated each time the SHLAA is reviewed which further reduces the already small reliance on windfalls. Any new sites that emerge after 31<sup>st</sup> March 2009 which will be shown in the next SHLAA in December 2010.
- 1.9 With windfalls (170/yr) included over the 20 year RSS period, housing supply is estimated in the SHLAA UR1b to be 9,072 dwellings (Row C, Table 23 of the UR1b). However this is based on an estimated 140 dwellings coming forward at Northern Gateway (Site 74, Table 17). In light of the Council's acceptance that the upper end of the range (i.e. 200 dwellings) should come forward<sup>4</sup>, this total can be revised to 9,132.
- 1.10 The delivery of housing remains a key corporate priority for the City Council, which continues to work closely with the Homes and Communities Agency (HCA) to ensure prompt delivery of housing sites across the city.

## **Section B - Update on workforce growth estimates**

- 1.11 The Spatial Strategy Background Paper (CD5/5) Appendix 1 set out the approach used by the City Council to estimate the likely increase in Oxford's workforce. This used population and labour supply data from a 2006 baseline, from which an estimate of the economic activity rate was derived,
- 1.12 The Office of National Statistics (ONS) provides the most appropriate population baseline (in line with the advice from the Oxfordshire Data Observatory<sup>5</sup>). The ONS mid-year estimate for 2006 showed Oxford's population was 149,100, the working age population was 107,300 and the number of economically active persons was 79,900. Therefore, of the total population, 53.6% were economically active.<sup>6</sup>
- 1.13 Research undertaken for the City Council by Fordham Research forecast that the average household size in Oxford will drop from 2.63 in 2006 to 2.38 in 2026. This is in line with predicted national trends. For the sake of simplicity, this assumption was applied only to households occupying new dwellings built between 2006 and 2026. Using predicted household size data and an assumed

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<sup>4</sup> See Section 3, Change Reference FC6, and Section 4 paragraph 5.10

<sup>5</sup> Oxfordshire Data Observatory advises: "For the most recent estimates of local authority (county or district) populations use the mid year population estimates produced annually by the Office for National Statistics (ONS)." (Source: [www.oxfordshireobservatory.info](http://www.oxfordshireobservatory.info))

<sup>6</sup> An extract from the nomis labour market profile for Oxford showing 2006/07 baseline data is available to view as CD 15/18

economic activity ratio of 53.6%, it was possible to estimate the potential increase in Oxford's workforce over the Core Strategy period, based on the housing target for Oxford (8,000) and SOSDA (4,000) for the period 2006-26.

- 1.14 During the Examination, the Inspector requested a more detailed analysis of the jobs/housing balance for inclusion in the Core Strategy. The City Council submitted a suggested change to Section 3.4 of the Proposed Changes to the Core Strategy, on the balance between homes and jobs, as Core Document CD16/54. This more detailed analysis used the latest housing forecasts (SHLAA UR1a), totalling 8,743 dwellings for the period 2006-2026 in Oxford (including completions since 2006), plus 4,000 dwellings from SOSDA, to calculate additional economically active people using the same assumptions as before on household size (2.38) and ratio of economically active people (53.6%).
- 1.15 As mentioned in paragraph 1.2 above, there are different methodologies that can be applied. Oxfordshire County Council publishes population and household forecasts that differ from the ONS mid-year estimates<sup>7</sup>. The Oxfordshire data shows lower population forecasts, as well as slightly lower economic activity rates and household size forecasts, than those used by the City Council during the production of the Core Strategy. If the Oxfordshire data were used, the baseline imbalance between employment and housing would be greater, but there would still be an improvement of the ratio during the Core Strategy under both a low growth and high growth scenario.
- 1.16 Since the examination hearings took place, a further update to the housing forecasts (SHLAA UR1b) has been published (see Section A). Using the same assumptions as before, the estimated change in workforce during the period 2006-2026 is now as follows:

**Table 1: Additional economically active persons living in Oxford**

|          |   | 2006/7-<br>2010/11 | 2011/12-<br>2015/16 | 2016/17-<br>2020/21 | 2021/22-<br>2025/26 | Total         |
|----------|---|--------------------|---------------------|---------------------|---------------------|---------------|
| <b>A</b> | Predicted housing growth <u>without</u> SOSDA                   | 3,045              | 2,984               | 2,232               | 871                 | <b>9,132</b>  |
| <b>B</b> | Average household size (as forecast for 2026)                   | 2.38               | 2.38                | 2.38                | 2.38                | -             |
| <b>C</b> | Predicted population growth = <b>A x B</b>                      | 7,247              | 7,102               | 5,312               | 2,073               | <b>21,734</b> |
|          |   |                    |                     |                     |                     |               |
| <b>D</b> | Economic activity ratio (see above)                             | 53.6%              | 53.6%               | 53.6%               | 53.6%               | -             |
| <b>E</b> | Additional economically active persons in Oxford = <b>C x D</b> | 3,884              | 3,807               | 2,847               | 1,111               | <b>11,649</b> |

(note that decimal figures have been rounded)

<sup>7</sup> The latest available data is the Oxfordshire Population and household forecasts 2009, (September 2009), Oxfordshire County Council, CD 15/17

## Section C – Employment land update

1.17 Section 8 of the Core Strategy describes how employment land in Oxford is made up of existing protected employment sites, and a limited supply of new development sites. The Core Strategy proposes a strategic allocation of land at Northern Gateway for employment-led, mixed-use development. It also proposes some employment as part of the mixed-use redevelopment of the West End of the City centre.

1.18 There are two main opportunities for further new development on existing employment sites: the Oxford Business Park and the Oxford Science Park. Details of the expected supply of employment floorspace were examined closely at previous Examination hearing sessions. Taking this into account, the general position is summarised below:

### *Oxford Business Park*

1.19 Goodman International owns the Oxford Business Park, and provided a written response on available space at the Park for the Inspector at the Hearing Sessions in September 2009. This update confirmed that the amount of developable land at Oxford Business Park comprised 7.9 hectares, with outline planning permission for a further 41,630 m<sup>2</sup> of accommodation for B1 office use.

1.20 Goodman estimate an annual average take up rate of 6,500 m<sup>2</sup> per annum at the Business Park, which implies that the Business Park would be fully developed by 2016.

### *Oxford Science Park*

1.21 Magdalen College and Thames Water Property own the Oxford Science Park. Their agent, Savills, provided a written response on available space at the Oxford Science Park for the Inspector at the Hearing Sessions in September 2009. This update confirmed that sixteen buildings have been completed and occupied at the Science Park, which amounts to 49,237 m<sup>2</sup> of office and laboratory floorspace. A reserved matters approval has also been given for a building of 2,342 sqm. Planning permission has been granted for a further seven plots, which when built will provide a further 28,632 m<sup>2</sup>.

1.22 Savills have stated that the take-up rate up until the end of 2007 had been in the order of 4,600 m<sup>2</sup> per annum, which based on the permitted new floorspace, would equate to a 6 year supply. At this rate it would be fully developed by 2016. Recently, however, due to the economic difficulties this rate has reduced to 2,700 m<sup>2</sup> per annum, which would result in a 10.5 year supply, implying that the Science Park would be fully developed by 2019/20. Although it may be

assumed that as the economy recovers, an improved rate of take-up will be achieved, we have used the latest available information from Savills for the purpose of this analysis.

#### *Other employment sites*

- 1.23 As well as the Oxford Business Park and Science Park, it is expected that a number of other key protected employment sites will see modernisation and /or intensification during the Core Strategy period. However, it is difficult to estimate the rate or degree to which this will happen. The City Council has estimated jobs growth on a range of these key protected sites for class B business uses.

#### *Retail sector*

- 1.24 An estimate has been made for retail sector jobs growth, based on the Retail Needs Study<sup>8</sup> and Retail Needs Study Update<sup>9</sup>. The timescale for the Westgate shopping centre redevelopment has moved back since the publication of the Retail Needs Study Update, with the design year (i.e. the year by which it is operational and trading at full capacity) now envisaged as being 2016. The forecasts for jobs growth in the retail sector include jobs resulting from the Westgate scheme within the 2006-2016 period, but it is recognised that any further slippage with the Westgate development would result in some of those jobs coming forward in the 2016-2026 period (although the total figures to 2026 would be unaffected).

#### *Universities/hospitals*

- 1.25 An estimate has also been made for additional employment at the hospitals, which reflects outstanding commitments (i.e. sites with planning permission), together with an estimate of potential growth on existing sites. In relation to both universities, a study carried out for the City Council in 2008 indicated that staffing levels are anticipated to remain at broadly current levels.<sup>10</sup> In relation to the University of Oxford, the study adds that this will be supported by the increasing use of 'contract' researchers, some of which contribute to teaching, but have fewer long-term space requirements compared to permanent academic staff.

#### *Northern Gateway strategic allocation*

- 1.26 Following further consideration of the amount, phasing and mix of development at the Northern Gateway, and taking account of the possible deletion of SOSDA from the RSS, an amendment is proposed to the table on forecast employment growth to 2026. This change relates only to the Northern Gateway. It reflects an

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<sup>8</sup> Oxford Retail Needs Study (Roger Tym & Partners, 2004) (CD14/7)

<sup>9</sup> Oxford Retail Needs Study Update (Roger Tym & Partners, 2008) (CD14/8)

<sup>10</sup> The Economic Role of the Higher Education, Health and Retail Sectors in the Oxford Economy, (Nathaniel Lichfield and Partners), (CD14/6), paragraphs 7.4 and 7.8

overall ceiling on 'B' Class employment floorspace at the lower end of the original range at 55,000 m<sup>2</sup> by 2026 (see paragraph 5.9 below). This would result in an estimated 3,000 new jobs. The amount of 'B' Class floorspace coming forward to 2016 is proposed to be capped at 20,000 m<sup>2</sup> which would generate some 1,100 jobs.

### *Annual Monitoring Report*

- 1.27 The latest Annual Monitoring Report (AMR) was produced for the period April 2008 to March 2009. It was formally published in December 2009. Indicator 13 is required to assess the amount of employment land supply in hectares in Class B use. This comprises key protected employment sites, allocated employment sites and any new permissions given for employment development. The only new additions relate to planning permissions given during 2008-2009, which comprise 12 brownfield sites where mainly redevelopments and or changes of use have been approved. This includes 0.83 ha of land for offices (B1a) and 0.38 ha research and development (B1b). In total, these sites together only amount to 1.21 ha of land modernised for employment use.
- 1.28 Indicator 14 in the AMR monitors the loss of employment land. This shows that for this AMR period there was a total loss of some 3.86 hectares of land formerly in use for employment purposes. This land has been redeveloped for alternative uses, mainly residential. This is more than the previous two monitoring years where 0.78 ha and 1.3 ha were lost respectively.

### **Section D - Update on employment growth estimates**

- 1.29 At the earlier hearing sessions, and at the request of the Inspector, the City Council submitted Core Document CD16/53 suggesting examination changes to the Core Strategy, to add more detail on employment land supply. Taking into account the revised position on the Northern Gateway site and the revised forecast take-up rate at the Science Park (set out in Section C above), the following table summarises the estimated supply of jobs:

**Table 2: Forecast employment growth in Oxford to 2026**

| Forecast Employment growth to 2026 – by location and sector |                               |                    |                    |                    |
|---|-------------------------------|--------------------|--------------------|--------------------|
| Location / sector   | Forecast job growth scenarios |                    |                    |                    |
|   | 2006-2016<br>lower            | 2006-2016<br>upper | 2006-2026<br>lower | 2006-2026<br>upper |
| Modernisation of Key Protected Sites <sup>11</sup>          | 250                           | 2,200              | 550                | 2,450              |
| Other Local Plan Allocations <sup>12</sup>                  | 550                           | 550                | 550                | 550                |
| Business Park   | 1,450                         | 1,450              | 1,450              | 1,450              |
| Science Park <sup>13</sup>                                  | 900                           | 900                | 1,150              | 1,150              |
| West End  | 800                           | 800                | 800                | 800                |
| Northern Gateway  | 1,100                         | 1,100              | 3,000              | 3,000              |
| <b>Total "B" class jobs</b>                                 | <b>5,050</b>                  | <b>7,000</b>       | <b>7,500</b>       | <b>9,400</b>       |
| Retail and services <sup>14</sup>                           | 2,430                         | 2,650              | 3,130              | 3,650              |
| Tourism <sup>15</sup>                                       | 120                           | 180                | 200                | 250                |
| Health <sup>16</sup>  | 250                           | 450                | 450                | 600                |
| <b>TOTAL OF ALL JOBS</b>                                    | <b>7,850</b>                  | <b>10,280</b>      | <b>11,280</b>      | <b>13,900</b>      |

## Section E – Revised analysis of jobs/housing balance

1.30 The following analysis updates the tables contained in Core Document CD16/54 (the balance between homes and jobs). The updated information is explained in the paragraphs above, and in summary is:

- probable deletion of SOSDA from the RSS (hence SOSDA allocation of 4,000 homes is not included)
- update to housing forecast (SHLAA UR1b)
- changed position on Northern Gateway (lower figure of 'B' Class range becomes a ceiling).

<sup>11</sup> Includes County Trading Estate, Horspath Industrial Estate, Chiltern Business centre, Fenchurch Court, Harrow Road and Ashville Industrial Estate, Nuffield Industrial Estate, Sandy Lane West, Osney Mead Industrial Estate, Oxford Innovation Centre, and Jordan Hill Business Park. The variation in range takes into account capacity assessments, which will be dependent on the level of modernisation, and the type of potential employment generated.

<sup>12</sup> Includes land rear of Oxford Retail Park, Neilsens and BMW

<sup>13</sup> Includes Littlemore Park and Minchery Farm

<sup>14</sup> Includes Westgate / Queen Street (City Centre), Rest of City Centre, and Blackbird Leys, Summertown, Cowley district centres and Northern Gateway

<sup>15</sup> Includes potential for two hotels one in the West End and one at the Northern Gateway.

<sup>16</sup> Includes outstanding commitments over the last five years, together with an estimate of potential growth on existing sites.

**Table 3: Total economically active persons living in Oxford**

|   | 2006/7-2010/11 | 2011/12-2015/16 | 2016/17-2020/21 | 2021/22-2025/26 | Total         |
|---|----------------|-----------------|-----------------|-----------------|---------------|
| Additional housing numbers*   | 3,045          | 2,984           | 2,232           | 871             | <b>9,132</b>  |
| Number of additional economically active persons*   | 3,884          | 3,807           | 2,847           | 1,111           | <b>11,649</b> |
| Cumulative economically active persons living in Oxford (starting from 2006 ONS baseline of 79,900 for existing households) | 83,784         | 87,591          | 90,438          | 91,549          | <b>91,549</b> |

\*see Table 1 (note that decimal figures have been rounded)

**Table 4: Total jobs in Oxford**

|   | 2006-2016 |         | 2006-2026 |         |
|---|-----------|---------|-----------|---------|
|   | Lower     | Upper   | Lower     | Upper   |
| Additional jobs from new employment development*  | 7,850     | 10,280  | 11,280    | 13,900  |
| Total of all jobs in Oxford (starting from 2006 ONS baseline of 101,900 for existing employers**) | 109,750   | 112,180 | 113,180   | 115,800 |

\*see Table 2 for detailed breakdown)

\*\* This figure excludes self-employed, government-supported trainees and HM Forces

**Table 5: Jobs / Housing Ratio**

|  | 2006<br>(Baseline)<br>(ONS) | 2016<br>(low job<br>growth) | 2016<br>(high job<br>growth) | 2026<br>(low job<br>growth) | 2026<br>(high job<br>growth) |
|--|-----------------------------|-----------------------------|------------------------------|-----------------------------|------------------------------|
| Number of additional economically active (see Tables 1 and 3)      | -                           | 7,691                       | 7,691                        | 3,958                       | 3,958                        |
| Number of economically active (cumulative total) (see Table 1) (X) | 79,900                      | 87,591                      | 87,591                       | 91,549                      | 91,549                       |
| Number of additional jobs (see Table 4)                            | -                           | 7,850                       | 10,280                       | 11,280                      | 13,900                       |
| Number of jobs (cumulative total) (Y)                              | 101,900*                    | 109,750                     | 112,180                      | 113,180                     | 115,800                      |
| Ratio of jobs to economically active = Y / X                       | <b>1.275</b>                | <b>1.253</b>                | <b>1.281</b>                 | <b>1.236</b>                | <b>1.265</b>                 |

\*This figure excludes self-employed, government-supported trainees and HM Forces

## Part 2 Schedule of changes

- 2.1 This schedule lists Further Proposed Changes to the Oxford Core Strategy, which the City Council considers should be made to the Core Strategy as a result of the uncertainty about the South of Oxford Strategic Development Area (SOSDA) arising from the current legal challenges to the South East Plan.
- 2.2 It also includes consequential changes to the Core Strategy as a result of the legal challenges to the South East Plan. These consequential changes primarily relate to the jobs/housing balance and the updated information on housing and employment growth set out in Section 2 above.
- 2.3 The changes set out in this schedule use the April 2009 version of the Core Strategy as the starting point, with the original text in black, deleted text shown in blue as ~~crossed through~~ and new text in blue underline. The changes supersede the following examination changes that were put forward by the City Council during the hearing sessions held in July 2009:

| Core Document reference number | Publication date           | Subject   |
|--------------------------------|----------------------------|---|
| CD16/53                        | 27 <sup>th</sup> July 2009 | Proposed amendments to Section 8.1 (Employment land supply)         |
| CD16/54                        | 27 <sup>th</sup> July 2009 | Proposed amendments to Section 3.4 (Balance between homes and jobs) |
| CD16/55                        | 27 <sup>th</sup> July 2009 | Proposed amendments to page 53 (Place shaping)                      |

- 2.4 The changes that relate to monitoring in this schedule supersede the relevant parts of the following examination changes:

| Core Document reference number | Publication date           | Subject   |
|--------------------------------|----------------------------|---|
| CD16/58                        | 28 <sup>th</sup> July 2009 | Proposed amendments to Section 9.2 (Monitoring) |

| Change reference | Section/<br>Sub-section                                       | Page | Paragraph | Details of change   |
|------------------|---|------|-----------|---|
| FC1              | Key Diagram   | 5    | -         | Replace Key Diagram with revised version (with 'Indicative AAP boundary incorporating SDA' removed) – see Page 33   |
| FC2              | 3.2<br>Cowley Centre  | 27   | 1         | Delete final sentence of paragraph: <del>Cowley centre is well placed to benefit from the South Oxford Strategic Development Area (SDA), being situated along one of the likely main movement corridors between the SDA and the city centre.</del>  |
| FC3              | 3.2<br>Blackbird Leys   | 27   | 3         | Delete penultimate sentence: <del>Provision of good walking, cycling and public transport access to the SDA will enable local residents to use existing facilities in Blackbird Leys.</del>   |
| FC4              | 3.3<br>Green belt   | 35   | 5         | Delete last sentence in paragraph immediately preceding Policy CS4: <del>The South East Plan proposes a selective review of Green Belt boundaries on the southern edge of Oxford to identify land to be removed from the Green Belt to facilitate the South Oxford Strategic Development Area.</del>  |
| FC5              | 3.4 Meeting<br>Oxford's<br>Housing and<br>Employment<br>Needs | 36   | 3         | <p><del>In line with the emerging South East Plan, The proportion of jobs to resident workforce has historically been imbalanced in Oxford, but has improved: in 1971 the ratio of resident workforce to jobs was 1:1.76 whereas in 2001 it was only 1:1.44<sup>17</sup>. Taking into account the proposed South Oxford SDA (Policy CS8), which was recommended by the Examination in Public Panel amongst other reasons to help address the housing/employment imbalance in Oxford, the imbalance should improve over the latter part of the Plan period. However, this forecast makes no allowance for employment growth within the SDA, since it is too early to say whether the SDA will include any significant employment allocations.</del></p> <p><u>Historically the number of jobs in Oxford has significantly exceeded the resident workforce. Problems that result from the housing / jobs imbalance are considerable levels of in-commuting into Oxford, worsening traffic congestion on the strategic road network, staff retention and recruitment difficulties for employers and adding to housing pressures in the city. To a degree, it is inevitable that there will be some imbalance given the economic importance of Oxford and that it contains seven of the largest ten employers in the county. However, the imbalance has narrowed over recent decades, with the ratio of jobs to resident workforce declining from 1.76 in 1971 to 1.44 in 2001<sup>18</sup>. This reflects the fact that Oxford has been losing employment land to other uses, mainly residential, over several decades and that the city has often exceeded its planned housing provision.</u></p> <p><u>The South East Plan identifies Oxford as a "regional hub", a focus for investment in infrastructure, economic activity, regeneration, affordable and market housing and new major retail and employment development. The SEP seeks to ensure that the balance of jobs and houses at both the sub-regional and main settlement level does not worsen and preferably improves. It states that within Oxford the overall aim will be to achieve a broad balance between housing and jobs by protecting, as appropriate, existing sites and allocating new land suited to providing for a range of opportunities in accordance with policy RE3. It sets a target for Oxford of delivering 8,000 dwellings</u></p> |

<sup>17</sup> An Economic Profile of Oxfordshire (Oxfordshire County Council and Oxfordshire Economic Observatory, Undated)

<sup>18</sup> An Economic Profile of Oxfordshire (Oxfordshire Economic Observatory and Oxfordshire County Council, 2004)

over the period 2006-2026; this equates to an average of 400 dwellings a year. In terms of employment, the sub-regional monitoring figure for Central Oxfordshire is a minimum of 18,000 net additional new jobs over the period 2006-2016. The supplementary guidance from the South East England Partnership Board apportions this between the districts with a monitoring figure of 7,111 for Oxford over that period<sup>19</sup>.

The Core Strategy seeks to achieve a modest improvement in the imbalance between housing and employment over the plan period. It seeks to do this by delivering significant levels of new housing whilst also providing for growth in particular sectors to support the economy. In terms of housing, the Core Strategy seeks to deliver at least the SEP target of 8,000 dwellings.

Office for National Statistics (ONS) data for 2006 shows Oxford's population was 149,100; the working age population was 107,300 and the number of economically active persons was 79,900<sup>20</sup>. This equates to 53.6% of the total population being economically active. Research undertaken for the City Council by Fordham Research forecast that the average household size in Oxford will drop from 2.63 in 2006 to 2.38 in 2026.<sup>21</sup> This is in line with predicted national trends. Using population, labour supply and household size data it is possible to estimate the potential increase in Oxford's workforce over the Core Strategy period taking into account the projected housing growth. The table below shows the figures for housing delivery and the associated additional workforce over the period of the plan.

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

In terms of employment growth, the Core Strategy provides for in the range of 11,000-14,000 jobs over the plan period; this would be consistent with the SEP guidance figure of 7,111 jobs for Oxford to 2016. The table below indicates how this target can be met through a combination of modernising and/or extending existing sites, implementing existing Local Plan allocations, and developing the strategic sites at the West End and Northern Gateway.<sup>22</sup>

|                          | <u>2016</u>  |               | <u>2026</u>  |              | <u>Total</u>  |               |
|--------------------------|--------------|---------------|--------------|--------------|---------------|---------------|
|                          | <u>Lower</u> | <u>Upper</u>  | <u>Lower</u> | <u>Upper</u> | <u>Lower</u>  | <u>Upper</u>  |
| <u>Total of all jobs</u> | <u>7,850</u> | <u>10,280</u> | <u>3,430</u> | <u>3,620</u> | <u>11,280</u> | <u>13,900</u> |

<sup>19</sup> South East Plan Supplementary Guidance: Employment and Economic Land Assessments, (South East England Partnership Board), February 2010

<sup>20</sup> Labour Market Profile: Oxford, Office for National Statistics (see [www.nomisweb.co.uk](http://www.nomisweb.co.uk))

<sup>21</sup> Balance of Dwellings Study: Final Report, (Fordham Research, July 2007), paras 8.19-8.20

<sup>22</sup> A more detailed breakdown is provided at Section 8.1

|  |   |  |   | <p><a href="#">growth will both strengthen Oxford's position in terms of its designation as an area of significant growth and importantly will result in a modest further improvement to the imbalance between houses and jobs over the plan period. This is illustrated in the table below:</a></p> <table border="1"> <thead> <tr> <th></th> <th><a href="#">2006</a><br/><a href="#">(Base line)</a></th> <th><a href="#">2016</a><br/><a href="#">(low job growth)</a></th> <th><a href="#">2016</a><br/><a href="#">(high job growth)</a></th> <th><a href="#">2026</a><br/><a href="#">(low job growth)</a></th> <th><a href="#">2026</a><br/><a href="#">(high job growth)</a></th> </tr> </thead> <tbody> <tr> <td><a href="#">Number of economically active</a></td> <td><a href="#">79,900</a></td> <td><a href="#">87,591</a></td> <td><a href="#">87,591</a></td> <td><a href="#">91,549</a></td> <td><a href="#">91,549</a></td> </tr> <tr> <td><a href="#">Number of jobs</a></td> <td><a href="#">101,900</a></td> <td><a href="#">109,750</a></td> <td><a href="#">112,180</a></td> <td><a href="#">113,180</a></td> <td><a href="#">115,800</a></td> </tr> <tr> <td><a href="#">Ratio of jobs to economically active</a></td> <td><a href="#">1.275</a></td> <td><a href="#">1.253</a></td> <td><a href="#">1.281</a></td> <td><a href="#">1.236</a></td> <td><a href="#">1.265</a></td> </tr> </tbody> </table> <p>To deliver an adequate level of housing and employment, strategic locations for development have been identified. These are considered centrally important to the delivery of the strategy for the city over the period to 2026. Development of strategic sites close to areas in need of regeneration should seek to ensure that the new developments are well integrated physically and functionally with the existing urban fabric, and also attract investment that stimulates regeneration to benefit deprived communities. The strategic locations for development in Oxford are: West End, Northern Gateway and land at Barton. <del>The proposed South Oxford SDA would be outside the city boundary, but it is important to the spatial strategy because of its location immediately adjoining the city, its role in providing housing for the city and the need to integrate services and facilities.</del> The potential site of land at Summertown would support the spatial strategy but is not fundamental to the delivery of the strategy.</p> |   | <a href="#">2006</a><br><a href="#">(Base line)</a> | <a href="#">2016</a><br><a href="#">(low job growth)</a> | <a href="#">2016</a><br><a href="#">(high job growth)</a> | <a href="#">2026</a><br><a href="#">(low job growth)</a> | <a href="#">2026</a><br><a href="#">(high job growth)</a> | <a href="#">Number of economically active</a> | <a href="#">79,900</a> | <a href="#">87,591</a> | <a href="#">87,591</a> | <a href="#">91,549</a> | <a href="#">91,549</a> | <a href="#">Number of jobs</a> | <a href="#">101,900</a> | <a href="#">109,750</a> | <a href="#">112,180</a> | <a href="#">113,180</a> | <a href="#">115,800</a> | <a href="#">Ratio of jobs to economically active</a> | <a href="#">1.275</a> | <a href="#">1.253</a> | <a href="#">1.281</a> | <a href="#">1.236</a> | <a href="#">1.265</a> |
|--|---|--|---|--|---|---|--|---|--|---|---|------------------------|------------------------|------------------------|------------------------|------------------------|--------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|  | <a href="#">2006</a><br><a href="#">(Base line)</a> | <a href="#">2016</a><br><a href="#">(low job growth)</a> | <a href="#">2016</a><br><a href="#">(high job growth)</a> | <a href="#">2026</a><br><a href="#">(low job growth)</a>   | <a href="#">2026</a><br><a href="#">(high job growth)</a> |   |  |   |  |   |   |                        |                        |                        |                        |                        |                                |                         |                         |                         |                         |                         |  |                       |                       |                       |                       |                       |
| <a href="#">Number of economically active</a>        | <a href="#">79,900</a>                              | <a href="#">87,591</a>                                   | <a href="#">87,591</a>                                    | <a href="#">91,549</a>   | <a href="#">91,549</a>                                    |   |  |   |  |   |   |                        |                        |                        |                        |                        |                                |                         |                         |                         |                         |                         |  |                       |                       |                       |                       |                       |
| <a href="#">Number of jobs</a>                       | <a href="#">101,900</a>                             | <a href="#">109,750</a>                                  | <a href="#">112,180</a>                                   | <a href="#">113,180</a>  | <a href="#">115,800</a>                                   |   |  |   |  |   |   |                        |                        |                        |                        |                        |                                |                         |                         |                         |                         |                         |  |                       |                       |                       |                       |                       |
| <a href="#">Ratio of jobs to economically active</a> | <a href="#">1.275</a>                               | <a href="#">1.253</a>                                    | <a href="#">1.281</a>                                     | <a href="#">1.236</a>  | <a href="#">1.265</a>                                     |   |  |   |  |   |   |                        |                        |                        |                        |                        |                                |                         |                         |                         |                         |                         |  |                       |                       |                       |                       |                       |
| FC6  | 3.4 Northern Gateway                                | 42   | Bullet points under 'Key outputs'                         | <p>Amend second bullet point as follows:</p> <ul style="list-style-type: none"> <li>Provide <del>between</del> 55,000 m<sup>2</sup> <del>to 80,000 m<sup>2</sup></del> B1 office floor space related to Oxford's key strengths in science and technology, research and development, and/or non-teaching university development;</li> </ul> <p>Amend sixth bullet point as follows:</p> <ul style="list-style-type: none"> <li><del>Potentially pp</del> Provide complementary residential development (<del>up to</del> 200 units).</li> </ul>   |   |   |  |   |  |   |   |                        |                        |                        |                        |                        |                                |                         |                         |                         |                         |                         |  |                       |                       |                       |                       |                       |
| FC7  | 3.4 Northern Gateway                                | 43   | <b>Policy CS6</b>   | <p>Amend first two paragraphs of Policy CS6 as follows:</p> <p><b>Policy CS6</b><br/><b>Northern Gateway</b><br/>The Northern Gateway is allocated as a strategic location to provide a modern employment-led site with supporting infrastructure and complementary amenities. Planning permission will be granted for principally Class-B related activities (<del>between</del> 55,000 <del>and 80,000</del> m<sup>2</sup>), which must satisfy at least one of the following criteria:</p> <p>a. directly relate to Oxford's key sectors of employment of science and technology research,</p>  |   |   |  |   |  |   |   |                        |                        |                        |                        |                        |                                |                         |                         |                         |                         |                         |  |                       |                       |                       |                       |                       |

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|  |  |  | <p>education, biotech and spin-off companies from the two universities and hospitals;</p> <p>b. provide additional research and development facilities;</p> <p>c. build on Oxford's established and emerging 'clusters';</p> <p>d. comprise spin-off companies from the universities or hospitals; or</p> <p>e. provide an essential service for Oxford, or the knowledge-based infrastructure.</p> <p><u>Development for Class-B uses will be brought forward in two phases:</u></p> <ul style="list-style-type: none"> <li>• <u>a maximum of 20,000 m<sup>2</sup> to be occupied by 31<sup>st</sup> March 2016;</u></li> <li>• <u>the remainder (up to a total maximum of 55,000 m<sup>2</sup>) to be occupied by 31<sup>st</sup> March 2026.</u></li> </ul> <p>The complementary uses could include any of the following:</p> <ul style="list-style-type: none"> <li>• an emergency services centre (10,000 m<sup>2</sup>);</li> <li>• residential dwellings (<del>up to</del> 200 dwellings);</li> <li>• small retail units (of an appropriate local scale up to a total floorspace of 2,500m<sup>2</sup>);</li> <li>• a hotel (120-180 beds) and related leisure facilities.</li> </ul> |
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|     |  |           |  |  |
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| FC8 | 3.4<br>South Oxford<br>Strategic<br>Development<br>Areas (SDA) | 47-<br>49 | All text under<br>sub-heading<br>' <b>South<br/>Oxford<br/>Strategic<br/>development<br/>Area</b> ' (SDA)<br>and <b>Policy<br/>CS8</b> | <p>Delete Policy CS8 and all supporting text:</p> <p><del><b>South Oxford Strategic Development Area (SDA)</b></del></p> <p><del><i>Vision</i></del></p> <p><del>The Secretary of State's Proposed Changes to the Draft South East Plan concluded that an urban extension to the south of Oxford would be required to meet local housing needs in the longer term. The Secretary of State endorsed the Panel's recommendation for an urban extension of at least 4,000 dwellings known as the South Oxford SDA. While the land identified is in South Oxfordshire District Council, the development of the SDA will affect Oxford. As a Centre for Significant Change, Oxford is the focus of employment, leisure and transport for the area. The SDA will need to integrate with existing services and networks.</del></p> <p><del><i>Area Appraisal</i></del></p> <p><del>The SDA is proposed for an area of existing Green Belt land just beyond Oxford's boundary. To accommodate an urban extension, the draft South East Plan proposes a highly focused, selective Green Belt review just south of Oxford to identify land to be removed from the Green Belt to facilitate a sustainable urban extension to Oxford with minimal impact on village identity and the landscape setting of the city.</del></p> <p><del>The indicative area of search shown on the key diagram includes land within Oxford City, to the south of the Cowley branch rail line, because the City Council believes that the regeneration of this area should be considered in parallel with the planning of the urban extension. The Sustainability Appraisal found that the benefits of any joint AAP would be maximised if it included the south-eastern part of the city.</del></p> <p><del>Land on the southern edge of Oxford is well located for housing and other development, in relation to existing employment areas, retail, health, leisure, cultural and community provision.</del></p> <p><del><b>Relationship to the Spatial Strategy</b></del></p> <p><del>The proposed South Oxford SDA would significantly contribute to meeting the city's housing need, but because it is outside Oxford's boundary it would not contribute to meeting our housing targets. It would however, increase the supply of housing close to where people work, so helping to reduce the need to travel.</del></p> <p><del>The SDA is a different type of strategic site because it lies wholly outside of the city's boundary. However, it has been important to consider the implications in the</del></p> |
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|  |  |  | <p><del>- context of the spatial strategy and to ensure that the Core Strategy conforms with the South East Plan. Significant growth to the south of the city would support several of the elements of the spatial strategy; for example the regeneration of Blackbird Leys with a newly designated district centre and the promotion of Cowley Centre as an interchange for local public transport.</del></p> <p><i>Key outputs</i></p> <ul style="list-style-type: none"> <li><del>o to create a mixed, sustainable community of at least 4,000 dwellings;</del></li> <li><del>o to provide the appropriate services and facilities to support the new residents. The precise mix of uses will be determined by South Oxfordshire District Council (SODC) in consultation with the City Council and various other partners;</del></li> <li><del>o to provide strong community and functional links with the city as a whole, but in particular with Blackbird Leys, Greater Leys, Littlemore and Cowley;</del></li> <li><del>o to enhance local retail, commercial and community facilities that are more accessible for existing as well as new residents</del></li> <li><del>o to ensure that new and existing communities maintain and enhance their local distinctiveness;</del></li> <li><del>o to improve the existing Blackbird Leys area; and;</del></li> <li><del>o to provide an opportunity to ensure positive management of the rural-urban fringe in this location.</del></li> </ul> <p><b>Policy CS8</b><br/> <b>South Oxford Strategic Development Area</b><br/> <del>The City Council will work with South Oxfordshire District Council to bring forward an urban extension south of Oxford [the South Oxford Strategic Development Area]. The South Oxford SDA will be a mixed-use development of at least 4,000 dwellings and, potentially, additional employment land.</del></p> <p><del>The City Council will seek to ensure that the South Oxford SDA integrates with existing transport networks and infrastructure, and that the development brings benefits for existing communities within Oxford as well as for occupiers of the urban extension.</del></p> <p><i>Delivery and partnership</i></p> <p><del>SODC have indicated that if an urban extension is required by the South East Plan they will include a policy in their Core Strategy, prepare a Supplementary Planning Document for it and work closely with Oxford City Council when they do this. The City Council will work constructively with South Oxfordshire District Council to take forward the SDA in the context of wider regeneration opportunities in the local area, preferably by means of a Joint Area Action Plan. Oxford City Council also has a dual role as a stakeholder, owning some land.</del></p> |
|--|--|--|---|

| FC9                               | 3.4<br>Employment contingency                      | 51              | 3                                       | Delete second, third and fourth sentences: <del>Land at the South Oxford SDA offers the only suitable opportunity for some further employment land, but this is outside the City Council's control since the land is within South Oxfordshire district. The future development of the SDA has a longer timescale and is therefore unlikely to deliver employment land in the short to medium term. There are few opportunities for other sites to make up this shortfall.</del>   |   |  |   |   |   |   |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
|-----------------------------------|--|-----------------|---|---|---|--|---|---|---|---|--|------------------------------------|--|---------------------------------|--|------------------------|----------------|---------------|----------------|----------------|----------------|----------------|--------------|---------------|--------------|---------------|-----------------------|-----------------|----------------|----------------|----------------|-----------------|----------------|--------------|---------------|--------------|---------------|-----------------------|----------------|----------------|----------------|----------------|-----------------|----------------|-----------------|------------------|---------------|-----------------|------------------------|----------------|----------------|----------------|---------------|-----------------|----------------|----------------|------------------|-----------------|------------------|-----------------------------------|----------------|----------------|----------------|----------------|-----------------|----------------|-----------------|------------------|----------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------------|--|--|-------------------------------------|--|---|--|---|--|---|--|--------------------|------------|-----------|------------|------------|------------|-----------|----------|-----------|----------|-----------|-------------------|-------------|------------|------------|------------|-------------|-----------|------------|-------------|------------|--------------|-------------------|------------|------------|------------|------------|------------|-----------|-------------|--------------|------------|-------------|--------------------|------------|------------|------------|-----------|-------------|-----------|-------------|--------------|-------------|--------------|-------------------------------|------------|------------|------------|------------|-------------|-----------|-------------|--------------|------------|--------------|--------------|-------------|-------------|-------------|-------------|--------------------------|------------|-------------|-------------|-------------|-------------|
| FC10                              | 3.5 Place Shaping                                  | 53              |   | <p>Replace table:</p> <p><del>Potential development 2009/10 to 2025/26</del></p> <table border="1"> <thead> <tr> <th><del>District Area</del></th> <th colspan="2"><del>Potential dwellings on identified sites</del></th> <th colspan="2"><del>Estimated windfall dwellings</del></th> <th colspan="2"><del>All dwellings (sites plus windfalls)</del></th> <th colspan="2"><del>Forecast 'B' Class jobs</del></th> <th colspan="2"><del>Forecast retail jobs</del></th> </tr> </thead> <tbody> <tr> <td><del>Cowley Road</del></td> <td><del>427</del></td> <td><del>9%</del></td> <td><del>504</del></td> <td><del>23%</del></td> <td><del>931</del></td> <td><del>14%</del></td> <td><del>0</del></td> <td><del>0%</del></td> <td><del>0</del></td> <td><del>0%</del></td> </tr> <tr> <td><del>Headington</del></td> <td><del>1596</del></td> <td><del>35%</del></td> <td><del>672</del></td> <td><del>31%</del></td> <td><del>2268</del></td> <td><del>34%</del></td> <td><del>0</del></td> <td><del>0%</del></td> <td><del>0</del></td> <td><del>0%</del></td> </tr> <tr> <td><del>Summertown</del></td> <td><del>677</del></td> <td><del>15%</del></td> <td><del>334</del></td> <td><del>16%</del></td> <td><del>1011</del></td> <td><del>15%</del></td> <td><del>3190</del></td> <td><del>44.6%</del></td> <td><del>35</del></td> <td><del>1.1%</del></td> </tr> <tr> <td><del>City-centre</del></td> <td><del>958</del></td> <td><del>21%</del></td> <td><del>178</del></td> <td><del>8%</del></td> <td><del>1136</del></td> <td><del>17%</del></td> <td><del>840</del></td> <td><del>11.8%</del></td> <td><del>2690</del></td> <td><del>85.4%</del></td> </tr> <tr> <td><del>Cowley/ Blackbird Leys</del></td> <td><del>845</del></td> <td><del>19%</del></td> <td><del>459</del></td> <td><del>21%</del></td> <td><del>1304</del></td> <td><del>20%</del></td> <td><del>3120</del></td> <td><del>43.6%</del></td> <td><del>425</del></td> <td><del>13.5%</del></td> </tr> <tr> <td><del>Total</del></td> <td><del>4503</del></td> <td><del>100%</del></td> <td><del>2147</del></td> <td><del>100%</del></td> <td><del>6650</del></td> <td><del>100%</del></td> <td><del>7150</del></td> <td><del>100%</del></td> <td><del>3150</del></td> <td><del>100%</del></td> </tr> </tbody> </table> <p><u>Potential development 2009/10 to 2025/26</u></p> <table border="1"> <thead> <tr> <th><u>District Area</u></th> <th colspan="2"><u>Potential dwellings on identified sites</u></th> <th colspan="2"><u>Estimated windfall dwellings</u></th> <th colspan="2"><u>All dwellings (sites plus windfalls)</u></th> <th colspan="2"><u>Forecast 'B' Class jobs<sup>23</sup></u></th> <th colspan="2"><u>Forecast retail, tourism &amp; 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| <del>Cowley Road</del>            | <del>427</del>                                     | <del>9%</del>   | <del>504</del>                          | <del>23%</del>  | <del>931</del>                                  | <del>14%</del>                                     | <del>0</del>                                | <del>0%</del>                           | <del>0</del>                                      | <del>0%</del>                                   |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
| <del>Headington</del>             | <del>1596</del>                                    | <del>35%</del>  | <del>672</del>                          | <del>31%</del>  | <del>2268</del>                                 | <del>34%</del>                                     | <del>0</del>                                | <del>0%</del>                           | <del>0</del>                                      | <del>0%</del>                                   |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
| <del>Summertown</del>             | <del>677</del>                                     | <del>15%</del>  | <del>334</del>                          | <del>16%</del>  | <del>1011</del>                                 | <del>15%</del>                                     | <del>3190</del>                             | <del>44.6%</del>                        | <del>35</del>                                     | <del>1.1%</del>                                 |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
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| <del>Cowley/ Blackbird Leys</del> | <del>845</del>                                     | <del>19%</del>  | <del>459</del>                          | <del>21%</del>  | <del>1304</del>                                 | <del>20%</del>                                     | <del>3120</del>                             | <del>43.6%</del>                        | <del>425</del>                                    | <del>13.5%</del>                                |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
| <del>Total</del>                  | <del>4503</del>                                    | <del>100%</del> | <del>2147</del>                         | <del>100%</del>   | <del>6650</del>                                 | <del>100%</del>                                    | <del>7150</del>                             | <del>100%</del>                         | <del>3150</del>                                   | <del>100%</del>                                 |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
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| <u>Cowley Road</u>                | <u>409</u>   | <u>9%</u>       | <u>387</u>                              | <u>23%</u>  | <u>796</u>                                      | <u>13</u>  | <u>0</u>                                    | <u>0%</u>                               | <u>0</u>  | <u>0%</u>                                       |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
| <u>Headington</u>                 | <u>1595</u>  | <u>37%</u>      | <u>516</u>                              | <u>31%</u>  | <u>2111</u>                                     | <u>35</u>  | <u>500</u>                                  | <u>5.9%</u>                             | <u>525</u>  | <u>12.7%</u>                                    |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
| <u>Summertown</u>                 | <u>541</u>   | <u>12%</u>      | <u>257</u>                              | <u>16%</u>  | <u>798</u>                                      | <u>13</u>  | <u>3110</u>                                 | <u>36.8%</u>                            | <u>145</u>  | <u>3.5%</u>                                     |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
| <u>City centre</u>                | <u>945</u>   | <u>22%</u>      | <u>137</u>                              | <u>8%</u>   | <u>1082</u>                                     | <u>18</u>  | <u>1120</u>                                 | <u>13.3%</u>                            | <u>2720</u>                                       | <u>65.7%</u>                                    |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
| <u>Cowley/ Blackbird Leys</u>     | <u>847</u>   | <u>20%</u>      | <u>352</u>                              | <u>21%</u>  | <u>1199</u>                                     | <u>20</u>  | <u>3720</u>                                 | <u>44.0%</u>                            | <u>750</u>  | <u>18.1%</u>                                    |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
| <u>Total</u>                      | <u>4337</u>  | <u>100%</u>     | <u>1648</u>                             | <u>100%</u>   | <u>5985<sup>24</sup></u>                        | <u>100</u>   | <u>8450</u>                                 | <u>100%</u>                             | <u>4140</u>                                       | <u>100%</u>                                     |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |
| FC11                              | 3.5<br>Cowley/                                     | 57              | 3                                       | <p>Amend second bullet point under sub-heading 'Drivers for Change':</p> <ul style="list-style-type: none"> <li>• Cowley centre has a larger catchment area than the other district centres, <u>and</u> capacity to</li> </ul>  |   |  |   |   |   |   |  |                                    |  |                                 |  |                        |                |               |                |                |                |                |              |               |              |               |                       |                 |                |                |                |                 |                |              |               |              |               |                       |                |                |                |                |                 |                |                 |                  |               |                 |                        |                |                |                |               |                 |                |                |                  |                 |                  |                                   |                |                |                |                |                 |                |                 |                  |                |                  |                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                      |  |  |                                     |  |   |  |   |  |   |  |                    |            |           |            |            |            |           |          |           |          |           |                   |             |            |            |            |             |           |            |             |            |              |                   |            |            |            |            |            |           |             |              |            |             |                    |            |            |            |           |             |           |             |              |             |              |                               |            |            |            |            |             |           |             |              |            |              |              |             |             |             |             |                          |            |             |             |             |             |

<sup>23</sup> B-class jobs as defined by the Use Classes Order and include offices, research and development, light industry, general industry, warehouse and distribution

<sup>24</sup> Past housing completions for years 2006/7, 2007/8 and 2008/9 (2,015) + 5,985 (potential)= 8,000 dwellings. See Appendix 4.

|             |  |    |   |   |
|-------------|--|----|---|---|
|             | Blackbird leys district area                       |    |   | <p>accommodate further growth, <del>and is important in its proximity to the South Oxford Strategic Development Area (SDA)</del> but its general environment is somewhat sterile and lacking of commercial activity;</p> <p>Delete last bullet point under sub-heading 'Drivers for Change':</p> <ul style="list-style-type: none"> <li><del>Significant growth to the south of the city in the SDA would support the regeneration of Blackbird Leys.</del></li> </ul>  |
| <b>FC12</b> | 3.5 Cowley/ Blackbird leys district area           | 58 | 1 | <p>Delete last sentence of the fourth bullet point under the sub-heading 'Future development':</p> <ul style="list-style-type: none"> <li>Public transport will be encouraged by supporting further development of an orbital bus network linking Cowley to Rose Hill, Headington and Summertown. Improved access to the major employers will be promoted, as will greater pedestrian and cycle priority through and to Cowley centre. <del>Cowley centre is well placed to benefit from the SDA, so it is important that high quality bus, cycle and pedestrian links are created to the SDA.</del></li> </ul>   |
| <b>FC13</b> | 5.1 Supporting access to new development           | 75 | 5 | <p>Delete references to SDA in first sentence of paragraph:</p> <ul style="list-style-type: none"> <li>The Spatial Strategy refers to <del>four</del> <u>three</u> strategic locations in and around Oxford with potential for future development during the Core Strategy period – the West End, Northern Gateway, <del>and</del> land at Barton <del>and South Oxford Strategic Development Area.</del></li> </ul>  |
| <b>FC14</b> | Policy CS14  | 77 | - | <p>Delete final bullet point in last part of policy:</p> <ul style="list-style-type: none"> <li><del>integrating the South Oxford Strategic Development Area with the City centre and other key city destinations, including Blackbird Leys, Cowley centre and employment sites, by incorporating high quality bus, cycle and pedestrian links.</del></li> </ul>  |
| <b>FC15</b> | 5.1 Supporting city-wide movement                  | 78 | 2 | <p>Delete reference to SDA in last sentence of paragraph:</p> <p>Re-opening the Cowley branch line for passenger transit could bring great benefits for Cowley, Blackbird Leys, <del>and</del> Littlemore <del>and the potential urban extension</del>, and the corridor will continue to be safeguarded for this purpose.</p>  |
| <b>FC16</b> | 7.1 Level of housing growth and timing of delivery | 94 | 2 | <p>Delete last three sentences from paragraph:</p> <p><del>The Secretary of State's Proposed Changes to the Draft South East Plan include provision for a Strategic Development Area (SDA) on the south side of Oxford for an urban extension of at least 4,000 dwellings. The City Council will work with South Oxfordshire District Council to bring forward this urban extension. The housing growth in the urban extension would be in addition to the housing target for Oxford.</del></p>   |
| <b>FC17</b> | 7.1 Level of housing growth and timing of delivery | 94 | 5 | <p>Amend as follows:</p> <p>The Strategic Housing Land Availability Assessment<sup>25</sup> (SHLAA) assesses land within Oxford for its potential for housing. The SHLAA Update <a href="#">Report 1b</a> concludes that an adequate supply of deliverable housing sites can be identified for the five-year period from <del>2009/10</del> <a href="#">2010/11</a> to <del>2013/14</del> <a href="#">2014/15</a> (years 1-5) in accordance with the requirements of PPS3 and, when developable sites are included, for the longer period of <del>2009/10</del> <a href="#">2010/11</a> -<del>2018/19</del> <a href="#">2019/20</a> (years 1-10). Windfalls do not need to be relied upon during the first 10 years. A summary from the SHLAA Update <a href="#">Report 1b</a> is</p> |

<sup>25</sup> Oxford Strategic Housing Land Availability Assessment (SHLAA1), ~~and~~ Update [Report 1a](#) (UR1a) ~~and~~ Update [Report 1b](#) (UR1b) (Aug 2008, & Mar 2009)

|             |  |     |   |   |
|-------------|--|-----|---|---|
|             |  |     |   | <p>shown in Appendix 4.</p> <p>Alongside demonstrating the five-year supply, the City Council is expected to indicate how Oxford's housing land requirements will be met for the Core Strategy period of 2006/7-25/26. The SHLAA update <a href="#">Report 1b</a> concludes that there are enough identified sites to deliver <del>5,853</del> <a href="#">6,352</a> dwellings between 2006-2026. This falls short of the 8,000 target by <del>2,147</del> <a href="#">1,648</a> dwellings and demonstrates the requirement to rely on windfalls in order to meet the overall 8,000 dwelling target. The shortfall indicates the requirement for windfalls to be <a href="#">20.6%</a> of all housing. The past rate of windfalls has contributed a high proportion of the housing delivered and a significant number are expected to come forward over all years during the Core Strategy period. To make up the <del>2,147</del> <a href="#">1,648</a>-dwelling shortfall, an average of <a href="#">449</a> <a href="#">97</a> windfall dwellings will be required per year for the remaining <del>48</del> <a href="#">17</a> years of the Core Strategy period. However, the SHLAA update estimates that the number of windfalls delivered will exceed this amount. This takes account of any impact of the Balance of Dwellings SPD and the current economic downturn as far as is reasonably possible.</p> |
| <b>FC18</b> | 8.1<br>Forecast demand and future growth | 104 | 5 | <p>Amend fourth sentence of paragraph:<br/>The Science Park estimates that it will be fully built out <del>within the next four to five years by 2019 on current take-up rates.</del></p>   |
| <b>FC19</b> | 8.1 Economy                              | 105 | 2 | <p>Amend as follows:</p> <p>The draft South East Plan does <a href="#">not</a> specify a requirement for employment growth in Central Oxfordshire. However, it suggests that an estimate of at least 18,000 net additional jobs should be used for monitoring purposes during the 2006-2016 period. <del>This figure will need to be split between the districts in Central Oxfordshire.</del> <a href="#">Supplementary guidance published by the South East England Partnership Board apportions this between the districts with a monitoring figure of 7,111 for Oxford over that period<sup>26</sup>.</a> The draft South East Plan emphasises the need to ensure that the balance between jobs and houses at the sub-regional level is not worsened and preferably improved. It supports the principle of employment growth in Oxford and indicates that development should take place mainly on previously developed land and former safeguarded land or with development schemes for mixed uses incorporating housing, town centre or other facilities.</p> <p><a href="#">The table below shows forecast job growth in Oxford by location and sector. The upper and lower job growth scenarios are capacity-based assessments taking into account estimates of employment growth on existing sites, commitments, new allocations and other sectors.</a></p>   |

<sup>26</sup> [South East Plan Supplementary Guidance: Employment and Economic Land Assessments, \(South East England Partnership Board\), February 2010](#)

|   |  |     |   | <b>Forecast Employment growth to 2026 – by location and sector</b>   |                               |                               |                               |
|---|--|-----|---|--|-------------------------------|-------------------------------|-------------------------------|
|   |  |     |   | <b>Forecast job growth scenarios</b>   |                               |                               |                               |
| <b>Location / sector</b>  |  |     |   | <b>2006-2016<br/>lower</b>   | <b>2006-2016<br/>upper</b>    | <b>2006-2026<br/>lower</b>    | <b>2006-2026<br/>upper</b>    |
| <a href="#">Modernisation of Key Protected Sites<sup>27</sup></a> |  |     |   | <a href="#">250</a>  | <a href="#">2,200</a>         | <a href="#">550</a>           | <a href="#">2,450</a>         |
| <a href="#">Other Local Plan Allocations<sup>28</sup></a>         |  |     |   | <a href="#">550</a>  | <a href="#">550</a>           | <a href="#">550</a>           | <a href="#">550</a>           |
| <a href="#">Business Park</a>                                     |  |     |   | <a href="#">1,450</a>  | <a href="#">1,450</a>         | <a href="#">1,450</a>         | <a href="#">1,450</a>         |
| <a href="#">Science Park<sup>29</sup></a>                         |  |     |   | <a href="#">900</a>  | <a href="#">900</a>           | <a href="#">1,150</a>         | <a href="#">1,150</a>         |
| <a href="#">West End</a>  |  |     |   | <a href="#">800</a>  | <a href="#">800</a>           | <a href="#">800</a>           | <a href="#">800</a>           |
| <a href="#">Northern Gateway</a>                                  |  |     |   | <a href="#">1,100</a>  | <a href="#">1,100</a>         | <a href="#">3,000</a>         | <a href="#">3,000</a>         |
| <b>Total “B” class jobs</b>                                       |  |     |   | <b><a href="#">5,050</a></b>   | <b><a href="#">7,000</a></b>  | <b><a href="#">7,500</a></b>  | <b><a href="#">9,400</a></b>  |
| <a href="#">Retail and services<sup>30</sup></a>                  |  |     |   | <a href="#">2,430</a>  | <a href="#">2,650</a>         | <a href="#">3,130</a>         | <a href="#">3,650</a>         |
| <a href="#">Tourism<sup>31</sup></a>                              |  |     |   | <a href="#">120</a>  | <a href="#">180</a>           | <a href="#">200</a>           | <a href="#">250</a>           |
| <a href="#">Health<sup>32</sup></a>                               |  |     |   | <a href="#">250</a>  | <a href="#">450</a>           | <a href="#">450</a>           | <a href="#">600</a>           |
| <b>TOTAL OF ALL JOBS</b>  |  |     |   | <b><a href="#">7,850</a></b>   | <b><a href="#">10,280</a></b> | <b><a href="#">11,280</a></b> | <b><a href="#">13,900</a></b> |
| <b>FC20</b>   | 8.1<br>Forecast demand and future growth | 105 | 1 | Amend reference to urban extension in first sentence of paragraph (this is not proposed to be deleted because it merely summarises the recommendations of the Employment Land Study): The study recommends the allocation of one major strategic site (Northern Gateway), <a href="#">together</a> with provision in the West End, and longer-term allocation within <del>the proposed urban extension</del> <a href="#">any potential urban extension that may come forward</a> . |                               |                               |                               |
| <b>FC21</b>   | 8.3<br>Retail hierarchy                  | 112 | 2 | Delete third and fourth sentences from paragraph:<br><del>Improvements to the quality and range of facilities at Blackbird Leys will attract residents from the proposed urban extension. However, the relationship between Blackbird Leys centre and the SDA is difficult to gauge at the present time, particularly in terms of new retail provision, since the SDA is at a very early stage of planning and its precise location has yet to be established.</del>               |                               |                               |                               |
| <b>FC22</b>   | 8.3                                      | 113 | 1 | Delete fourth sentence from paragraph:   |                               |                               |                               |

<sup>27</sup> [Includes County Trading Estate, Horspath Industrial Estate, Chiltern Business centre, Fenchurch Court, Harrow Road and Ashville Industrial Estate, Nuffield Industrial Estate, Sandy Lane West, Osney Mead Industrial Estate, Oxford Innovation Centre, and Jordan Hill Business Park. The variation in range takes into account capacity assessments, which will be dependent on the level of modernisation, and the type of potential employment generated.](#)

<sup>28</sup> [Includes land rear of Oxford Retail Park, Neilsens and BMW](#)

<sup>29</sup> [Includes Littlemore Park and Minchery Farm](#)

<sup>30</sup> [Includes Westgate / Queen Street \(City Centre\), Rest of City Centre, and Blackbird Leys, Summertown, Cowley district centres and Northern Gateway](#)

<sup>31</sup> [Includes potential for two hotels one in the West End and one at the Northern Gateway.](#)

<sup>32</sup> [Includes outstanding commitments over the last five years, together with an estimate of potential growth on existing sites](#)

|             |                                      |     |             |  |
|-------------|--------------------------------------|-----|-------------|--|
|             | Spatial strategy<br>medium term      |     |             | <del>The additional capacity at both the Cowley centre and Blackbird Leys will be strategically well placed to serve future residents in the proposed urban extension.</del>   |
| <b>FC23</b> | 8.3<br>Spatial strategy<br>long term | 113 | 2           | Delete fourth sentence from paragraph:<br><del>Opportunities may also emerge from the proposed SDA, which given the potential scale of development could support some future retail development. However, it is difficult to be precise about how much retail capacity could be supported, given that the proposed SDA is at a very early stage of planning.</del>   |
| <b>FC24</b> | Throughout<br>document               |     |             | Re-number Policy CS9 and all subsequent policies:<br>Policy <del>CS9</del> <u>CS8</u> Land at Summertown<br>Policy <del>CS10</del> <u>CS9</u> Energy and natural resources<br>Policy <del>CS11</del> <u>CS10</u> Waste and recycling<br>Policy <del>CS12</del> <u>CS11</u> Flooding<br>Policy <del>CS13</del> <u>CS12</u> Biodiversity<br>Policy <del>CS14</del> <u>CS13</u> Supporting access to new development<br>Policy <del>CS15</del> <u>CS14</u> Supporting city-wide movement<br>Policy <del>CS16</del> <u>CS15</u> Primary healthcare<br>Policy <del>CS17</del> <u>CS16</u> Access to education<br>Policy <del>CS18</del> <u>CS17</u> Infrastructure and developer contributions<br>Policy <del>CS19</del> <u>CS18</u> Urban design, townscape character and the historic environment<br>Policy <del>CS20</del> <u>CS19</u> Community safety<br>Policy <del>CS21</del> <u>CS20</u> Cultural and community development<br>Policy <del>CS22</del> <u>CS21</u> Green spaces, leisure and sport<br>Policy <del>CS23</del> <u>CS22</u> Level of housing growth<br>Policy <del>CS24</del> <u>CS23</u> Mix of housing<br>Policy <del>CS25</del> <u>CS24</u> Affordable housing<br>Policy <del>CS26</del> <u>CS25</u> Student accommodation<br>Policy <del>CS27</del> <u>CS26</u> Accommodation for travelling communities<br>Policy <del>CS28</del> <u>CS27</u> Sustainable economy<br>Policy <del>CS29</del> <u>CS28</u> Employment sites<br>Policy <del>CS30</del> <u>CS29</u> The universities<br>Policy <del>CS31</del> <u>CS30</u> Hospitals and medical research<br>Policy <del>CS32</del> <u>CS31</u> Retail<br>Policy <del>CS33</del> <u>CS32</u> Sustainable tourism<br><br>Re-number all cross-references throughout document text as above. |
| <b>FC25</b> | 9.1                                  | 121 | Table row 2 | Delete table row:  |

|      |                    |     |                     |  |   |  |  |
|------|--------------------|-----|---------------------|--|---|--|--|
|      | Implementation     |     |                     | <del>CS8 — South Oxford Strategic Development Area</del> | <ul style="list-style-type: none"> <li><del>Create a sustainable urban extension of at least 4,000 dwellings;</del></li> <li><del>Maximise integration of the new community with Oxford;</del></li> <li><del>Improve existing Blackbird Leys area</del></li> </ul>  | <ul style="list-style-type: none"> <li><del>South Oxfordshire District Council and Oxford City Council LDFs (in partnership with key landowners and utility providers including Thames Water, National Grid UK);</del></li> <li><del>Determination of planning applications</del></li> </ul> | <del>Likely to be mainly private developer funded with potential other sources (yet to be identified)</del>  |
| FC26 | 9.1 Implementation | 123 | Second table, row 3 | Delete references to SDA in the table row:               |   |  |  |
|      |                    |     |                     | CS14 - Supporting access to new development              | <ul style="list-style-type: none"> <li>Improve the movement network in the West End</li> <li>Improve traffic flow reliability, and sustainable access, at the Northern Gateway</li> <li>Ensure new development at Barton <del>and the South Oxford SDA are</del> is integrated with Oxford</li> <li>Ensure demand management is built into every major development</li> </ul> | <ul style="list-style-type: none"> <li>West End Partnership (City and County Councils plus other partners) to implement West End AAP improvements to the West End movement network</li> <li>City and County Councils, in partnership with Northern</li> </ul>                                | <ul style="list-style-type: none"> <li>Developer funding and on-site provision</li> <li>New Growth Points funding</li> <li>Access to Oxford and Local Transport Plan</li> <li>Homes and Communities Agency (for Barton)</li> </ul> |

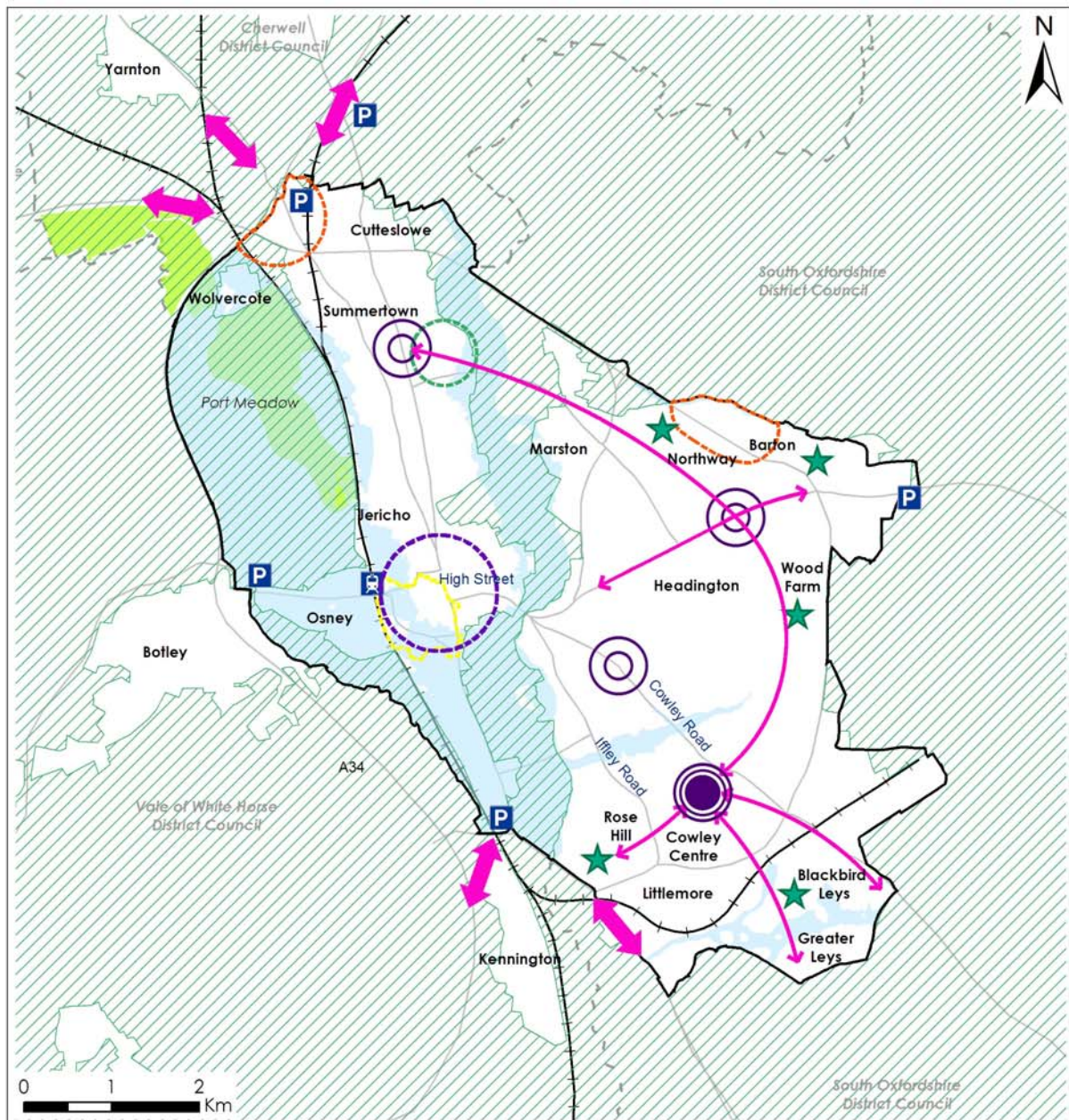
|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  | <p>Gateway Consortium and Highways Agency, to implement Northern Gateway AAP specific highway mitigation measures and a rigorous travel planning framework</p> <ul style="list-style-type: none"> <li>• Implement Barton AAP, to include specific accessibility improvements (City Council and partners)</li> <li>• <del>City Council to work closely with South Oxfordshire District Council, County Council and the bus operators in implementing the South Oxford SDA</del></li> <li>• County Council to implement</li> </ul> |  |
|--|--|--|--|--|--|--|--|

|      |                |     |             |   |   |   |   |                         |
|------|----------------|-----|-------------|---|---|---|---|-------------------------|
|      |                |     |             |   |   | Access to Oxford and Local Transport Plan <ul style="list-style-type: none"> <li>• Development Management DPD (City Council)</li> <li>• Area Action Plans (City Council)</li> <li>• Parking Standards, Transport Assessments and Travel Plans SPD (City Council)</li> <li>• Determination of planning applications</li> </ul> |   |                         |
| FC27 | 9.2 Monitoring | 136 | Table row 3 | Add new row:  |   |   |   |                         |
|      |                |     |             | <a href="#">Section 3.4 – Meeting Oxford’s housing and employment needs</a> | <a href="#">Ratio of jobs to economically active persons (EAPs)</a> | <a href="#">Baseline</a>  |   | <a href="#">Targets</a> |
|      |                |     |             |   |   | <a href="#">ONS jobs estimate = 101,900</a><br><a href="#">ONS estimate of EAPs = 79,900</a><br><a href="#">Ratio Jobs/EAPs = 1.275</a>   | <a href="#">Ratio Jobs/EAPs to be between the following ranges:</a><br><a href="#">2016: 1.25 to 1.28</a><br><a href="#">2026: 1.24 to 1.26</a> |                         |
| FC28 | 9.2 Monitoring | 136 | Table row 4 | Amend row:  |   |   |   |                         |
|      |                |     |             | CS6 – Northern Gateway  | Total floorspace created for non-residential uses                   | <a href="#">Provision of at least 50,000m<sup>2</sup> (gross floor area) Class B employment and approximately 10,000 m<sup>2</sup> (gfa) for use by the emergency services (commencement 2010/11)</a><br><a href="#">Class B: 55,000 m<sup>2</sup> and emergency services:</a>  |   |                         |

|      |                |     |             |  |  |   |  |
|------|----------------|-----|-------------|--|--|---|--|
|      |                |     |             |  |  | <a href="#">10,000 m<sup>2</sup>:</a><br><a href="#">Emergency services</a><br><a href="#">Phase 1 B uses: 20,000 m<sup>2</sup></a><br><a href="#">Phase 2 B uses: 35,000 m<sup>2</sup></a><br><a href="#">Total of 55,000 m<sup>2</sup> B uses</a>   | <a href="#">By 2016</a><br><a href="#">By 2016</a><br><a href="#">2016 – 2026</a><br><a href="#">By 2026</a> |
|      |                |     |             | Total number of new homes  | Provision of <del>140</del> 200 new dwellings (by 2016)  |   |  |
| FC29 | 9.2 Monitoring | 137 | Table row 3 | Delete table row:  |  |   |  |
|      |                |     |             | <del>CS8 – South Oxford Strategic Development Area</del>               | <del>Delivery of the SDA in accordance with South Oxfordshire District Council's Local Development Scheme and housing monitoring targets</del> |   |  |
| FC30 | 9.2 Monitoring | 141 | Table row 2 | Delete reference to Policy CS8 (subsequent policy numbers re-numbered) |  |   |  |
|      |                |     |             | CS18 – Infrastructure and developer contributions                      | Provision of strategic and service infrastructure needed to support new development  | Multi-agency delivery means there is no one target that is applicable. See targets for Policies CS6, CS7, <del>CS8, CS15, CS17, CS18, CS21, CS22, CS23</del> <a href="#">CS14, CS16, CS17, CS20, CS21, CS22.</a>  |  |
| FC31 | 9.2 Monitoring | 145 | Table row 1 | Amend row:   |  |   |  |
|      |                |     |             | CS28 – Sustainable Economy   | Total number of new Use Class B jobs created in Oxford   | At least <del>4,500</del> <a href="#">7,500</a> new jobs within Oxford (by 2026) (see also targets for CS6 and CS7)<br><a href="#">5,050 B1 jobs</a><br><a href="#">2,450 B1 jobs</a>   | <a href="#">By 2026</a><br><br><a href="#">By 2016</a><br><a href="#">2016-2026</a>                          |
| FC32 | 9.2 Monitoring | 145 | Table row 1 | Amend row:   |  |   |  |
|      |                |     |             | CS28 – Sustainable Economy   | Amount of floorspace developed for employment at the Northern Gateway  | <del>Class B: 50,000 m<sup>2</sup> and emergency services: 10,000 m<sup>2</sup> (commencement 2010/11)</del><br><a href="#">Class B: 55,000 m<sup>2</sup> and emergency services: 10,000 m<sup>2</sup>:</a><br><a href="#">Emergency services</a><br><a href="#">Phase 1 B uses: 20,000 m<sup>2</sup></a><br><a href="#">Phase 2 B uses: 35,000 m<sup>2</sup></a> | <a href="#">By 2016</a><br><a href="#">By 2016</a><br><a href="#">2016 – 2026</a>                            |

|             |            |     |  |  |  |  |                         |
|-------------|------------|-----|--|--|--|--|-------------------------|
|             |            |     |  |  |  | <a href="#">Total of 55,000 m<sup>2</sup> B uses</a> | <a href="#">By 2026</a> |
| <b>FC33</b> | Appendix 4 | 160 |  | Replace whole of Appendix 4 with text shown on pages 29-33 of this paper, Further Proposed Changes to Submission Core Strategy and Other Supporting Documents (9 <sup>th</sup> April 2010) |  |  |                         |

# Revised Key Diagram (FC1)



**Oxford's Core Strategy Key Diagram**

- |                                     |                             |                                |
|-------------------------------------|-----------------------------|--------------------------------|
| Strategic Sites: areas of search    | Park and Ride sites         | Oxford City Boundary           |
| West End renaissance area           | Railway station             | Neighbouring local authorities |
| Land at Summertown                  | City Centre                 | Greenbelt                      |
| Regeneration areas                  | New Primary District Centre | Special Area of Conservation   |
| Priority accessibility improvements | District Centres            | Flood Zones 2 and 3            |
| Access to Oxford                    |                             | Main roads                     |
|                                     |                             | Rail network                   |

## Revised Appendix 4: Housing delivery and trajectory (FC33)

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

| Calendar year  | 06/07 | 07/08 | 08/09 | 09/10 | 10/11   | 11/12 | 12/13 | 13/14 | 14/15 | 15/16                         | 16/17 | 17/18 | 18/19 | 19/20 | 20/21                      | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29               | 29/30  | Total | Target | Shortfall (-)/surplus (+) |      |
|--|-------|-------|-------|-------|---|-------|-------|-------|-------|-------------------------------|-------|-------|-------|-------|----------------------------|-------|-------|-------|-------|-------|-------|-------|---------------------|--------|-------|--------|---------------------------|------|
| SHLAA year   |       | =     | =     | =     | 1   | 2     | 3     | 4     | 5     | 6                             | 7     | 8     | 9     | 10    | 11                         | 12    | 13    | 14    | 15    | 16    | 17    | 18    | 19                  | 20     |       |        |                           |      |
| <b>A1. PPS3 5 years supply</b>                               |       |       |       |       | 1,903<br><i>(deliverable)</i>   |       |       |       |       |                               |       |       |       |       |                            |       |       |       |       |       |       |       |                     |        |       | 1,903  | 2,000 <sup>33</sup>       | -97  |
| <b>A2. PPS3 5 years deliverable supply (residual method)</b> |       |       |       |       | 1,903<br><i>(deliverable)</i>   |       |       |       |       |                               |       |       |       |       |                            |       |       |       |       |       |       |       |                     |        |       | 1,903  | 1,760                     | +143 |
| <b>B. PPS3 15 years supply</b>                               |       |       |       |       | 2,938<br><i>(deliverable and developable)</i>   |       |       |       |       | 1,372<br><i>(developable)</i> |       |       |       |       | 27<br><i>(developable)</i> |       |       |       |       |       |       | 4,337 | 6,000 <sup>34</sup> | -1,663 |       |        |                           |      |
| <b>C. Core Strategy/SEP</b>                                  | 821   | 529   | 665   | #     | 2,938<br><i>(deliverable and developable)</i>   |       |       |       |       | 1,372<br><i>(developable)</i> |       |       |       |       | 27<br><i>(developable)</i> |       |       |       |       | 0     |       | 6,352 | 8,000 <sup>35</sup> | -1,648 |       |        |                           |      |
| <b>D. New Growth Point</b>                                   | 821   | 529   | 665   | #     | 2,938 + 850 = 3,788<br><i>(deliverable and developable and windfall<sup>36</sup>)</i> |       |       |       |       | 294                           |       |       |       |       |                            |       |       |       |       |       |       |       |                     |        |       | 6,097  | 5,692 <sup>37</sup>       | +405 |

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

| Source  | Dwellings                 |
|---|---------------------------|
| Past completions during 2006/07                               | 821                       |
| Past completions during 2007/08                               | 529                       |
| Past completions during 2008/09                               | 665                       |
| Deliverable and developable sites between 2010/11 and 2025/26 | 4,337                     |
| <b>Total</b>  | <b>6,352</b>              |
| <b>Core Strategy and South East Plan target</b>               | <b>8,000</b>              |
| <b>Shortfall (and therefore windfall requirement)</b>         | <b>1,648<sup>38</sup></b> |

<sup>33</sup> using South East Plan average of 400 dwellings per annum: 400 x 5 = 2,000

<sup>34</sup> using South East Plan average of 400 dwellings per annum: 400 x 15 = 6,000

<sup>35</sup> using South East Plan average of 400 dwellings per annum: 400 x 20 = 8,000

<sup>36</sup> Target set included reliance on windfall which was accepted at time of New Growth Point bid

<sup>37</sup> NGP figure included reliance on windfall which was accepted at the time of the NGP bid

<sup>38</sup> Equates to 20.6% of all housing or 119 dwellings per year between 2009/10 and 2025/26 (1,648 dwellings/17 years = 97 dwellings per year)

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

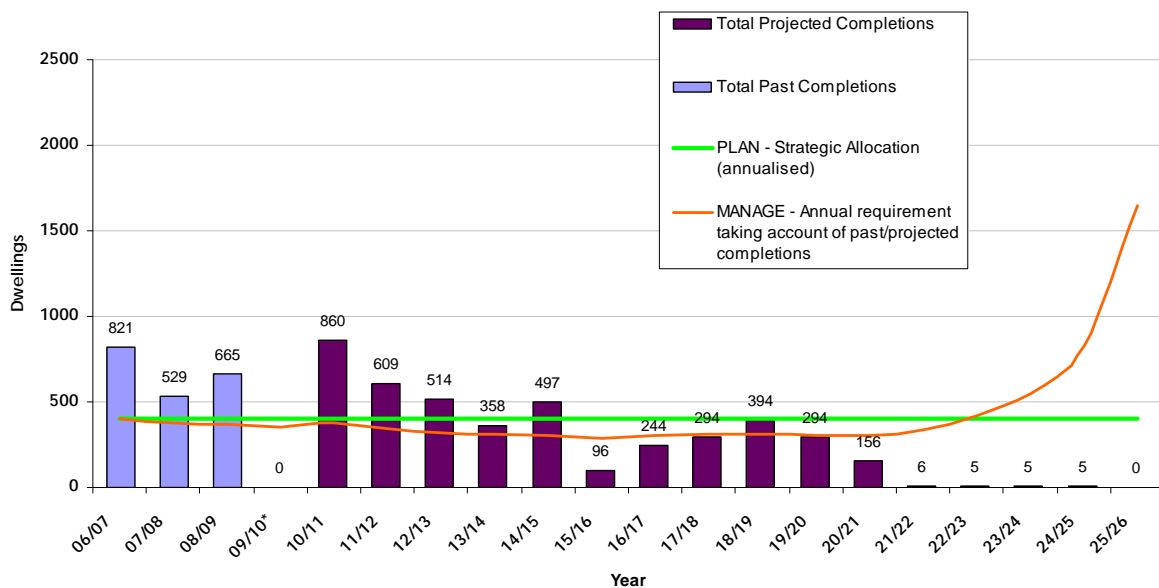
[To meet the requirements of PPS3, 4,000 dwellings are required during the first 10 years of the Core Strategy period \(2010/11 – 2019/20\). This will be met in the following way:](#)

| <a href="#">Source</a>  | <a href="#">Dwellings</a> |
|---|---------------------------|
| <a href="#">Deliverable and developable sites between 2010/11 and 2014/15</a> | <a href="#">2,938</a>     |
| <a href="#">Developable sites between 2015/16 and 2019/20</a>                 | <a href="#">1,372</a>     |
| <a href="#">Total</a>   | <a href="#">4,310</a>     |

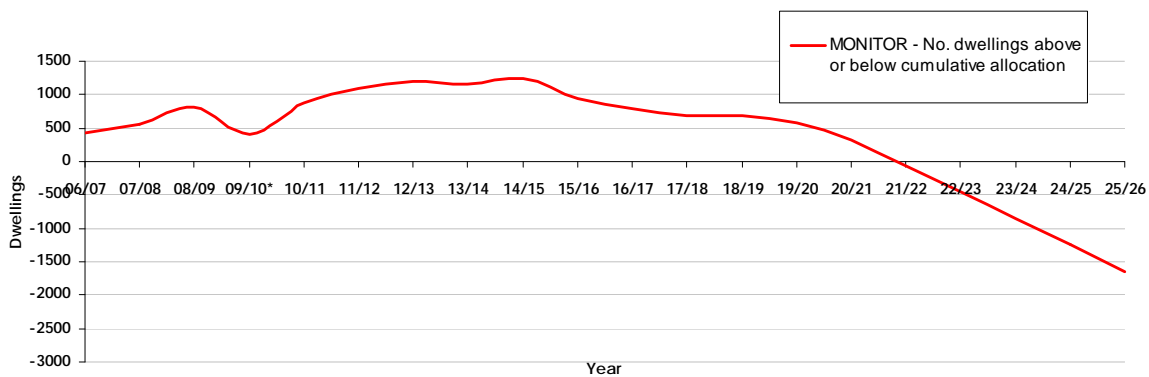
[These housing trajectories and housing monitors indicate the potential housing supply from sites in Oxford covering the Core Strategy and South East Plan period of 2006-2026.](#)

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

[Scenario 1: Housing trajectory and monitor 2006-2026 \(no windfalls\)](#)

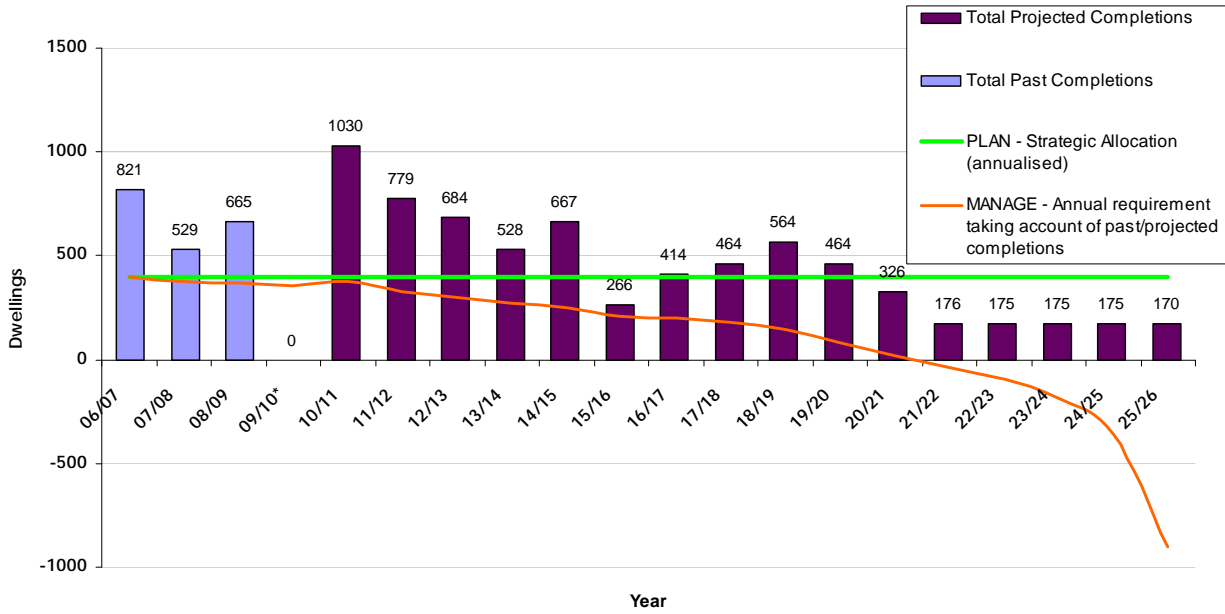


[\\* see footnote # on first page of Appendix 4](#)

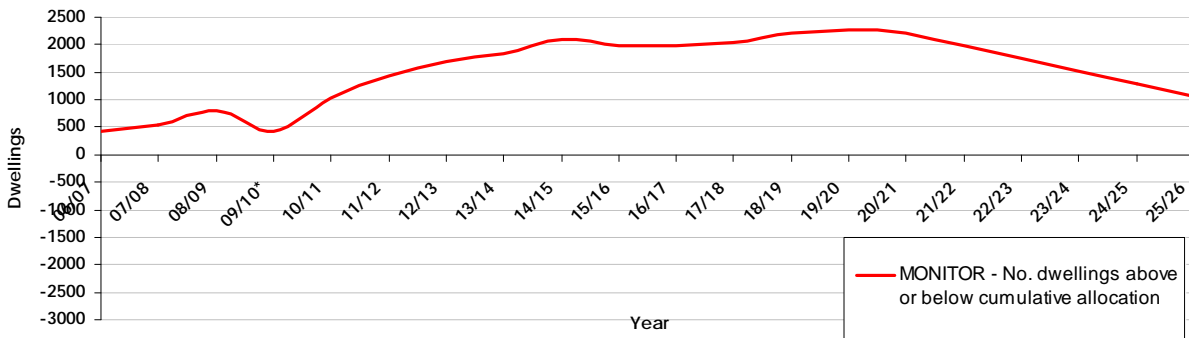


|   | 06/07      | 07/08       | 08/09       | 09/10       | 10/11       | 11/12       | 12/13       | 13/14       | 14/15       | 15/16       | 16/17       | 17/18       | 18/19       | 19/20       | 20/21       | 21/22       | 22/23       | 23/24       | 24/25       | 25/26       | TOTAL       |
|---|------------|-------------|-------------|-------------|-----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

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



[\\*see footnote # on first page of Appendix 4](#)



|   | 06/07      | 07/08      | 08/09      | 09/10     | 10/11       | 11/12      | 12/13      | 13/14      | 14/15      | 15/16      | 16/17      | 17/18      | 18/19      | 19/20      | 20/21      | 21/22      | 22/23      | 23/24      | 24/25      | 25/26      | TOTAL       |
|---|------------|------------|------------|-----------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|
| Residential allocated sites (deliverable)                                       | -          | -          | -          | -         | 115         | 115        | 115        | 115        | 115        | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | 575         |
| Residential allocated sites (developable)                                       | -          | -          | -          | -         | 144         | 144        | 144        | 143        | 143        | 73         | 73         | 73         | 73         | 73         | 6          | 6          | 5          | 5          | 5          | -          | 1110        |
| Employment sites  | -          | -          | -          | -         | 2           | 2          | 2          | 2          | 2          | 4          | 3          | 3          | 3          | 3          | -          | -          | -          | -          | -          | -          | 26          |
| Non-residential allocated sites   | -          | -          | -          | -         | -           | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | 0           |
| Suitable sites with planning permission (large)                                 | -          | -          | -          | -         | 250         | 100        | 59         | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | 409         |
| Suitable sites with planning permission (small)                                 | -          | -          | -          | -         | 250         | 150        | 96         | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | 496         |
| Sites where permission refused but principle acceptable                         | -          | -          | -          | -         | 3           | 3          | 3          | 3          | 3          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | 15          |
| Suitable sites pending decision   | -          | -          | -          | -         | 12          | 11         | 11         | 11         | 11         | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | 56          |
| Basic desktop study   | -          | -          | -          | -         | 64          | 64         | 64         | 64         | 63         | 19         | 18         | 18         | 18         | 18         | -          | -          | -          | -          | -          | -          | 410         |
| Detailed map survey   | -          | -          | -          | -         | -           | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | 0           |
| Open space  | -          | -          | -          | -         | 20          | 20         | 20         | 20         | 20         | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | 100         |
| Green belt land   | -          | -          | -          | -         | -           | -          | -          | -          | 140        | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | 140         |
| Core Strategy strategic sites   | -          | -          | -          | -         | -           | -          | -          | -          | -          | -          | 150        | 200        | 300        | 200        | 150        | -          | -          | -          | -          | -          | 1000        |
| Nature conservation sites   | -          | -          | -          | -         | -           | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | 0           |
| Windfall sites  | -          | -          | -          | -         | 170         | 170        | 170        | 170        | 170        | 170        | 170        | 170        | 170        | 170        | 170        | 170        | 170        | 170        | 170        | 170        | 2720        |
| <b>Total Past Completions</b>   | <b>821</b> | <b>529</b> | <b>665</b> | -         | -           | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -           |
| <b>Total Projected Completions</b>  | -          | -          | -          | <b>0*</b> | <b>1030</b> | <b>779</b> | <b>684</b> | <b>528</b> | <b>667</b> | <b>266</b> | <b>414</b> | <b>464</b> | <b>564</b> | <b>464</b> | <b>326</b> | <b>176</b> | <b>175</b> | <b>175</b> | <b>175</b> | <b>170</b> | <b>9072</b> |
| <b>Cumulative Completions</b>   | 821        | 1350       | 2015       | 2015      | 3045        | 3824       | 4508       | 5036       | 5703       | 5969       | 6383       | 6847       | 7411       | 7875       | 8201       | 8377       | 8552       | 8727       | 8902       | 9072       | -           |
| <b>PLAN - Strategic Allocation (annualised)</b>                                 | 400        | 400        | 400        | 400       | 400         | 400        | 400        | 400        | 400        | 400        | 400        | 400        | 400        | 400        | 400        | 400        | 400        | 400        | 400        | 400        | 8000        |
| <b>MONITOR - No dwellings above or below cumulative allocation</b>              | 421        | 550        | 815        | 415       | 1045        | 1424       | 1708       | 1936       | 2103       | 1969       | 1983       | 2047       | 2311       | 2235       | 2201       | 1917       | 1752       | 1521       | 1302       | 1072       | -           |
| <b>MANAGE - Annual requirement taking account of past/projected completions</b> | 400        | 378        | 369        | 352       | 374         | 330        | 298        | 269        | 247        | 209        | 203        | 180        | 144        | 84         | 21         | -40        | -94        | -184       | -364       | -902       | -           |

## Part 3 Response to issues raised by the Inspector

### Introduction

- 3.1 This paper provides a response to points raised by the Inspector in his letter of 18<sup>th</sup> March 2010. The Inspector asked the City Council to set out the implications for the Core Strategy of the deletion or delay of the South of Oxford Strategic Development Area (SOSDA), as a result of the legal challenges to the South East Regional Spatial Strategy (RSS).
- 3.2 In particular, the Inspector set out eight issues, numbered 3a-3h in his letter. The City Council's views on the implications of each of these issues are shown below, in the order listed by the Inspector.

### **Issue A: The implications for the overall provision of housing and employment development**

- 3.3 In terms of overall housing provision, the Core Strategy plans for the delivery of a minimum of 8,000 dwellings, but the actual SHLAA forecast (December 2009) now indicates that this amount should be exceeded at just over 9,000 dwellings (including windfalls). The deletion of SOSDA from the RSS does not affect the Core Strategy's ability to deliver the 8,000 dwellings required in Oxford by the RSS, nor does it prevent the target being exceeded.
- 3.4 The main locations for additional employment development in the period up to 2026 will be at the Northern Gateway and in the West End of the City centre. The Northern Gateway strategic site is the only significant new employment area proposed in the Core Strategy, and is the only site potentially affected by the deletion or delay of SOSDA in terms of the housing/employment balance (see response to points b and c below). The West End is slightly unusual in that an adopted Area Action Plan for this location already exists.
- 3.5 Other sources of additional employment during the Plan period will come from sites that have already been allocated in the Local Plan, or do not require a specific planning allocation. Examples include the completion of the Business Park and Science Park, and the protection and modernisation of key employment sites. A significant amount of retail employment is envisaged in the West End, particularly resulting from the redevelopment of the Westgate Shopping Centre. An estimate has also been made for additional tourism and health-related employment.

### **Issue B: The overall housing/employment balance, including the basis and justification of the figures and calculations used**

- 3.6 During the examination hearings last year, it was generally accepted that the ratio between employment and housing in Oxford has been narrowing over the last few decades.
- 3.7 The City Council's previous calculations, taking account of SOSDA, showed that the ratio would stay relatively unchanged up to 2016, but would then narrow further in the period to 2026. In its work on the housing/employment balance, the City Council had assumed that SOSDA would most likely come forward post 2016.
- 3.8 In light of the legal challenges to the RSS, and the possible deletion or delay to SOSDA, the City Council has revisited these calculations. An update note on housing and employment growth forecasts and the jobs/housing balance has been published as part of this consultation. That note provides a detailed explanation of the figures and calculations used. It shows that, without SOSDA, the ratio would be relatively unchanged from the original projections up to 2016. In the period to 2026, the ratio would improve on the 2006 baseline position under both a low growth and high growth scenario. These updated calculations include some amendments to the scale and phasing of land-uses at the Northern Gateway (see response to point c below).
- 3.9 Notwithstanding the general trend towards a narrowing of the ratio between employment and housing, to a degree it is inevitable that there will continue to be an imbalance given the economic importance of Oxford, its role as a 'regional hub', and that it contains many of the largest employers in the County. Oxford's housing/employment balance is comparable to other regional hubs such as Reading.

**Issue C: The implications for the Northern Gateway proposal (and any other relevant sites/proposals), including the scale, nature, mix, extent and phasing of land-uses, particularly housing and employment**

- 3.10 In order to ensure that the employment/housing ratio does not worsen, and preferably improves, over the Plan period, it is proposed to set a maximum ceiling for the amount of Class B floorspace at the Northern Gateway at the bottom of the range specified in Policy CS6 (i.e. at 55,000 m<sup>2</sup>) in the Core Strategy period. Policy CS6 originally set out a range of between 55,000 m<sup>2</sup> and 80,000 m<sup>2</sup>, so this represents a significant reduction in the scale of potential employment development on the site, with a consequent reduction in peak hour traffic movements to and from the site.
- 3.11 In light of the Northern Gateway Consortium's view that a higher number of housing units could be delivered to further improve the overall employment/housing balance, the City Council is proposing that this be set at 200 dwellings (the upper end of the range originally specified in Policy CS6).

- 3.12 In relation to the phasing of the development, it is proposed to set a maximum limit of 20,000 m<sup>2</sup> Class B floorspace to come forward by 2016, with a maximum of 55,000 m<sup>2</sup> by 2026. This will help ensure that the delivery of employment uses does not run ahead of the delivery of housing. It is not proposed to require the residential development or complementary uses to be phased.
- 3.13 The Northern Gateway Area Action Plan (AAP) will consider the precise nature, mix and phasing of land-uses, and the AAP examination will allow this to be independently tested.
- 3.14 The City Council does not consider there are implications for other sites.

#### **Issue D: The implications for the regeneration and development of Blackbird Leys and Cowley Centre**

- 3.15 The City Council is committed to the regeneration of Blackbird and Greater Leys, and is progressing with regeneration work including the production of an Area Regeneration Plan (which is being undertaken by Savills/Oxford Brookes University at the present time, with funding from the HCA).
- 3.16 The City Council had expected that SOSDA would bring benefits for the regeneration of Blackbird Leys and Greater Leys. While the failure of SOSDA to come forward within the Plan period would be disappointing in that regard, it would not undermine these proposals (which were part of the strategy prior to the addition of SOSDA).
- 3.17 It is still considered that Cowley Centre is well placed to serve an enhanced role in the hierarchy of centres, even without SOSDA, as evidenced by the submissions to the Core Strategy examination from both landowners at the Cowley Centre. Cowley Centre is the largest of the district centres, has good accessibility by all modes of transport and a number of potential redevelopment sites.

#### **Issue E: The issue of general conformity of the Oxford Core Strategy with the South East RSS following the legal challenges**

- 3.18 The South East England Partnership Board (SEEPB) confirmed at the Procedural Meeting on 9<sup>th</sup> February that the revised submission Core Strategy was in general conformity with the RSS. SEEPB also stated that they anticipated that the Core Strategy (without reference to SOSDA) would still be in general conformity with the RSS, as amended following the legal challenges. The City Council does not believe that deletion of SOSDA would lead to any lack of general conformity with the RSS.

**Issue F: The implications for the 4,000 dwellings originally allocated to the SOSDA, along with the implications for any review to accommodate this housing in Central Oxfordshire or elsewhere, including any possible need to review the Green Belt around Oxford**

- 3.19 At this stage it is not possible to say with any certainty what will happen to the 4,000 dwellings allocated to SOSDA and where they would be accommodated. It is unclear at present whether or not the various parties that have made legal challenges to the South East RSS relating to SOSDA will be able to reach agreement on the terms of the Consent Orders (which set out the extent and nature of the policies to be amended). If they cannot reach agreement, then the matter will have to go to the High Court for determination. The final decision will be taken by the Government at a time as yet unknown.
- 3.20 In the circumstances, the City Council has asked the Inspector to conclude the examination on the basis of the allocation of 8,000 dwellings for Oxford, with no reference to the 4,000 homes which had previously been allocated to SOSDA. If, as a result of the legal challenges or the Government's subsequent refresh of the RSS, it becomes appropriate to carry out a partial review of the Core Strategy, this will be undertaken.
- 3.21 One of the potential outcomes of the current legal challenges to the RSS is that this could lead to a general review of the Green Belt around Oxford. However, this is an issue that cannot (indeed should not) be anticipated at present, and the City Council considers that it is neither necessary nor desirable to hold up the Core Strategy to await the outcome of any possible policy reviews. Therefore this should be regarded as a matter that lies outside the scope of the Oxford Core Strategy.
- 3.22 If necessary, we would carry out a partial review of the Core Strategy to reflect the outcome of a wider Green Belt review around Oxford.

**Issue G: The need for any contingency arrangements to deal with the possible reinstatement of the SOSDA at a future date, including any contingencies to cover the phasing, mix and scale of development proposed at the Northern Gateway, and indications of what would trigger a review of the Core Strategy**

- 3.23 While the City Council has strongly supported SOSDA, it is certainly possible to proceed without it. SOSDA was outside Oxford's administrative boundary and independent of Oxford's housing target in the RSS. Should SOSDA be reinstated at a later date, then the City Council will bring forward a partial review of the Core Strategy. For the avoidance of doubt, we would also bring forward a partial review should the Government's refresh of the RSS (following the legal challenges) result in an increase to Oxford's housing allocation or an

urban extension in an alternative location to SOSDA within the Green Belt adjoining the city boundary. At that stage, any potential implications for the phasing, mix and scale of development at the Northern Gateway could be reconsidered and debated at an Examination into the partial review.

- 3.24 There is no need for any contingency arrangements beyond the possible partial review of the Core Strategy in the circumstances described above.

**Issue H: The need for any further sustainability appraisal work (including Habitats Regulations/Appropriate Assessment)**

- 3.25 Additional sustainability appraisal is not required in respect of the Further Proposed Changes, since the Core Strategy has already been appraised with and without SOSDA and the conclusions of the sustainability appraisal addendum at the Further Preferred Options stage (March 2008) are fit for purpose for this stage too. In March 2008, the implications of adding SOSDA to the original strategy were fully considered. In addition, the changes now proposed to the amount of employment and housing development at the Northern Gateway strategic site are within the range that was assessed in the sustainability appraisal addendum published alongside the Proposed Changes to the Submission Core Strategy (April 2009).
- 3.26 Natural England and the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust have asked the City Council to review the Habitats Regulations Assessment (HRA) in light of the proposed deletion of the words 'up to' 200 dwellings at the Northern Gateway strategic site. Although the impacts of some residential development at the Northern Gateway have previously been assessed in the sustainability appraisal, they had not been specifically referred to within the section of the HRA which relates to recreational use of the Oxford Meadows Special Area of Conservation. Attached to this document is an addendum to the HRA which addresses this matter.

## Part 4 Addendum to Section 3.4 of the Habitats Regulations Assessment

### “3.4 Recreational pressure

#### Baseline situation

- 4.1 Extensive public use is already made of the Oxford Meadows SAC for informal recreation without an adverse impact on *Apium repens*, the species for which it has been designated a SAC. This species is not particularly sensitive to trampling and also thrives in the wettest areas, where there is least recreational pressure for most of the year. The remaining areas of the SAC are further away and have very limited or no public access, with no ready access from Oxford as they are on the north side of the Thames towpath.

#### Possible impacts of the Core Strategy

- 4.2 Public consultation carried out by Scott Wilson as part of their ‘Oxford City Green Space Study’ revealed that people are willing to walk approximately 1,900 metres to important green spaces such as Oxford Meadows SAC, which includes Port Meadow. 1,900 metres from Oxford Meadows SAC covers all of north and west Oxford, including the proposed strategic development sites at Peartree/Northern Gateway, the West End and the land at Summertown.
- 4.3 Peartree is being considered for employment-led uses, [together with 200 dwellings](#). ~~As such it should not significantly affect recreational use of Oxford Meadows SAC.~~ [The exact location of any housing proposed at the Northern Gateway has yet to be determined. If the housing development is sited on the Green Belt land to the South of the A40 then it would be within the 1900m buffer suggested by the Green Spaces study and recreational pressure might therefore be an issue. However, there are significant barriers to accessing the Port Meadow from North Oxford- namely the canal and railway line. The closest access points to Port Meadow are near the Trout Pub on Godstow Road, from Walton Well Road in Jericho, and from Aristotle Lane \(again in Jericho\). The only one of these access points that is within that 1900m buffer is the access point near the Trout Pub on Godstow Road. However, it is worth noting that this access point does not directly access Port Meadow. Instead it joins the Thames Path on the opposite side of the River Thames near Godstow Lock and Godstow Abbey Meadow. The nearest other access is over 3km away.](#)
- 4.4 [In terms of any pressures for access by car, the Core Strategy does not promote travel by car and in practical terms there is in any event very limited](#)

[parking at Port Meadow. There is parking near the Godstow Road access, but this is for users of the Trout Pub rather than those wishing to access Godstow Abbey Meadow.](#)

4.5 [Natural England recommends using the Accessible Natural Greenspace Standard \(ANGSt\) to ensure that new residents have access to high quality green space close to their homes to reduce the need for them to walk or drive to the SAC. These are non-statutory standards, of which the first two standards are as follows:](#)

- [accessible natural greenspace of at least 2ha in size, no more than 300m \(5 minutes walk\) from home;](#)
- [at least one accessible 20ha site within 2km of home](#)

4.6 [The Green Spaces Study divides the city into Urban Villages. The Green Belt land which could be used for housing falls within the Urban Village of Wolvercote, whereas the Safeguarded Land falls within the urban village of Cutteslowe.](#)

4.7 [Within the urban village of Wolvercote is an area of common land \(Goose Green\). This lies within the Green Belt and adjacent to the suggested Area Action Plan Boundary. Goose Green is 1.95ha and will be retained as green space alongside any additional publicly accessible green space to be provided as part of the development. It is considered that this will be sufficient to meet the first of the ANG Standards.](#)

4.8 [Within the urban village of Cutteslowe is Cutteslowe Park. This is categorized as a City Park in the Green Spaces Study. It is 33.14ha in size. According to the Green Spaces Study, Cutteslowe has 16.91 ha per 1000 population of publicly accessible green space. The city-wide standard of publicly accessible open space per 1000 population is 5.75ha. Cutteslowe Park is within the 2km buffer for the second of the ANGSt Standards. Also within the 2km radius is Five Mile Drive Recreation Ground, which is a public open space and sports facility. Five Mile Drive Recreation Ground is 2.7 ha and is categorised as a "Neighbourhood Park" in the Green Spaces study.](#)

4.9 [The Northern Gateway Area Action Plan will determine what on-site open space should be provided for the new residents as part of the overall site masterplan.](#)

4.10 Land at Summertown is identified as a suitable site to meet longer-term residential development needs. It may not necessarily come forward for development within the period covered by the Core Strategy. The railway line, canal and St Edward's School sports ground create significant severance from Oxford Meadows SAC. Regular use from residents of Summertown is therefore

unlikely. In any event, new public open space created as part of any future development in Summertown would be likely to ease potential recreational pressure from Summertown on Oxford Meadows SAC.

- 4.11 The other main area of new housing within 1,900 metres of Oxford Meadows SAC will be in the West End. The West End is only 800 metres from the southern end of Oxford Meadows SAC. It is likely that some people will use this area of the SAC for recreational purposes. However, a key aim of the West End development is to improve the public realm and green spaces in the area, offering enhanced recreational opportunities. The creation of a linear park along Castle Mill Stream, improvements to Oxpens Field and to the path along the Thames are all being made to the West End of Oxford in order to improve the environment (in all senses of the word) of the area. Amenity space and play areas to serve the new residential development will also be required. It is expected therefore that many recreational needs will be met within the West End, which will reduce the pressure on Oxford Meadows SAC. There are also already extensive alternative areas of green space that residents of the West End would be able to use including Grandpont Nature Park, Christchurch Meadows and the University Parks.
- 4.12 An important aim of the Core Strategy is to ensure that adequate green space is provided as part of new developments. To this end the Core Strategy will use the citywide target of 5.75 ha of green space per 1,000 population as recommended by the Oxford Green Space study (Scott Wilson). The Core Strategy is worded to ensure that larger developments provide appropriate on-site green space. Contributions will continue to be taken to improve the quality of existing open space. Opportunities will also be sought to open up new areas of green space to the general public. It is expected therefore that many of the recreational needs of new residents will be met by new green space provision as well as by the extensive areas of existing green spaces. The new green areas could also draw existing users away from the SAC, which would help to reduce recreational pressure.
- 4.13 Recreational Pressure as a result of the Oxford Core Strategy is therefore unlikely to have a significant effect on the Oxford Meadows SAC. This has therefore been screened out at this stage of the assessment.