

Oxford Local Plan 2036  
Wolvercote Neighbourhood Forum Feedback  
8 September 2017

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The response of the Steering Committee of the Wolvercote Neighbourhood Forum reflects our knowledge of the views of local residents from the responses to a questionnaire circulated to all households in the area, and gathered at workshops, meetings and exhibitions.

**The Introduction to the Consultation** sets out the perceived strengths, challenges and vision for Oxford in 2036.

## Section 1: Introduction

Included in this part of the consultation:

- Strengths, challenges and vision for Oxford in 2036
- Issues and challenges
- Vision - Oxford 2036
- Local plan objectives and strategy

### Strengths

Do you have any comments on Oxford's strengths?

Oxford's strengths are reflected in the city's current and future roles, as validated by its attraction to outsiders. We acknowledge that the economy knowledge and research make the city attractive to employers keen to move here, the historic and architectural assets draw investors and others seeking to relocate, and retail and tourism draw many visitors to Oxford, and of course, many current residents enjoy and appreciate the life and culture of the city. However, there are concerns that these attractions to outside companies and investors will contribute to unsustainable and uncontrolled growth that will spoil the attractions of the city for those who live here, and also for those wishing to visit as tourists or to relocate here. Travel, in particular, cannot currently be considered a 'strength' and leaves much to be desired. Links across the city by public transport are poor, cycling safety needs to be improved, cycle parking is inadequate. Streets are overcrowded with buses and coaches, while operating and parked. Road surfaces are poor.

### Issues and challenges

Do you have any comments on Oxford's issues and challenges?

#### **Managing growth**

Growth is only addressed in the Local Plan Options by suggesting that rapid growth must be accommodated in a way that 'builds on characteristics that make Oxford special'. There is no suggestion that growth should be controlled or restricted in any way and there is an unquestioned acceptance of its encouragement. This is not the managing of rapid growth that current residents would wish to see.

#### **Constrained City**

Growth needs to be managed so that the Green Belt is preserved. The city is necessarily constrained by its natural location and that should be respected

#### **Cost and supply of housing**

The cost and supply of housing should not simply be seen as a disincentive for firms attracted to Oxford: it needs to be urgently addressed for current Oxford workers. Commitment is needed to ensure fairness and genuine affordability of housing, both for purchasers and

tenants. Dwellings should be made affordable in perpetuity. Innovative ideas, including models in use in other countries, should be considered.

### **Efficient use of land**

There are no indications of innovative solutions here to make efficient use of higher density development on brownfield sites in the city and, for example, making use of accommodation and space above shops and car-parks.

### **Traffic congestion and air quality**

Action is needed now and specific proposals and targets need to be set. Growth is likely to make this a greater challenge and the management of growth should ensure that any development does not exacerbate the problems of air pollution and congestion. See our comments on traffic under ‘Strengths’ above.

### **Ensuring wide benefits of economic growth; educational attainment**

It is clear that benefits are not shared now and they should be. It is not necessary to wait until there is economic growth to address these inequalities.

## **Vision - Oxford 2036**

Do you have any comments on the Vision - Oxford 2036?

The vision should concentrate on what is important for the well-being and cohesion of communities before growth. No one doubts that Oxford should continue to be a ‘highly desirable place to live’, but the assumption that most current residents consider this to be a way of attracting new people and businesses as part of rapid growth before anything else is highly questionable.

It is very important that Oxford has an appropriately qualified and local workforce and this means that the divisions in the city should be addressed immediately. The need to improve educational standards, to offer training and apprenticeships, is long overdue and cannot wait on future growth. A considerable number of local people with lower incomes do not have choice in education, employment or housing and their needs should be more prominent in this vision. The vision needs to be more inclusive. It should seek to foster and develop communities and give support to all residents, recognizing in particular the needs of young people, the elderly, people with disabilities and those living in deprived areas.

The wish to be an environmentally sustainable city should not take until 2036. That is far too slow and delay damages lives. Specific targets to be achieved well before twenty years need to be set now.

## **Objectives and Strategy**

Do you have any comments on the Objectives and Strategy?

### **Local Plan Strategy.**

The co-operation of other Oxford districts in helping to meet Oxford's housing need by offering sites for development near the city boundaries may, in combination with city developments close by, seriously compromise the Green Belt by producing the urban sprawl and coalescence of settlements that the Green Belt is supposed to prevent. The rationale for considering Green Belt areas for development (1.26) reveals a failure to understand the reasons for a Green Belt and, like much else here, is making economic growth paramount. The justification that developments are near good communication links that will provide sustainable transport is highly optimistic. These routes are often already congested and the damage done to biodiversity and the increase in congestion and consequent pollution from development undermines the claim that such locations are sustainable. The city should instead do more to accommodate housing within its boundary by reviewing some of the sites set aside for the growth of employment. According to the National Planning Practice Guidance, para 32, 'Unmet housing need' is unlikely to constitute the 'very special circumstances' required to outweigh the harm to the Green Belt caused by development.

## Section 2: Building on our economic strengths & ensuring opportunities for all

Key policy areas included in this part of the consultation:

- Protected employment sites and change of use from employment to other uses, including controlling low density warehousing uses
- Teaching and research institutions, including hospitals and universities
- Small businesses and start-up spaces
- New academic floor space for Private Colleges / language schools
- Larger construction projects as opportunities for local employment, training and businesses

### Opt1: Protecting Category 1 employment sites

Opt1A: Protect Category 1 sites, promoting modernisation and intensification to allow growth of these businesses and sectors on existing sites. Allow no other uses on these sites, except when they are necessary to support the main use and there is no loss of employment. Provide a site specific policy framework for each site through an allocation in the Local Plan.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- **Neutral**
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

### Opt1: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt1?

See 2.18. Responses to first steps consultation: ‘a lot of people suggested that Oxford’s housing crisis needed to be addressed before more jobs were created’. How many people were ‘a lot’, and what was that as a percentage of the respondents to this question?

While it is likely that the majority of Category 1 sites should be protected, there may be cases where Option B should be considered: allowing other uses to be introduced if no loss of employment space results. We note, for example, that the Northern Gateway when developed is only partly B1 (office) and B2 (industrial) uses. 500 houses are proposed for this site and are likely to be constructed first.

## Opt2: Protecting Category 2 employment sites

Opt2A: Protect Category 2 employment sites from loss to other uses, promoting modernisation and intensification. Allow other uses on site only where a set of strict criteria are met. For example, where an employment use is retained with the same or greater number of employees as the previous active employment use. Other criteria could include provision of marketing evidence etc.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- **Agree**
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

There is one site listed in the Wolvercote Ward (Wolvercote Paper Mill) which already has outline planning approval for 190 houses. While there is the possibility of a very small-scale amount of employment in a few workshops alongside the houses in the approval, the site has been empty for many years so it cannot be described as a ‘well-performing’ employment site. Consequently it does not fit this Category. It is already almost entirely a site for housing.

## Opt2: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt2?

## Opt3: Making best use of Category 3 employment sites

Opt3A: Allow the loss of other employment sites to alternative uses subject to some basic criteria. This would apply to all employment sites that are not identified under Category 1 or 2; or those that comprise low density B8 use (see separate option below). (Relates closely to options on low density B8 uses below.)

To what extent do you agree or disagree with our Preferred Option?

- **Strongly agree**

- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

The basic criteria allowing change of use to housing need very careful consideration. Small local shops that provide employment and needed services, especially for the elderly, need protection. They are local community assets, and change of use to housing should be resisted.

### Opt3: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt3?

### Opt4: Controlling low density B8 uses

Opt4A: Allow the loss of B8 to other B1, B2, Sui Generis employment uses and other nonresidential uses that support the local economy or are of benefit to the local community. If there is no demand for alternative employment or community uses, consider loss to residential in suitable locations. Protect and allow new B8 uses only where they relate directly to or support existing or proposed Category 1 or 2 employment sites, e.g. warehousing supporting BMW-Mini plant.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

### Opt4: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt4?

### Opt5: Teaching and Research

Opt 5A: Hospitals: Continue to protect existing hospital sites for hospital related uses, allowing some diversification.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt5: Teaching and Research

Opt5C: University of Oxford: Continue to locate academic core activities in central Oxford. Allocate new sites for further academic activities such as teaching research, administration and ancillary activities.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- **Neutral**
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt5: Teaching and Research

Opt5D: Oxford Brookes University: Support the growth of Oxford Brookes University through the redevelopment and intensification of academic and administrative floorspace on their existing sites at Headington Hill and Gypsy Lane.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- **Neutral**
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt5: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt5?

## Opt6: Sites for small businesses and start-up spaces for other employment uses

Opt6A: Support the development of start-up and small businesses on all Category 2 employment sites but not on Category 1 sites.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree

- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

The Wolvercote Neighbourhood Forum would support this if the businesses were appropriate alongside housing on the Mill Site. Noise and traffic would be a limiting consideration.

## Opt6B: Sites for small businesses and start-up spaces for other employment uses

Opt6B: Support the development of start-up and small businesses in city and district centres.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt6: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt6?

## Opt7: New academic floorspace for Private Colleges/language schools

Opt7A: Restrict the expansion of existing language schools, summer schools and independent colleges for over 16s by only permitting further development up to a certain percentage increase, and only subject to clear demonstration of the positive benefits to the local economy. Limit such development to a point that it discourages new entrants to the sector.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

We trust there will be no proposals for these in this Ward.

## Opt7: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt7?

## Opt8: Opportunities for local employment, training and businesses

Opt8A: Require larger construction projects to ensure that opportunities are given to local firms to realistically bid for work.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Options

The Wolvercote Neighbourhood Forum would give strong support for this on the Northern Gateway.

## Opt8: Opportunities for local employment, training and businesses

Opt8B: Require larger construction projects to provide training and employment opportunities for local people through a Community Employment Plan.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

We would strongly support this. The development of the Northern Gateway will provide large construction projects where there should be many training and employment prospects for local people.

## Opt8: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt8?

## Section 3: Creating a pleasant place to live, delivering housing

Key policy areas included in this part of the consultation:

- Overall housing target for the plan period
- Affordable housing requirements and financial contributions towards affordable housing from small residential sites and other development
- Types and sizes of homes
- Change of use from existing homes to other uses
- Houses in Multiple Occupation (HMOs)
- Residential and new student accommodation provided by the Universities
- Older persons accommodation
- Accommodation for travelling communities
- Homes for boat dwellers (residential moorings)
- Privacy and daylight, internal and outdoor space standards in new residential developments

### Opt9: Overall housing target for the plan period

Opt9A: Set a capacity based target aimed at meeting as much of the Objectively Assessed Need as possible by boosting housing supply balanced with appropriate consideration of other policy aims. Continue to work with adjoining authorities to deliver sustainable urban extensions to meet housing need that cannot be met within Oxford's administrative boundary.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

### Opt9: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt9?

### Opt10: Determining the priority types of Affordable Housing

Opt10A: Continue to prioritise delivery of social rented affordable housing, to ensure that the needs of those who can least afford housing in Oxford are prioritised. For example, continue the current 80/20 split of affordable housing.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Options

This approach is right in principle but could be more flexible as Opt 10B.

## Opt10: Determining the priority types of Affordable Housing

Opt10B: In certain circumstances (when meeting employment sector specific needs, delivering a affordable housing in perpetuity and linked to incomes) prioritise the total number of affordable housing units by readdressing the balance between social rent and intermediate forms of affordable housing (which might include affordable homes to rent at no more than 80% of market rates). (This option relates directly to the “Meeting intermediate housing or employment sector specific needs based on local affordability approaches” option a below.)

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

This option offers more flexibility and seems to offer more advantages than Opt10A, including more affordable housing and possible permanent affordability. Allegedly it would allow a wider range of tenures and forms of homes and this should be encouraged. Therefore we would prefer this approach over maintaining the status quo.

## Opt10: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt10?

No further comment.

## Opt11: Determining the approach to setting the level of the Affordable Housing

Opt11A: Continue with current approach to prioritise delivery of affordable housing, requiring a proportion of affordable housing. A robust % target will be set, based on viability testing. Currently, 50% affordable housing is required.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

This sounds reasonable in theory, but does not appear to work in practice, because the developers always seem to be able to argue that such targets are unviable. We need more transparency in the viability testing process. Council needs to be stronger in standing up to viability arguments by developers and ideally the viability tests should be presented to an independent assessor.

## Opt11: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt11?

We would agree with the rejected option, but incorporation of the alternative option with the preferred option needs to be further investigated. The mix of dwellings on any development should always be based on real local need, not just market need, and this should be the case with affordable housing provision above all.

## Opt12: Meeting intermediate housing or employment sector specific needs

Opt12A: On specified sites, allow schemes that are up to 100% intermediate housing, with reduced or no element of social rent housing required. This could apply to University and Hospital Trust sites to support key staff; school campus sites, or other staff accommodation schemes.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree

Strongly disagree

Please enter any additional comments on our Preferred Options

This approach leads to many questions, such as:

- When a resident changes job, will he or she need to move house?
- If the landowner decides to pass on the management of the properties to a commercial manager or housing association (e.g. Webbs Close or Jordan Hill) could the terms of tenure be affected? (e.g. introduction of right to buy, etc.)

## Opt12: Meeting intermediate housing or employment sector specific needs

Opt12B: For intermediate forms of affordable housing, prioritise homes for rent, such as affordable rent.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

We support the aim to retain stock of affordable housing in perpetuity.

## Opt12: Meeting intermediate housing or employment sector specific needs

Opt12C: Have a specific local affordability policy pegged to local incomes and house prices, rather than occupations or employment sectors.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

We support the aim to retain stock of affordable housing in perpetuity.

## Opt12: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt12?

The alternative option seems sensible given the high proportion of renting in Oxford. Perhaps this should be incorporated within the preferred options.

## Opt13: Providing affordable housing from larger sites

Opt13A: Continue to require provision of onsite affordable housing for developments of 10 units or more, or on sites of 0.25ha or greater.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

We support this approach in principle, but see our comment below.

## Opt13: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt13?

A fixed threshold could encourage developers to build fewer but bigger houses to keep below the threshold; it could result in fewer affordable units being built. This policy would be a rather blunt instrument, so it would be better to have a more gradual scale.

## Opt14: Affordable housing financial contributions from small sites

Opt14A: Require an off-site financial contribution towards affordable housing from sites with a capacity for 2-9 dwellings.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

No further comment.

## Opt14: Affordable housing financial contributions from small sites

Opt14C: Adjust the mechanism of calculating contribution (currently calculated on number of dwellings or site area). Alternatives could be a flat rate tariff per unit, or to calculate the contribution based on floorspace of the development (similar to CIL process).

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

See our comments on the alternative or rejected options in Option 13. Another mechanism to calculate the developer's contribution would be welcomed if it were to result in a desirable mix of dwellings.

## Opt14: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt14?

We disagree that Option 14E should be rejected. Flexibility and graduation of the scale of contributions might be a good idea.

## Opt15: Contributions towards affordable housing from other development

Opt15A: Continue to require financial contributions towards affordable housing from student accommodation developments.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Options

No further comment.

## Opt15: Contributions towards affordable housing from other development

Opt15C: Continue to require affordable housing contributions from any self-contained units of accommodation within C2 care home/ residential institution developments (e.g. staff accommodation), (either financial contributions or onsite affordable housing provision where appropriate).

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

No further comments.

## Opt15: Contributions towards affordable housing from other development

Opt15E: Continue to require affordable housing contributions from commercial developments (either financial contributions or onsite affordable housing provision where appropriate).

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

No further comments

## Opt15: Contributions towards affordable housing from other development

Opt15G: Require affordable housing contributions from purpose built HMO or non-self-contained C4 developments (either financial contributions or onsite affordable housing provision where appropriate). Would not apply to C3 to C4 conversions.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

No further comments

## Opt15: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt15?

We would not support policies which would reduce the income in support of affordable housing.

## Opt16: Mix of dwelling sizes to maintain and deliver balanced communities

Opt16A: Continue to require the mix of dwelling sizes to meet need and prioritise larger units (3+ beds) in key areas.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

We are not convinced by the evidence that larger dwellings should be prioritized. We welcome the idea that assessments of need and mix should be done on a more regular basis and that SPDs could be used to achieve this. We think that updates should occur every 5 years at least. The research should be carried out by an independent specialist with no allegiances to developers or landowners.

## Opt16: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt16?

We would not agree to Options 16B or C, since we believe that developers tend to be guided by financial considerations. We are neutral on Option 16D, since we are not convinced by the evidence that smaller units are not needed.

## Opt17: Thresholds for mix of dwelling sizes (‘balance of dwellings’)

Opt17A: Raise the threshold at which the policy applies; specifying a housing mix only for larger strategic scale developments (e.g. 25+ units).

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

We agree that the priority should be to provide for the needs of a widest range of households, and therefore accept the reasoning for the most part. However we are not convinced by the assertion that “smaller developments are likely to continue delivering small units”. This is certainly not the case in parts of our neighbourhood.

## Opt17: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt17?

Options 17B and C should be rejected.

## Opt18: Change of use from existing homes/loss of dwellings

Opt18A: Include a criteria based policy that would be used in determining whether development proposals that would result in the net loss of existing homes would be acceptable.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

No further comment.

## Opt18: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt18?

We think that Option 18B could be incorporated with 18A to provide flexibility.  
We agree that Option 18C should be rejected.

## Opt19: Houses in Multiple Occupation (HMOs)

Opt19A: Allow new purpose-built HMOs in appropriate locations, including employer-provided or staff accommodation

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Options

We are pleased to see that the City is now recognizing this need.

## Opt19: Houses in Multiple Occupation (HMOs)

Opt19B: Control how and where new HMOs are allowed by setting criteria to control how they are provided and managed and by restricting HMO numbers where there is already a high concentration of existing HMOs.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

We accept the problems that can be associated with the unregulated growth of HMOs in existing residential areas. In fact this is a sensitive issue for some residents in our area and in one instance the application of the current policies appears to have brought about a less than satisfactory outcome. Therefore we agree that regulation is necessary, but that, from time to time, the operation of approved HMOs needs to be monitored and regulations modified accordingly.

## Opt19: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt19?

We agree that Option 19C should be rejected.

## Opt20: Linking the delivery of new University academic facilities to the delivery of University provided residential accommodation

Opt 20A: Linking new or redeveloped university academic accommodation... Set the threshold based on existing numbers, potentially reducing across the Plan period and varying between each university.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Options

No further comment

## Opt20: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt20?

No comment.

## Opt21: New student accommodation

Opt21A: Focus development of new student accommodation only on allocated sites, existing campuses, in district centres and the city centre. (Sites will only be allocated for this use if they are considered to be in locations as listed, or on radial routes).

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Options

We think that student accommodation should be controlled, but we are not clear about the benefits of Opt 21A over Opt 21B. Probably 21A is preferred because it enables there to be more sites for housing.

## Opt21: New student accommodation

Opt21E: Ensure new speculatively built student accommodation is tied to students of the University of Oxford and Oxford Brookes University only.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Provision of student accommodation to institutions other than the universities would use land that is needed for housing.

## Opt21: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt21?

We think that options 21B, C & D can be rejected. We agree that new student accommodation should be restricted to the two universities, so Opt 21F & G can also be rejected.

## Opt22: Older persons accommodation

Opt22A: Include a policy that is generally supportive of older persons accommodation integrated as part of developing mixed and balanced communities.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

We agree that provision for the elderly should be made, particularly if it is attractive enough to encourage people to downsize. We believe that our area could benefit from more provision, as is demonstrated by the results from one of our questionnaires circulated within the neighbourhood. However, housing which is designed exclusively for the elderly may not be attractive to some. This is an area where innovative thinking needs to be applied. Some sites could incorporate, for example, co-housing groups where people of different ages could share facilities and care for each other.

## Opt22: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt22?

We agree that alternative option 22B is probably not necessary and agree that options 22C & D should be rejected.

## Opt23: Accommodation for travelling communities

Opt23A: Seek to meet identified need by working with adjoining areas. Allocate any suitable sites identified and set out criteria of suitability.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

No further comments

## Opt23: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt23?

No further comments

## Opt24: Homes for Boat Dwellers

Opt24A: Assess need for residential boat moorings and include a criteria based policy for determining planning applications for residential moorings, covering access for emergency services and an assessment of the availability and distance between facilities.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

Boats dwelling adds to the diversity of our neighbourhood. Boats provide alternative and genuinely affordable housing and provide interest and character to the canal and riverside. Therefore continuing provision must be made.

## Opt24: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt24?

It is probably not necessary to allocate sites for moorings (Opt 24B) but a policy on residential moorings would be helpful, therefore reject Opt 24C.

## Opt25: Privacy and daylight

Opt25A: Continue with current policy to ensure new residential development provides good privacy and daylight for the occupants of existing and new homes, setting out the factors that will be considered and including the 45 degree guidelines.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

No further comment

## Opt25: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt25?

We think that options 25B and C should be rejected.

## Opt26: Housing internal space standards

Opt26A: Use the nationally described space standards as the basis for a policy.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

We are concerned about the conditions associated with the 'optional Building Regulations' for applying these standards. What 'evidenced local need' will be required? If the viability is brought into question and choices have to be made, what priorities will be considered? For instance, we think that space standards are ultimately more important than affordability. The policy will need to be made clear.

## Opt26: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt26?

Opt 26B should be rejected.

## Opt27: Outdoor space standards

Opt27A: Require a certain size of outdoor amenity space, and specify requirements for quality in new developments.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

No further comment

## Opt27: Outdoor space standards

Opt27B: Allow part of the required outdoor amenity space in new developments to be met through provision of shared amenity space

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

On larger sites, this space could include allotments and/or community gardens.

## Opt27: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt27?

This option should be rejected

## Opt28: Accessible and adaptable homes

Opt28A: Have a policy to implement the “optional technical standards” on accessible homes available through Building Control.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Very important, but this should require space standards to be increased further over Opt 26A. (See comments above re. optional Building Regs.)

## Opt28: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt28?

This option should be rejected.

## Section 4: Making wise use of resources & securing a good local environment

Key policy areas included in this part of the consultation:

- Supporting development on previously developed land and allocated greenfield sites
- Density and efficient use of land
- Green Belt
- Energy efficient design and construction
- Carbon reduction in residential and non-residential development
- Sustainable retrofitting of existing buildings
- Water efficiency in new residential developments
- Community energy schemes, heat networks and Combined Heat and Power (CHP)
- Flood risk and flood mitigation
- Surface and groundwater flow and groundwater recharge
- Health Impact Assessment
- Air Quality
- Nuisance such as noise and light
- Contaminated land

### Opt29: Making use of previously developed land

Opt 29A: Restrict development to previously developed land (with a special focus on developing higher density schemes around transport hubs such as the district centres and the railway station) and specific greenfield sites that have been identified as suitable for allocation.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

This is not a well-designed option. It is not possible to assent to the whole option. We agree to the proposal to restrict development to previously developed land and resist piecemeal development. The inclusion of 'specific greenfield' sites and the reference to 'underused and vacant sites' is a matter for concern. The proposal to develop 'higher density schemes around transport hubs' also needs careful evaluation because of the danger of adding to congestion and pollution

## Opt29: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt29?

In view of the reservations expressed in relation to Option 29, Option 29B would protect biodiversity, green spaces and recreational land. It describes why green spaces are not just 'underused and vacant sites'.

## Opt30: Density and efficient use of land

Opt30A: Have a policy requiring that development proposals make the best use of site capacity, in a way that is compatible with both the site itself and the surrounding area, with building heights and massing at least equivalent to the surrounding area, and bearing in mind that larger-scale proposals will be suitable in many situations.

To what extent do you agree or disagree with our Preferred Option? **We can neither agree or disagree with the Option as worded – see comment below.**

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

The option should not read 'at least equivalent to the surrounding area'. This could open the door to inappropriate building heights. It should read 'normally equivalent to the surrounding area'. Of course larger-scale proposals are suitable in some places, but it should not be assumed that will be acceptable as a matter of course. See Options 66 to 71.

## Opt30: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt30?

## Opt31: Green Belt

Opt31A: Review the Green Belt boundaries and be predisposed to allocate Green Belt sites within the city for housing (taking into account other relevant considerations) that are rated as having a 'moderate' and 'low' impact on the Green Belt, as determined by the Green Belt Study 2016, undertaken by LUC. Do not review the Green Belt boundary or allocate sites where the impact would be 'high'.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree

- Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt31: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt31?

It is very clear from the questionnaire delivered to all households in the Ward, our meetings and workshops that there is majority resistance to building on the Green Belt. Options proposing development frequently misunderstand the nature and purpose of the Green Belt. It cannot be evaluated as having 'minimal recreational, biodiversity and flood storage' value and therefore dispensable. The Review of the Oxford Green Belt carried out in 2017 led to the City focussing on certain areas assessed as of low or moderate value, and choosing those areas for future development. In Wolvercote, Frideswide Farm and Pear Tree Farm, parcels of Green Belt land, were identified as suitable for development. Both were assessed as Moderate for Harm. Paragraph 74 of NPPF says that "existing open space should not be built on unless it has been clearly shown to be SURPLUS TO REQUIREMENTS". (NB This is any green space and not just Green Belt). Where has it been shown that this land is 'surplus to requirements'?

The Green belt, however, is supposed to prevent urban sprawl and the coalescence of settlements. The function of the space in achieving these aims, not the quality of the space, is what is important.

The observation that neighbouring authorities are prepared to approve Green Belt development should not affect this. In fact a proposal by Cherwell D.C. to develop 32 hectares adjacent to the City's proposed site 107 (land at Frideswide Farm) would produce the urban sprawl the Green Belt is intended to prevent. The justification slipped in under D re Green Belt locations being 'sustainable' and near 'sustainable transport networks' is not at all convincing. It could be used as an argument to develop any Green Belt site near a major road.

## Opt32: Energy efficient design and construction

Opt32A: Include a policy that has specific requirements for design and construction, including energy performance or carbon emission target standards that exceed current Building Regulations. This policy would set out a number of design principles that would have to be considered by applicants.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

Local evidence suggests support for this

## Opt32: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt32?

## Opt33: Carbon reduction in non-residential development

Opt33A: Require non-residential development of 1000m<sup>2</sup> or more to demonstrate carbon reduction by meeting BREEAM outstanding or excellent.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Local evidence suggests support for this

## Opt33: Carbon reduction in non-residential development

Opt33B: Require non-residential development of 500-1000m<sup>2</sup> to demonstrate carbon reduction by meeting BREEAM excellent or very good.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Local evidence suggests support for this

## Opt33: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt33?

## Opt34: Carbon reduction from residential development (not mutually exclusive)

Opt34A: Include a policy requiring a percentage carbon reduction from on-site renewable energy systems and low carbon technologies from residential development.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Local evidence suggests support for this

## Opt34: Carbon reduction from residential development (not mutually exclusive)

Opt34B: Reduce the policy threshold down from the current level of 10 dwellings for developments that will be required to meet the carbon reduction target, to apply to all new dwellings.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Local evidence suggests support for this

## Opt34: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt34?

## Opt35: Sustainable Retrofitting of Existing Buildings

Opt35A: Include a policy supporting appropriate measures to sustainably retrofit existing homes and nonresidential buildings. This could include energy efficiency measures, such as internal/external roof, wall or floor insulation.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Not sure we have evidence to support agreement with these options but in general our respondents tend to be in favour of this kind of thing.

## Opt35: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt35?

## Opt36: Water efficiency (residential)

Opt36A: Introduce a policy requiring proposals for new residential development to meet the Building Regulations higher optional water efficiency requirement of 110 litres per person per day.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Not sure we have evidence to support agreement with these options but in general our respondents tend to be in favour of this kind of thing

## Opt36: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt36?

## Opt37: Community energy schemes, heat networks and Combined Heat and Power (CHP)

Opt37A: Include a policy supporting community/local energy schemes, heat networks and CHP (or CCHP i.e. Combined Cooling Heat & Power) and explaining how they could contribute to any carbon reduction targets.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option  
Not sure we have evidence to support agreement with these options but in general our respondents tend to be in favour of this kind of thing

## Opt37: Community energy schemes, heat networks and Combined Heat and Power (CHP)

Opt37B: Require new development to connect to a heat network if there is one in proximity.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option  
Not sure we have evidence to support agreement with these options but in general our respondents tend to be in favour of this kind of thing

## Opt37: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt37?

## Opt38: Flood risk zones

Opt38A: Include a policy that allows only water-compatible uses and essential infrastructure in undeveloped parts of flood zone 3b (the functional floodplain), and applies the sequential test for developments in other flood zones (in-line with NPPF guidance). Include a requirement to reduce or not increase run-off.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt38: Flood risk zones

Opt38B: Allow some development on brownfield, previously developed land in flood zone 3b, either small-scale household extensions or redevelopment of sites that does not increase the footprint of built development. Very high standards of flood mitigation measures and reduced run-off will be required to ensure it will not reduce flood storage or lead to increased risk of flooding elsewhere and to ensure its occupants are not put at risk.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt38: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt38?

## Opt39: Flood risk assessment

Opt39A: Include a policy setting out when a FRA is required, i.e. for all development in Flood Zone 2 or 3, for all development over 1 ha, for all development, including change of use in to a more vulnerable class where it would be affected by sources of flooding other than rivers, e.g. surface water drains. Set out in the policy that the broad approach of assessing, avoiding, managing and mitigating flood risk should be followed.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt39: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt39?

## Opt40: Sustainable drainage

Opt40A: Include a policy to give guidance on the implementation of SuDS and also when SuDS will be required, which would be for all developments unless shown not to be feasible.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt40: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt40?

## Opt41: Surface and groundwater flow and groundwater recharge

Opt41A: Include a policy that only permits development where there is no adverse impact on groundwater flow.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt41: Surface and groundwater flow and groundwater recharge

Opt41B: Include a policy that requires SuDS and an assessment to demonstrate there will be no adverse impact upon the surface and groundwater flow to the Lye Valley SSSI.

To what extent do you agree or disagree with our Preferred Option?

**Strongly agree**

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt41: Surface and groundwater flow and groundwater recharge

Opt41C: Include a policy that requires SuDS and a hydrological survey assessing the impact of development proposals on groundwater flows to the SAC.

To what extent do you agree or disagree with our Preferred Option?

**Strongly agree**

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt41: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt41?

## Opt42: Health Impact Assessment

Opt42A: Include a policy that requires all developments over a certain size (e.g. major developments) to submit a Health Impact Assessment as part of an application.

To what extent do you agree or disagree with our Preferred Option?

**Strongly agree**

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

Perhaps 'major' is too large. A definition of size is needed here

## Opt42: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt42?

## Opt43: Air quality assessments

Opt43A: Air Quality Assessment will be required for all major developments, or any other development considered to have a potentially significant impact on air quality. Any resultant significant impacts on air quality in an air quality management area must be mitigated. The Air Quality Assessment should consider sources of air pollution including transport generated and from combustion systems.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt43: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt43?

## Opt44: Air Quality Management Area

Opt44A: Include a policy which ensures that future development does not conflict with the Oxford Air Quality Action Plan, and that development does not have a net adverse impact on the air quality in the Air Quality Management Area, or in other areas where air quality objectives are unlikely to be met.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt44: Air Quality Management Area

Opt44C: Planning Permission will not be granted for any development that introduces new occupants in areas where air quality objectives are not being met, without making provisions to address local problems of air quality [particularly within AQMAs], such as by design solutions, buffer zones or steps to promote greater use of sustainable transport modes through travel plans. Particular attention should be paid to development proposals such as housing, homes for elderly people, schools and nurseries in those locations.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt44: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt44?

## Opt45: Protection of future occupants against nuisances such as noise and light

Opt45A: Require adequate protective measures if future occupants of residential development would otherwise suffer from nuisance, e.g. from noise, dust, fumes, odour, vibration, light or proximity to hazardous materials.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt45: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt45?

## Opt46: Lighting and light pollution

Opt46A: Include a policy to ensure that new proposals do not result in unacceptable levels of light pollution and light spillage.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt46: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt46?

## Opt47: Noise and noise pollution

Opt47A: Include a policy which only permits development where it will not cause unacceptable noise, particularly near noise-sensitive uses and amenity spaces.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

Wolvercote residents are currently concerned about noise pollution from A34

## Opt47: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt47?

## Opt48: Contaminated land

Opt48A: Require submission of details of investigation of any site suspected to be contaminated and details of remedial measures, which must then be carried out.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt48: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt48?

## Section 5: Protecting & enhancing Oxford's green setting, open space & waterways

Key policy areas included in this part of the consultation:

- Public Open Space and Green Infrastructure
- Biodiversity sites, wildlife corridors, protected species
- Playing pitches
- Allotments
- Watercourses – improvements to our blue infrastructure
- Species enhancement in new developments
- Trees affected by new development
- Green/brown roofs and walls
- Enhanced walking and cycling connections

## Opt49: Managing the overall amount of Public Open Space in Oxford

Opt49A: Focus on protecting green spaces that are important Green Infrastructure and improving the quality of green spaces. Do not set an overall target for the total quantity of public open space across the city.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt49: Alternative/Rejected Options

The heading refers to public open space, NOT green space. Please clarify what is the difference between “open” space and “green” space.

Currently, Oxford has 5.75ha per 1000 population (and a requirement for 10% of on-site open space per 20 dwellings in new development)

The Options Document argues that this is no longer realistic, as most new developments are small. However, there should be a reference here to requirements on large developments.

So, the document rejects the idea of a ratio of space per 1000 population, and also Oxford City Council’s own policy (Green Space Strategy), of maintaining 785ha per 1000 population of total unrestricted open space, with the hope to increase this.

We oppose the preferred option, and support rejected option C. The inclusion of the words “high quality” in the context of open green space in Option C would improve it even more.

The Wolvercote Neighbourhood Forum has a proposed policy (GBS6) on green spaces which suggests 15% of new developments should have a mix of public and private open space, 50% of which should be green space.

## Opt50: Creating a green infrastructure policy designation

Opt50A: Use the Green Infrastructure Study to identify the green spaces that are worthy of protection for their social, environmental and economic functions and create a new ‘Green Infrastructure Network’ designation.

Include a policy which protects these spaces.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Green Infrastructure Designation will be based on social, environmental and ECONOMIC functions, then these areas will be protected. There is no explanation of what an economic function of a green space is, and this is necessary, as it is not clear. It is also not clear what such a designation would mean, and this is important, as these are the areas to be protected in future.

It is also important that large areas of green space, e.g. Cutteslowe and Sunnymead Park, are protected with their existing boundaries.

## Opt50: Creating a green infrastructure policy designation

Opt50B: Continue to have separate policies and protections for some specific types of green infrastructure, for example playing pitches, biodiversity sites, allotments.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

The retention of some specific types of green infrastructure with separate policies and protections, e.g. playing pitches, biodiversity sites, allotments, is supported.

## Opt50: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt50?

## Opt51: Securing net gain in Green Infrastructure provision

Opt51A: Require larger developments (likely to be sites of 1ha or more) to provide public green space on-site that is at least of a size suitable to be a ‘Small Park’. Require financial contributions from smaller developments towards the improvement of existing green spaces or the creation of new parks in identified locations.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option [See below under Opt 51B.](#)

## Opt51: Securing net gain in Green Infrastructure provision

Opt51B: Create new public open space by allowing development on parts of some private green spaces (those which have been assessed to have a minimal contribution to the green

infrastructure network) to facilitate public access and improve the quality of the remaining open space.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Larger developments (over 1 ha) will be required to provide public green space on-site that is at least of a size suitable to be a “small park”. Smaller developments will be required to contribute financially towards the improvement of existing green space, or the creation of new parks in identified locations.

There needs to be a definition of the term “small”, as this could vary from a small children’s play area to a football pitch. There is also no guarantee that open space which is the result/focus of small developments would be within striking distance of the residents of those developments.

What is included in the definition of those areas of privately-owned open space judged to make “a minimal contribution to the green infrastructure network”? What is the mechanism for deciding on their “minimal contribution”? Would this apply to the farms in Wolvercote?

Option C would maintain or increase the existing amount of accessible green space.

Mention should be made of green infrastructure on small developments – e.g. street trees, gardens etc.

## Opt51: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt51?

We support Option C.

## Opt52: Ensuring new developments improve the quality of Green Infrastructure

Opt52A: Require developers to demonstrate (for example in the Design and Access Statement) how new or improved green infrastructure features will contribute to (for example):

- Public access
- Biodiversity
- Soil protection
- Climate change (including flood risk)
- Sustainable drainage
- Health and wellbeing

- Recreation and play
- Character/sense of place
- Connectivity of walking and cycling routes
- Creating linkages with the wider green infrastructure network (and the countryside)
- Food growing

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option [See below under Opt 52B](#).

## Opt52: Ensuring new developments improve the quality of Green Infrastructure

Opt52B: Require developers to demonstrate how existing green infrastructure features not formally protected as green infrastructure through the Local Plan have been incorporated within the design of new development.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

The comments on A mention that Access and Design Statements should cover “most development in a conservation area”. In our view, the requirement for a Statement must always apply in a conservation area.

The comments on B refer to natural features which are not formally recognised through the Local Plan, but which should nonetheless be retained “where appropriate”. “Where possible” would be better, as many small features are important links with existing residential areas. The comments also refer to “garden land developments”, but using the even weaker phrase “considered in developing the design”. Hedgerows and trees are even more likely to be an important part of an existing residential garden, and should where possible be retained. The onus in both A and B should be on developers to show why such features cannot be retained.

## Opt52: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt52?

## Opt53: Biodiversity sites, wildlife corridors. Species protection.

Opt53A: Protect a hierarchy of international, national and locally designated sites of importance for biodiversity, including connecting wildlife corridors.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

The comments on A only mention Port Meadow SAC, and it is important to include the adjacent Wolvercote Common, also SAC designated.

## Opt53: Biodiversity sites, wildlife corridors. Species protection.

Opt53B: Protect other sites with biodiversity interest. The use of a biodiversity calculator will be required to demonstrate net gain for biodiversity. The principle of the ‘avoid, mitigate, compensate’ hierarchy will be expected, and where damage is unavoidable, offsetting may be considered as long as overall net gain is demonstrated.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt53: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt53?

## Opt54: Playing pitches

Opt54A: Have a criteria based policy to protect playing pitches, allowing loss under certain limited circumstances which are clearly set out in the policy. These might include

replacement nearby or improvement to nearby facilities, or demonstration they are surplus to requirements.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

How would the pitches be assessed as surplus to requirements “over the plan period”? We are not sure how this could be assessed so far into the future. Another danger is they are allowed to be built on now, without being replaced nearby (no definition of nearby). Option 50B seems at odds with the approach of this Option.

## Opt54: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt54?

Option C We support this, as the safest option for the protection of pitches as useful green space.

## Opt55: Allotments

Opt55A: Have a criteria based policy to protect allotments, considering the loss of allotments or parts of allotments only under certain very exceptional circumstances such as them being disused or having substantial areas unused for a long time suggesting they are too large for demand in the area, replacement nearby.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

No mention is made of a possible increase in the number of allotments (although food growing is mentioned at the end of a long list of examples of green infrastructure features under Option 52 A). If allotments are beneficial, providing a range of social and environmental benefits, the Local Plan should aim to increase their number wherever possible.

## Opt55: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt55?

We support the alternative option of blanket protection of allotments, and suggest that there may be more. (Wolvercote Neighbourhood Forum policy GBS4 supports this approach, and suggests that communities should be involved in decisions on the future of allotments.)

## Opt56: Protecting and promoting watercourses

Opt56A: Where development is proposed adjacent to watercourses, require developers to demonstrate (for example in the Design and Access Statement) how they will protect and positively promote the watercourse.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

We are unsure about the need for “re-profiling” of water courses, unless it is part of bringing it back to its natural state.

## Opt56: Protecting and promoting watercourses

Opt56B: Identify potential improvements in access to blue infrastructure such as towpath links or increased accessibility through policy.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

There should be a maximum speed for cyclists on tow-paths, and proper arrangements need to be made for the maintenance of the paths.

## Opt56: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt56?

## Opt57: Species enhancement in new developments

Opt57A: Integrated ecological enhancements such as bird, bat and invertebrate boxes and planting of native species (particularly those which provide rich sources of nectar for pollinators) will be required in all developments.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt57: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt57?

## Opt58: Trees affected by new development

Opt58A: Only allow the loss of trees where it is clearly justified and where possible mitigated. Require developers to demonstrate how the retention of existing trees and the planting of new trees has been considered in the design and layout of new development and outside spaces. This should include consideration of how tree canopy cover can be protected or enhanced.

To what extent do you agree or disagree with our Preferred Option? [See comment below at Opt 58B.](#)

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt58: Trees affected by new development

Opt58B: Expect developers to have considered options for mitigating against any tree loss, for example:

- Replacement of tree removed
- Additional tree planting
- Protection of tree canopy cover
- Where trees cannot be replaced, instead provide green roofs or walls

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

If trees are lost because of development, their loss **must** be mitigated, not just “where possible”. TPOs should remain as a means of protecting particularly important trees.

## Opt58: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt58?

## Opt59: Green/brown roofs and walls

Opt59A: Introduce a policy in support of green/brown roofs and green walls.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt59: Green/brown roofs and walls

Opt59B: Introduce a policy requiring green/brown roofs for all developments with a flat roof over a certain size.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt59: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt59?

## Opt60: Enhanced walking and cycling connections

Opt60A: Identify potential new routes for cycle and footpaths across open spaces such as public parks, particularly where links would be created to other parts of the network, or major destinations would be joined.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Care must be taken with green space such as Wolvercote Common and Wolvercote Green, which are SSSIs, and as such may not be suitable for cycling routes.

Cyclists need to be separated from the recreational users of the park eg small children. There have been concerns about safety in Cutteslowe Park regarding the mix of fast cyclists and pedestrians. It is important that these paths do not affect the open quality and safety of important parks.

## Opt60: Enhanced walking and cycling connections

Opt60B: Identify new routes for cycle and footpaths across private open spaces and deliver by negotiating landowner interest or enabling development.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt60: Enhanced walking and cycling connections

Opt60C: Ensure new development does not bisect cycle ways/public rights of way/bridleways/ecological corridors.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Section 6: Enhancing Oxford's unique heritage & creating quality new development

Key policy areas included in this part of the consultation:

- Creating successful places and responding to Oxford's character and site context
- Integrated high quality public realm, including design of streets, and landscape design
- Building heights
- Design of new buildings
- Altering existing buildings
- Shopfronts and signage
- High buildings, view cones and high building area
- Listed buildings and their setting and assets of Local Heritage Value
- Conservation Areas, scheduled monuments, important parks and gardens
- Archaeology

### Opt61: Creating successful places

Opt61A: Include a policy that sets out the best practice requirements and principles for successful place-making in all new development, including legibility, connectivity and integration in the context of Oxford.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

This policy on 'place making' would not be sufficient by itself to achieve the desired consequences. It would need to be supported by other policies, including those listed in Options 62 to 69 and other policies to achieve objectives such as "creation of communities", "encouragement of active travel" and "reduction of car use". Consideration should be given to the production of design guides, which should be area specific.

### Opt61: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt61?

A policy specific to Oxford would be better than following the NPPF.

## Opt62: Responding to Oxford's character and site context

Opt62A: Include a policy that requires new developments to respond to the unique characteristics of Oxford, and the immediate context of the site, identified by use of Oxford Character Assessment Toolkit, in terms of natural and built environment; historic features including grain of the historic core; scale; massing; rhythm and articulation.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

It might be useful to clarify (here and elsewhere in the document) what is meant by new developments and to distinguish between infill sites (which often add up in an area to affect street character) and larger sites of ,for example, 5 or more dwellings.

The consequences of using the Oxford Character Appraisal Toolkit are in part misleading. Under the heading of character and context it would seem to us unlikely that "housing quality" and "good design" could be ensured solely by applying the Toolkit. Application of policy options presented in other sections of the report (e.g. 3 & 4) would be needed.

## Opt62: Responding to Oxford's character and site context

Opt62B: Include a policy that sets out design criteria for development of residential gardens.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

This is a highly controversial issue in our area (particularly Woodstock Road, Davenant Road and Blandford Avenue) and needs careful attention. In addition to the issues listed, design would also need to consider car parking and privacy from overlooking.

## Opt62: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt62?

This alternative should be rejected.

## Opt63: Creating an integrated high quality public realm and setting of buildings

Opt63A: Include a policy setting out requirements for the design of streets, including hierarchies, proportion, wayfinding, relationship of buildings to the street, opportunities for play, car parking design, and cycle parking and storage design.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

With reference to alterations/small development in existing streets, we have particular concern about front gardens being paved over for car parking. (This should not be an issue on new multi-dwelling developments - see general comment under Opt 62A). Not only is the character of the street being affected, through loss of greenery, but also flood risk is increased through the use of impervious paving materials.

## Opt63: Creating an integrated high quality public realm and setting of buildings

Opt63B: Include a policy on landscape design, including requirements for quality, amenity, sustainability and enhancing biodiversity.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

No further comment

## Opt63: Creating an integrated high quality public realm and setting of buildings

Opt63C: Include a policy requesting incorporation of a Public Art in certain new developments, supported by a Technical Advice Note.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

If the developer is to be expected to provide the work of public art, quality may be compromised and therefore less desirable. If it can be combined as part of play equipment and/or hard landscaping, the quality might be higher.

## Opt63: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt63?

We agree that all steps should be taken to achieve highest quality.

## Opt64: Secure by design

Opt64A: Continue to require proposals to demonstrate compliance with the Secure by Design scheme.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

No further comment.

## Opt64: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt64?

This alternative should be rejected.

## Opt65: High quality design of new buildings

Opt65A: Include a policy on the design of new buildings requiring that they are of high quality design.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

The definitions of “poor”, “standard”, and “high quality” design and “well-designed” need to be better clarified here. It seems to us that the context of the “design” being referred to in this section seems to refer solely to the public realm as in the outward appearance of buildings and the quality of external materials (i.e. durable materials – “will remain useful for longer”). We would welcome this approach being applied to all parts of the City, not just the historic or beautiful areas, but clearly it would have to relate to context.

We also agree that something needs to be done to control the installation to the outside of buildings of services, such as mobile phone and cctv equipment.

## Opt65: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt65?

This alternative should be rejected.

## Opt66: Building heights

Opt66A: Include a policy setting out requirements for taller buildings, including appropriate location/ height; expectations for intensification of sites in district centres and on arterial roads; massing; orientation; the relation of the building to the street; the potential impact of taller buildings on important views including both in to the historic skyline and out towards Oxford’s green setting; and exceptional design, supported by a Technical Advice Note.

(Options below relating to ‘High buildings, view cones and high building area’ are linked to this option.)

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

We would support the idea of mansion blocks and courtyard style developments rather than tower blocks to increase density and to use land more efficiently.

## Opt66: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt68?

This option should be rejected.

## Opt67: Altering existing buildings

Opt67A: Include a policy on the extension of existing buildings to ensure they respond appropriately to the existing form, materials and architectural detailing; retain the legibility and hierarchy of the built environment and do not have an adverse impact on the existing building or on neighbouring buildings.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

No further comments

## Opt67: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt67?

This alternative should be rejected.

## Opt68: Shopfronts and signage

Opt68: Include a policy that sets out criteria for determining applications regarding detailed matters of design, for shop fronts, advertisements, shutters and canopies etc.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt68: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt68?

**This alternative should be rejected.**

## Opt69: Stores for bikes, waste and recycling

Opt69A: Include a policy setting out requirements for bike storage and bin storage inside and outside dwellings, including space requirements, location, access and design. Require details to be submitted with applications.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

**No further comments.**

## Opt69: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt69?

**This alternative should be rejected.**

## Opt70: High Buildings, view cones and high building area

Opt70A: Continue to define view cones and a high buildings area but instead of a rigid height limit introduce a set of criteria for assessing the impact of proposals on the skyline (based on the View Cones Study).

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

We agree with this more flexible approach, but see our comment to Opt 66A. We prefer the idea of mansion blocks and courtyard style developments to tower blocks. However we would consider supporting higher buildings where they can be carefully designed to act as barriers to vehicle noise from major roads and do not form 'canyons' where air pollution can build up.

## Opt70: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt70?

We agree with the rejection of both the alternative and rejected options.

## Opt71: Listed buildings and their setting

Opt71A: Include a listed building policy in-line with the NPPF, which requires assessment of the significance of an asset, whether proposals will cause harm to this and whether harm can be mitigated or is outweighed by public benefit. Introduce criteria that require an assessment relevant to Oxford.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

No further comment.

## Opt71: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt71?

We agree with the rejection of both the alternative and rejected options.

## Opt72: Assets of Local Heritage Value

Opt72A: Include a policy that requires development to consider heritage assets of local importance. The policy would also set out criteria for the assessing whether an asset has locally important heritage interest.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

No further comments

## Opt72: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt72?

Alternative option should be rejected.

## Opt73: Conservation areas

Opt73A: Identify Conservation Areas and include a general policy approach to determining applications in conservation areas in Oxford.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

No further comments

## Opt73: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt73?

We agree with the rejection of the rejected option.

## Opt74: Important parks and gardens

Opt74A: Do not include a policy relating to important parks and gardens but rely on other policies of the Local Plan.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

No further comment.

## Opt74: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt74?

The alternative option should be rejected.

## Opt75: Scheduled Monuments

Opt75A: Do not include a policy on Scheduled Monuments, but rely on national planning policy and other regulatory regimes.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

No further comment.

## Opt75: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt75?

The alternative option should be rejected.

## Opt76: Defining areas likely to have archaeological deposits

Opt76A: Continue to define a city centre Archaeological Area as an area where it is suspected archaeological deposits will exist, and where information defining the extent and character of deposits should be included in an application

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

No further comments

## Opt76: Defining areas likely to have archaeological deposits

Opt76b: Highlight (Outside of the city centre Archaeological Area) where there is a strong likelihood of archaeological deposits within allocated development sites, for example with a symbol within the policy as in the current Sites and Housing Plan.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

No further comments

## Opt76: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt76?

C seems like a good idea if data sources can be brought together as suggested.

## Opt77: Provisions for sites that include archaeological remains

Opt77A: Set out requirements for dealing with known archaeological remains of national or local significance. Specifically, require that the potential harm of cumulative impacts is considered (in the central archaeological area), and whether this can be mitigated through

recording and publication of results. Consideration should be given to provisions for storage where necessary.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

No further comment

## Opt77: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt77?

No further comment

## Opt78: Archaeological remains within listed buildings

Opt78A: Do not have a policy on archaeological remains in listed buildings, but rely on national planning policy and other regulatory regimes.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

No further comment

## Opt78: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt78?

No further comment

## Section 7: Ensuring efficient movement into and around the city

### Key policy areas included in this part of the consultation:

- Transport Assessments and Travel Plans (include servicing and delivery plans)
- City-wide pedestrian and cycle movement
- Walking, cycling and public transport access to new developments
- Tourist coaches and scheduled coaches (i.e. long distance coaches to London and the airports)
- Safeguarding Cowley Branchline
- Car parking and cycle parking standards in residential and non-residential developments
- Controlled parking zones
- Off-street public car parking

### Opt79: Transport Assessments and Travel Plans (inc. servicing & delivery plans)

Opt79A: Require TAs and TPs to review transport impacts and show transport measures proposed to mitigate them for all development that is likely to have significant transport implications.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

### Opt79: Transport Assessments and Travel Plans (inc. servicing & delivery plans)

Opt79B: Require transport assessments to also include servicing and delivery plans, where relevant.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree

- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt79: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt79?

## Opt80: Supporting city-wide pedestrian and cycle movement

Opt80A: Identify key links in the pedestrian and cycle network for completion or improvement and require these as part of development through site allocations.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt80: Supporting city-wide pedestrian and cycle movement

Opt80B: Require developers to demonstrate how their proposals connect to the city pedestrian and cycle network.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt80: Supporting city-wide pedestrian and cycle movement

Opt80C: Require developers to demonstrate how their street design ensures a good walking environment.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt80: Supporting city-wide pedestrian and cycle movement

Opt80D: Require developers to demonstrate how their street design ensures a good cycling environment.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

CIL money from developers should be used to pay for upgrade in dedicated cycle routes. Developers should be required to fully assess and demonstrate that impacts of vehicles will have a negative and reducing target and impact in their street design regarding pollution.

## Opt81: Supporting walking, cycling & public transport access to new developments

Opt81A: Introduce a travel hierarchy to prioritise walking, cycling, then public transport, then electric vehicles and car share then car share/car clubs over private car use, for example by reallocating road space.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Public transport needs equal priority to walking and cycling as many residents are unable to walk or cycle.  
Impose set numbers for electric vehicle charging points to exceed present needs, to encourage future uptake in use.

## Opt81: Supporting walking, cycling & public transport access to new developments

Opt81B: Require specific access measures to improve access by walking, cycling and public transport to allocated sites through their allocation policy.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt81: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt81?

## Opt82: Tourist coaches

Opt82A: Provide facilities just outside the city centre to the North/ South for tourist coach drop off and pick up, with tourist coach parking provided at Park and Ride sites or other suitable locations that can be identified, likely to be on the edges of the city.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt82: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt82?

## Opt83: Scheduled coaches (i.e. long distance coaches to London and the airports)

Opt83A: Assess whether there could be a change to where the scheduled coaches stop and circulate around the city centre, with the particular aim of avoiding the High Street.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt83: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt83?

## Opt84: Safeguarding Cowley branch line

Opt84A: Safeguard land that would be required to deliver the potential expansion of the Cowley branch line into a passenger railway line and the potential new stations.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt84: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt84?

## Opt85: Car parking standards – residential

Opt85A: Set low maximum/optimum car parking standards. Allow ‘car free’ residential development across the city (as long as there is a CPZ).

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt85: Car parking standards – residential

Opt85B: Require the provision of electric vehicle charging points on all homes with a private drive and a % on roads with unallocated parking.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt85: Car parking standards – residential

Opt85C: Include a policy that provision of car clubs will be supported.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt85: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt85?

## Opt86: Car parking standards – non-residential

Opt86A: Set low maximum/optimum car parking standards. Allow low car development across the city (as long as there is a CPZ) and allow only low car (operational and disabled parking) development near to transport hubs.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

The difficulty experienced by patients in accessing the hospital needs to be resolved. Often the only alternative to avoid changing buses is to drive or be driven. Patient parking provision therefore needs careful consideration

## Opt86: Car parking standards – non-residential

Opt86B: Require the provision of electric vehicle charging points on nonresidential developments.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt86: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt86?

## Opt87: Controlled parking zones (CPZ)

Opt87A: Support introduction of CPZs in areas of the city not covered currently, so that the whole city is covered by CPZs.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

This will need to be done gradually and with consultation and consent from local residents. Residents in part of our area do not think this is desirable currently. There is concern about the boundaries of CPZs causing displaced parking in neighbouring streets.

## Opt87: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt87?

## Opt88: Cycle parking standards – residential

Opt88A: Require high levels of residential cycle parking.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt88: Cycle parking standards – residential

Opt88B: Require specific facilities to facilitate cycle parking – e.g. secure, indoor storage for all new dwellings.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt88: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt88?

## Opt89: Cycle parking standards – non-residential

Opt89A: Include minimum standards for non-residential cycle parking set at a high level (likely to be an increase from existing).

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt89: Cycle parking standards – non-residential

Opt89B: Require specific types of cycle parking provision and facilities at major employment destinations to facilitate cycle parking e.g. showers and lockers.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt89: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt89?

## Opt90: Off-street public car parking

Opt90A: Don't allow additional off-street public parking spaces in the city centre and district centres.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt90: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt90?

There is concern since there are likely to be inadequate facilities at Westgate, and consideration is needed for selective sites maybe at set times.

## Section 8: Ensuring Oxford is a vibrant and enjoyable city to live in and visit.

Key policy areas included in this part of the consultation:

- Hierarchy of centres for town centre uses and widening the role of district centres
- The 'sequential approach' and 'sequential test' for location of town centre uses
- Impact assessment for town centre uses that are not located in existing centres
- Primary and Secondary Shopping Frontages of the City Centre, District and Local Centres
- Evening economy: cultural and social activities, tourist/visitor attractions
- Short-stay accommodation (hotels and guest houses)
- Infrastructure and developer contributions
- Digital Infrastructure
- Waste water and sewerage infrastructure
- Access to education (state primary and secondary schools)
- Primary healthcare services and hospitals
- Community facilities
- Pubs

### Opt91: Hierarchy of centres for town centre uses

Opt91A: Include a hierarchy of centres that defines areas/ centres that are suitable for a range of uses that attract a lot of people and to establish the priority locations for retail, cultural and tourism development:

1. City centre
2. Primary district centre (Cowley centre)
3. District centres
4. Local centres

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

**No comments**

### Opt91: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt91?

No comments

## Opt92: Widening the role of district centres

Opt92A: Define specific mix/role policies for each district centre to reflect the local character/function/strengths and any development opportunities.

Review the boundaries of the district centres.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

It is important to maintain the distinct flavours of different local centres across the City, while broadening their range of facilities.

## Opt92: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt92?

No comments

## Opt93: The “sequential approach” & "sequential test”:

Opt93A: Include a policy which sets out the sequential approach based on: centres first, then edge of centres and only out-of-centre locations where no alternative sites are available.

Require applicants to demonstrate how they have applied the sequential approach.

Include criteria that will be used to assess applications for town centres uses outside of the existing centres. These could include accessibility by public transport; that negative impacts on the road network can be mitigated; and no harm to adjoining land uses.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

- Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

No comments

## Opt94: “Impact Assessment”: threshold for requiring an impact assessment

Opt94A: Require new retail developments of 350m<sup>2</sup> gross and above to submit an impact assessment on the city centre and district centres and local centres.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree  
 Agree  
 Neutral  
 Disagree  
 Strongly disagree

Please enter any additional comments on our Preferred Option

It is very important to assess the impact of retail proposals at a much lower threshold than the 2500m<sup>2</sup> national default. 350m<sup>2</sup> seems like a sensible threshold for Oxford.

## Opt94: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt94?

No comments

## Opt95: Primary and Secondary Shopping Frontages of the city centre

Opt95A: Identify the Primary and Secondary Shopping Frontages in the city centre.

PSF and SSF would remain broadly similar to the frontages in the Local Plan 2001-2016 with the main changes being:

- George St would become SSF from PSF
- St Ebbe's would become SSF from PSF

Within these, adopt a flexible ‘hybrid’ policy that maintains A1 at 70% in PSF and 80% A Class in SSF across the whole city centre. Allows other uses as exceptions if criteria are met such as:

- Development would not have a significant adverse impact on the role and function of the centre
- Development would make more efficient use of the upper floors.

Allow no other uses other than A1, A3, A4 and A5 in the Covered Market.

Support new residential and employment on upper floors.

Identify the shopping frontages and resulting Primary Shopping Area on the Policies Map.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt95: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt95?

No comments.

## Opt96: Primary and Secondary Shopping Frontages of district and local centres

Opt96A: Include a policy identifying the Primary and Secondary Shopping Frontages for the district centres.

Within each district and local centre, adopt a flexible ‘hybrid’ policy that maintains a proportion of A1 in PSF and A Class in SSF across each District and local centre. Allows other uses as exceptions if criteria are met such as (criteria could vary depending on the district centre):

- Development would not have a significant adverse impact on the role and function of the centre
- Development would make more efficient use of the upper floors.

Support new residential and employment on upper floors.

Local centres would include St. Clements, Walton Street and Little Clarendon Street, High Street (east) and Rosehill.

PSF and SSF boundaries to be based on the recommendation in the Retail and Leisure Study.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

No comments

## Opt96: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt96?

## Opt97: Evening economy: cultural and social activities

Opt97A: Include a criteria based policy which protects existing venues, and provides a more detailed policy approach to determining new proposals (e.g. locational, clustering, and neighbourliness issues).

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Vital to have policies in place

## Opt97: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt97?

## Opt98: Tourist/Visitor attractions

Opt98A: Have a policy permitting new tourist attractions only where they will not increase road congestion, i.e. in locations easily accessible by public transport, and particularly the city and district centres, where they can be served by existing facilities, or through improvements to public realm or facilities.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt98: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt98?

Oxford will remain a tourist attractor whatever developments there may or may not be. Therefore it is essential for the Council to have in place active policies for controlling tourism-related developments and their location. The alternatives of prohibiting them, or allowing them without restraint are both unacceptable.

## Opt99: Short-stay accommodation (hotels and guest houses)

Opt99A: Include a policy which seeks to prevent the loss of existing short-stay accommodation to other uses

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt99: Short-stay accommodation (hotels and guest houses)

Opt99B: Include a policy to permit new purpose-built short-stay accommodation in the city centre, district centres and on Oxford's main arterial roads.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

We assume this policy is designed to encourage and prioritise the development of short stay visitor accommodation in centres and on arterial roads, but it should not imply prohibition of such developments everywhere else, as there may be valuable proposals in other areas.

## Opt99: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt99?

## Opt100: Infrastructure and developer contributions

Opt100A: Include a policy that sets out the approach to developer contributions (e.g. Community Infrastructure Levy and Section 106).

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt100: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt100?

## Opt101: Delivering High Quality Ubiquitous Digital Infrastructure

Opt101A: Require all developers of employment floorspace over a certain threshold to include the necessary infrastructure to ensure that future business occupants can benefit from high quality digital facilities.

Include a policy which is supportive of the expansion of high quality ubiquitous digital communications.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

Care should be taken to avoid being prescriptive about the infrastructure to be provided, since technical change is liable to make it obsolete.

## Opt101: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt101?

## Opt102: Waste water and sewerage infrastructure

Opt102A: Do not include a policy on water and sewerage infrastructure.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

We wonder whether Thames Water is the right organisation to carry the responsibility in this area, since it is the provider. Could there be a conflict of interest? It appears that if any problems are identified, the City Council (not Thames Water) has to act through the planning permission, so perhaps the City Council should assume full responsibility.

## Opt102: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt102?

## Opt103: Access to education (state primary and secondary schools)

Opt103A: Protect existing state primary and secondary school sites and support extensions and more intensive uses on site.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt103: Access to education (state primary and secondary schools)

Opt103B: Indicate through the site allocations which sites would be suitable for a school use and identify a site for a new school if considered necessary. Introduce criteria for assessing the suitability of unallocated sites that might be proposed for schools, which will include issues such as access, accessibility, size of site and neighbouring uses.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt103: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt103?

## Opt104: Primary healthcare services

Opt104A: Have a policy approach that is generally permissive of new primary healthcare facilities if certain criteria are met, for example that they are in accessible locations.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt104: Primary healthcare services

Opt104B: Identify specific areas or development sites that will need to provide primary healthcare facilities.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt104: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt104?

## Opt105: Community facilities

Opt105A: Have a criteria based policy to protect community facilities, allowing loss under only certain exceptional circumstances, such as replacement nearby, or significant improvement to nearby facilities, or demonstration they are surplus to requirements and that opportunities have been explored for multi-use or other community uses.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt105: Community facilities

Opt105C: Require a community use agreement for all new community facilities.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

It is not clear how this policy would work in practice and there is a possibility that it would discourage the development of new community facilities that are not public facilities.

## Opt105: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt105?

## Opt106: Pubs

Opt106A: Have a policy to protect pubs, using a criteria based approach. This would include evidence of diversification to establish a wider customer base; lack of viability; with marketing a key component. There should also be demonstration of a lack of need for a pub, for example because of the availability of other pubs in the area and an assessment of the community value of the pub and the importance of its design, character and heritage to the wider streetscape and local area.

To what extent do you agree or disagree with our Preferred Option?

Strongly agree

Agree

Neutral

Disagree

Strongly disagree

Please enter any additional comments on our Preferred Option

## Opt106: Alternative/Rejected Options

Do you have any comments on the alternative or rejected options for Opt106?

## Section 9: Sites

Included in this part of the consultation:

- Area Action Plans
- Rejected Sites
- Recommended Sites:
  - Sites allocated in the Sites and Housing Plan
  - Previously developed land
  - Public open space/former allotments
  - Housing amenity land
  - Green Belt
  - Restricted access green space
  - Employment sites for protection/site-specific allocations

### Opt107: Area Action Plans

Opt107A: Continue to use the existing Area Action Plans (West End, Barton and Northern Gateway) as the basis for decisions on appropriate uses in those areas, rather than including detailed new site allocation policies.

To what extent do you agree or disagree with our Preferred Option?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Please enter any additional comments on our Preferred Option

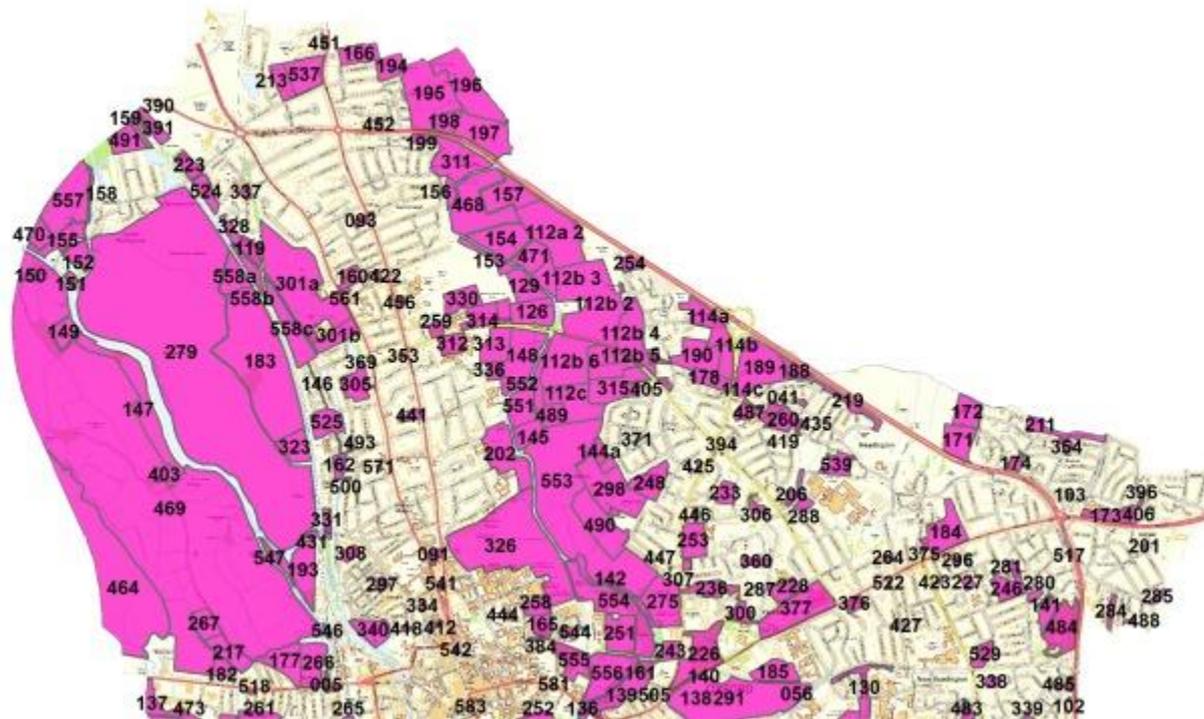
We can only comment on sites in our Ward. Residents are strongly opposed to development of the Green Belt between Oxford and Kidlington, so while the majority of the spatial approaches listed in 9.13 (Allocating new built development) are acceptable, 9.13 vi (Allocating Green Belt Sites for Housing) is not.

Two further sites, 049 (OUP Sports Ground Jordan Hill) currently rejected as a sport facility, and 512 (Jordon Hill Business Park) currently protected as employment category 2, are listed. Housing development on any or all of these sites in future, especially in view of the Cherwell Proposals, could not be considered sustainable. There would be increasing urban sprawl, coalescence of settlements and unacceptable congestion and pollution.

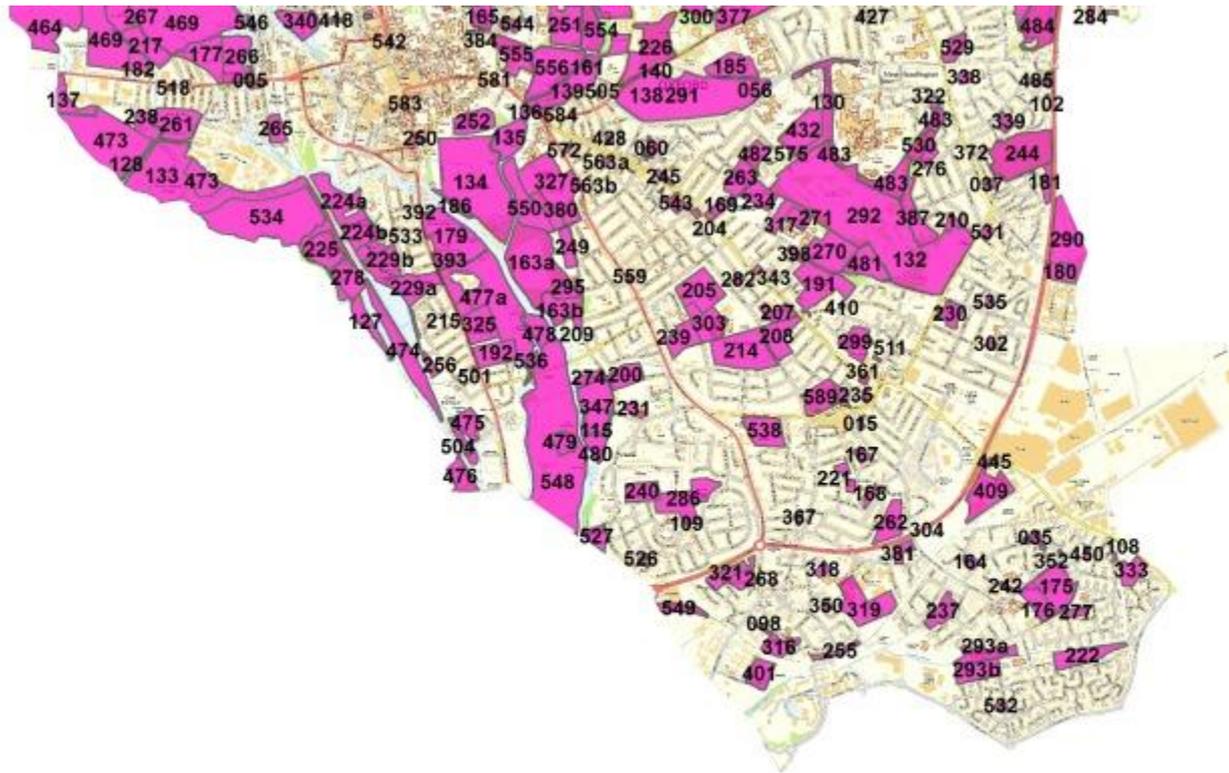
### Opt107: Area Action Plans

Do you have any comments on the alternative or rejected options for Opt107?

## Map of Rejected Sites - North



## Map of Rejected Sites - South



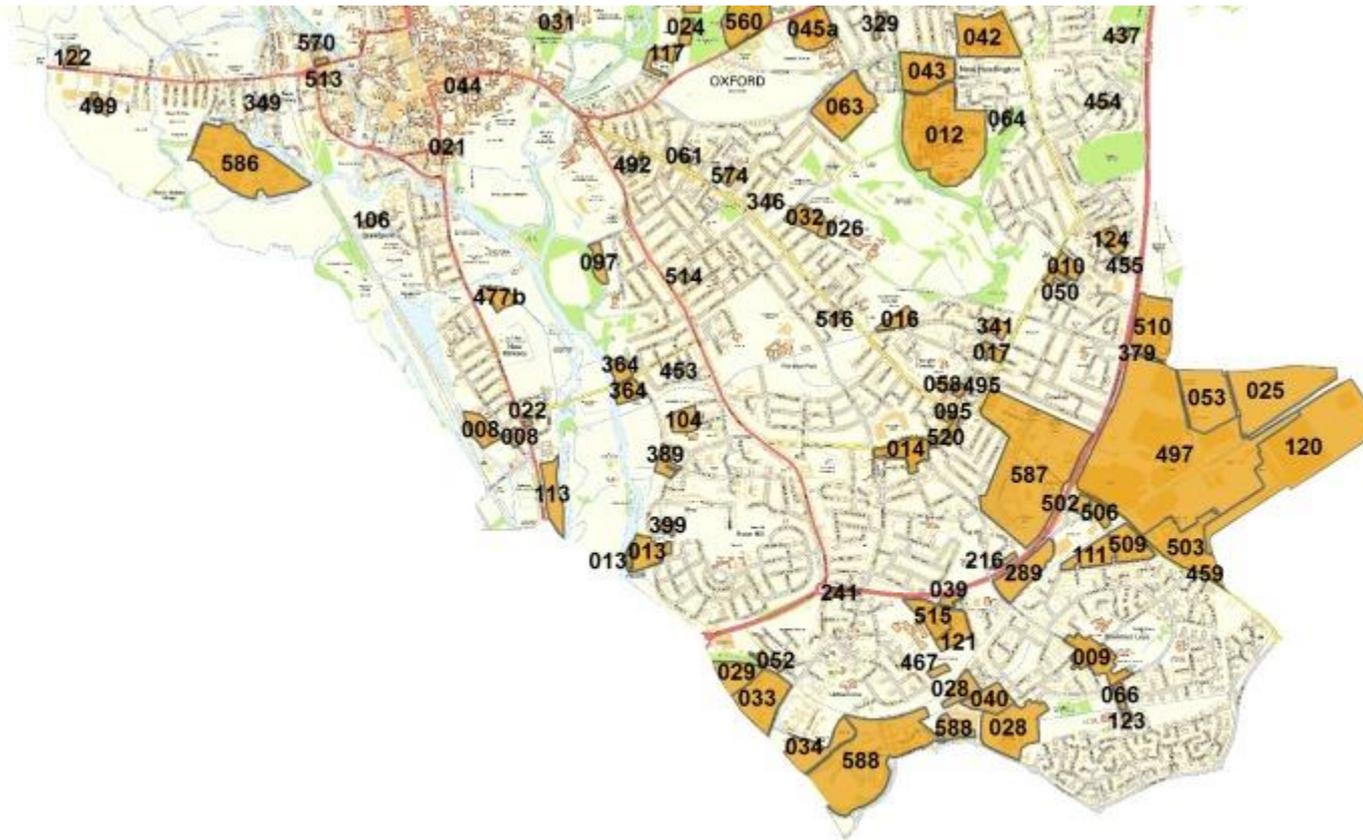
## Rejected Sites

Do you have any comments on our Rejected Sites?

## Map of Recommended Sites - North



Map of Recommended Sites - South



## Recommended Sites: Sites allocated in the Sites and Housing Plan

Do you have any comments on the sites allocated in the Sites and Housing Plan?

## Recommended Sites: Previously developed land

Do you have any comments on the Recommended Sites on previously developed land?

## Recommended Sites: Public open space/former allotments

Do you have any comments on the Recommended sites in public open space/former allotments?

## Recommended Sites: Housing amenity land

Do you have any comments on Recommended sites on housing amenity land?

## Recommended Sites: Green Belt

Do you have any comments on Recommended Sites in Green Belt land?

There are two sites in Wolvercote: both of which because they are Green Belt sites are unacceptable to local residents:

Site 107 (Green Belt Land at Frideswide Farm) is not only in the Green Belt but is next to 32 hectares of land that Cherwell D.C. proposes to remove from the Green Belt for development. The cumulative effect would have a considerable impact on the Green Belt. There would be increasing urban sprawl, coalescence of settlements and unacceptable congestion and pollution.

Site 590 (Pear Tree Farm) is also in the Green Belt, and is small and in an unsuitable location for development

## Recommended Sites: Restricted access green space

Do you have any comments on Recommended Sites in Restricted access green space?

## Recommended Sites: Employment sites for protection/site-specific allocations

Do you have any comments on the Recommended Sites for employment sites or site-specific allocations?

Two further sites, 049 (OUP Sports Ground Jordan Hill) currently rejected as a sport facility and 512 (Jordan Hill Business Park) currently protected as employment category 2, are listed. Large scale housing development on any or both of these sites would add unacceptably to congestion and pollution on local roads.

## General comments

Do you have any further comments?