

## Background paper A(i): Links between the stages of the DPD production

The purpose of this table is to show an “audit trail” of the development of policies towards the submission document. The table below shows the links between the Issues and Options, Preferred Options, Further Preferred Options and Submission stages.

- The Issues and Options column lists all the spatial issues considered at the initial stage of the Core Strategy. These issues informed the questionnaires and other consultation material used during the consultation period.
- The Preferred Options column shows the section and the options set out in the Preferred Options document, which relate to the spatial issue identified in the Issues and Option stage. It also shows the main results from the consultation regarding the options.
- The Further Preferred Options column shows the further options set out at that stage and the consultation outcomes regarding those options.
- The Submission column shows the section and policy in the Submission document that relate to each of the Preferred Options.
- Rows highlighted in yellow show policies included in submission document.

Issues and Options	Preferred Options			Further Preferred Options			Evidence base	Submission		
	Spatial Issue	Policy	Option <sup>1</sup>	Consultation outcome <sup>2</sup>	Policy	Option <sup>1</sup>		Consultation outcome <sup>2</sup>	Documents	Section
Development constraints	Brownfield land	PO - Development will be allowed on brownfield land subject to other relevant policies in the Core Strategy. Development will not be allowed on strategic greenfield sites as identified in the Core Strategy before 1 <sup>st</sup> April 2011	Agree					Background paper B	Section 1: Spatial Strategy and Strategic Locations for Development	CS3 – Previously developed and Greenfield land  (None of the options pursued in full. Date for strategic Greenfield sites to come forward for residential development has been amended to after 1 <sup>st</sup> April 2014).
Development constraints	Brownfield land	AO1 - As preferred option, but allow the strategic greenfield sites identified in the Core Strategy to come forward before 2011	Strongly disagree					Background paper B	Section 1: Spatial Strategy and Strategic Locations for Development	

<sup>1</sup> PA – Preferred approach; PO – Preferred option; AO – Alternative approach; O – Option.

<sup>2</sup> The consultation was carried out in the form of multiple-choice questions (from strongly agree to strongly disagree). The column shows the most popular answer chosen by respondents to the questionnaires. Where most respondents were neutral, the next most popular answer is also shown. All the consultation reports can be viewed at: <http://www.oxford.gov.uk/corestrategy>

Issues and Options	Preferred Options			Further Preferred Options	Evidence base	Submission	
Development constraints	Brownfield land	AO2 - As preferred option, but development will not be allowed on strategic greenfield sites as identified in the Core Strategy before 1 <sup>st</sup> April 2016	Strongly agree		Background paper B	Section 1: Spatial Strategy and Strategic Locations for Development	Option not pursued
Development constraints	Green Belt land	PA - The North Oxford Gateway AAP and the Site Allocations DPD will consider the potential for any small-scale review of the Green Belt	Agree		Background paper B	Section 1: Spatial Strategy and Strategic Locations for Development	CS5 – Green Belt
Development constraints	Pear Tree/ Northern Gateway	PO - Identify the Pear Tree site and surrounding land as a strategic location to provide a modern mixed-use employment site	Agree		Background paper B	Section 1: Spatial Strategy and Strategic Locations for Development	CS7 – Northern Gateway
Development constraints	Pear Tree/ Northern Gateway	AO1 - Identify Pear Tree for residential development, plus a range of complementary mixed uses	Strongly disagree		Background paper B		Option not pursued
Development constraints	Pear Tree/ Northern Gateway	AO2 - Continue to safeguard this land from development during the Core Strategy period (up to 2026). Review this in future Core Strategies	Neutral/ Strongly agree		Background paper B		Option not pursued
Development constraints	Land at Summertown	PO - Identify the site for residential development	Strongly disagree		Background paper B	Section 1: Spatial Strategy and Strategic Locations for Development	CS10 – Land at Summertown
Development constraints	Land at Summertown	AO - Continue to safeguard the area from development during the Core Strategy period (up to 2026). Review this in future Core Strategies	Strongly agree		Background paper B		Option not pursued  (But note site given contingency status)

Issues and Options	Preferred Options			Further Preferred Options	Evidence base	Submission	
Development constraints	Land at Barton	O1 – Continue to safeguard land from development during the Core Strategy period (up to 2026). Review this in future Core Strategies	Neutral/ Disagree		Background paper B		Option not pursued
Development constraints	Land at Barton	O2 – Identify the site for a residential development plus a range of complementary mixed uses	Agree		Background paper B	Section 1: Spatial Strategy and Strategic Locations for Development	CS8 – Land at Barton
Development constraints	Land at Barton	O3 – Identify the site for hospital and university use	Neutral/ Agree		Background paper B		Option not pursued
Development constraints	Land at Barton	O4 – Identify the site for employment and support mixed uses, for example emergency services	Neutral/ Agree		Background paper B		Option not pursued
Development constraints	Land at Barton	O5 – Identify the site for commercial/retail development	Neutral/ Strongly disagree		Background paper B		Option not pursued
Development constraints	Southfield Golf Course - east	AO1 -Identify the eastern part of Southfield Golf Course for development for housing (may also be joint with the western section	Strongly disagree		Background paper B		Option not pursued
Development constraints	Southfield Golf Course - east	AO2 - Do not identify the eastern part of Southfield Golf Course for development for housing.	Strongly agree		Background paper B		Option pursued (i.e. not identified for development)
Development constraints	Southfield Golf Course - west	AO1 - Identify the western part of Southfield Golf Course for development for housing (may also be joint with the eastern section	Strongly disagree		Background paper B		Option not pursued
Development constraints	Southfield Golf Course - west	AO2 - To not identify the western part of Southfield Golf Course for development for housing.	Strongly agree		Background paper B		Option pursued (i.e. not identified for development)

Issues and Options	Preferred Options			Further Preferred Options	Evidence base	Submission	
Insufficient market housing to meet demand	Level of housing growth	PO – Plan for predicted population growth (550 dwellings per annum)	Strongly disagree		Background paper E		Option not pursued
Insufficient market housing to meet demand	Level of housing growth	AO1 – Plan to exceed population prediction (greater than 550 dwellings p.a.)	Strongly disagree		Background paper E		Option not pursued
Insufficient market housing to meet demand	Level of housing growth	AO2 – Plan to exceed draft South East Plan, by continuing existing Structure Plan/Local Plan target (433 dwellings p.a.)	Disagree		Background paper E	Section 5: Maintaining a balanced housing supply	CS24 – Level of housing growth  Option pursued in modified form
Insufficient market housing to meet demand	Level of housing growth	AO3 – Plan to meet draft South East Plan target (350 dwellings p.a.)	Agree		Background paper E	Section 5: Maintaining a balanced housing supply	(South East Plan Panel Report recommended target of 400 dwellings p.a.)
Insufficient market housing to meet demand	Timing of housing delivery	O1 – Housing to be delivered as soon as sites become available	Agree		Background paper E	Section 5: Maintaining a balanced housing supply	CS24 – Level of housing growth
Insufficient market housing to meet demand	Timing of housing delivery	O2 – Manage housing supply on identified sites	Agree		Background paper E		Option not pursued
Insufficient market housing to meet demand	Mix of housing types and sizes	PO – Ensure a balanced mix of housing, with city and district centres having higher density/smaller units	Agree		Background paper E	Section 5: Maintaining a balanced housing supply	CS25 – Mix of housing
Insufficient market housing to meet demand	Mix of housing types and sizes	AO1 – Deliver higher density/smaller units throughout Oxford	Strongly disagree		Background paper E		Option not pursued
Insufficient market housing to meet demand	Mix of housing types and sizes	AO2 – Let the market determine	Strongly disagree		Background paper E		Option not pursued

Issues and Options	Preferred Options			Further Preferred Options	Evidence base	Submission	
Insufficient market housing to meet demand; Need to built on Oxford's strengths	Student accommodation	PO – Require all increases in academic floorspace to be matched by an increase in purpose-built accommodation equivalent to increase in student numbers; Require progressive reduction of number of students living outside university-provided accommodation	Agree		Background paper E		Option not pursued
Insufficient market housing to meet demand; Need to built on Oxford's strengths	Student accommodation	AO – Require all increases in academic floorspace to be matched by a corresponding increase in purpose-built accommodation equivalent to increase in number of students	Neutral/Agree		Background paper E	Section 5: Maintaining a balanced housing supply	CS27 – Student accommodation
Insufficient market housing to meet demand; Need to built on Oxford's strengths	Gypsy and traveller accommodation	PA – Set out a criteria-based approach for the location of gypsy and traveller sites and pitches	Neutral/agree		Background paper E	Section 5: Maintaining a balanced housing supply	CS28 – Accommodation for travelling communities
Lack of affordable housing	Affordable housing from residential development	PO – Implement existing policies as set out in Local plan and SPD (50% affordable housing)	Neutral/Agree		Background paper E	Section 5: Maintaining a balanced housing supply	CS26 – Affordable housing
Lack of affordable housing	Affordable housing from residential development	AO1 – Increase the proportion (e.g. 60%)	Neutral/Disagree		Background paper E		Option not pursued
Lack of affordable housing	Affordable housing from residential development	AO2 – Reduce the proportion (e.g. 40%)	Disagree		Background paper E		Option not pursued
Lack of affordable housing	Affordable housing from residential development	AO3 – Require 50% of residential floorspace to be affordable rather than 50% of all dwellings	Neutral/Disagree		Background paper E		Option not pursued

Issues and Options	Preferred Options			Further Preferred Options	Evidence base	Submission	
Lack of affordable housing	Affordable housing from commercial development	PA – Implement existing policies set out in the Local Plan and Affordable housing SPD	Agree		Background paper E	Section 5: Maintaining a balanced housing supply	CS26 – Affordable housing
Limited employment growth	Protecting Oxford's employment sites	PO – Protect key employment sites, which add to the diversity of employment base, and allow regeneration and modernisation for a broad range of employment uses, particularly those related to Oxford's key sectors.	Agree		Background paper F(i)	Section 6: Strengthening prosperity	CS30 – Employment sites
Limited employment growth	Protecting Oxford's employment sites	AO – Do not provide any specific protection to key sites but allow their release to other uses, to be assessed in the same way as non-protected sites.	Neutral/ Disagree		Background paper F(i)		Option not pursued
Limited employment growth	Appropriate economic growth	PO – 'Managed growth' (one site 17.5 ha plus West End 2 ha; new jobs created 4,500)	Neutral/ Agree/ Disagree		Background paper F(i)	Section 6: Strengthening prosperity	CS29 – Sustainable economy
Limited employment growth	Appropriate economic growth	AO1 – 'Minimal growth' (No new allocations; limited amount in West End; new jobs 1,000)	Agree		Background paper F(i)		Option not pursued
Limited employment growth	Appropriate economic growth	AO2 – 'Medium growth' (One reserve site and urban extension 37.5 ha plus West End; new jobs created 8,500)	Strongly disagree		Background paper F(i)		Option not pursued
Limited employment growth	Appropriate economic growth	AO3 – 'Higher growth' (two reserve sites and urban extension 57.5 ha plus West End; new jobs created 12,500)	Strongly disagree		Background paper F(i)		Option not pursued

Issues and Options	Preferred Options			Further Preferred Options	Evidence base	Submission	
Need to built on Oxford's strengths	Oxford Brookes University	PA - Not allocate land for Oxford Brookes University use (except purpose built student accommodation). Work with the university and other agencies to improve connections between campuses; deliver more efficient and flexible academic buildings and high-quality urban design. New development will take into consideration the University master plan.	Neutral/ agree		Background paper F(iii)	Section 6: Strengthening prosperity	CS31 – The universities
Need to built on Oxford's strengths	University of Oxford	O1 - Continue to locate new university related development on existing University sites at higher densities, but do not allocate new sites for university use elsewhere in Oxford	Agree		Background paper F(iii)	Section 6: Strengthening prosperity	CS31 – The universities
Need to built on Oxford's strengths	University of Oxford	O2 - Continue to locate academic core activities in central Oxford. Allocate new sites in Oxford for activities such as medical research, administration and ancillary activities	Neutral/ Disagree		Background paper F(iii)		Option not pursued
High pockets of poverty, social exclusion and deprivation; Need to stimulate Oxford's economy, promote diversity and prioritise regeneration	Regeneration areas	PA – Regeneration will be promoted in areas of greatest deprivation with the purpose of building balanced and sustainable communities. Priorities for regeneration activity will be: Barton; Blackbird Leys; Northway; Rose Hill and Wood Farm.	Strongly agree		Background paper B	Section 1: Spatial Strategy and Strategic Locations for Development	CS4 – Regeneration areas

Issues and Options	Preferred Options			Further Preferred Options	Evidence base	Submission	
Make adequate provision for healthcare and reduce inequalities in health	Primary care	PA – Ensure provision of high quality convenient local health services in all parts of Oxford in co-ordination with the PCT	Agree		Background paper D(i)	Section 3: Providing infrastructure to support new development	CS17 – Primary healthcare
Need to build on Oxford's strengths; Make adequate provision for healthcare and reduce inequalities in health	Hospitals and medical research	O1 – Continue to locate new facilities in Headington	Neutral/ Disagree		Background paper F(iii)	Section 6: Strengthening prosperity	CS32 – Hospitals and medical research  (The final policy is a combination of Options 1 and 2, which applies a sequential approach to new medical research facilities starting with existing sites in Headington and Marston).
Need to build on Oxford's strengths; Make adequate provision for healthcare and reduce inequalities in health	Hospitals and medical research	O2 – Continue to locate new hospital facilities in Headington when this would be best location but seek to locate new medical research elsewhere	Agree		Background paper F(ii)	Section 6: Strengthening prosperity	
Need to build on Oxford's strengths; Make adequate provision for healthcare and reduce inequalities in health	Hospitals and medical research	O3 – Seek to restrict the amount of new facilities in Oxford	Neutral/ Strongly agree		Background paper F(iii)		Option not pursued
Poor educational achievements in some areas of Oxford	Access to education	PA – Work with agencies to ensure provision of necessary facilities to improve access to all levels of education, particularly in areas of educational deprivation	Agree		Background paper D(i)	Section 3: Providing infrastructure to support new development	CS18 – Access to education

Issues and Options	Preferred Options			Further Preferred Options	Evidence base	Submission	
High levels of traffic flow and congestion; Further increasing public transport use; Poor air quality in the city centre	Oxford's short-term transport infrastructure	PO – Reduce car based travel by improving accessibility for public transport, pedestrians and cyclists within Oxford	Strongly agree		Background paper D(ii)	Section 3: Providing infrastructure to support new development	CS16 – Supporting City-wide movement  CS15 – Supporting access to new development
High levels of traffic flow and congestion; Further increasing public transport use; Poor air quality in the city centre	Oxford's short-term transport infrastructure	AO – Support significant improvements to car based infrastructure in and around Oxford, whilst maintaining other existing transport networks	Agree/ Strongly disagree		Background paper D(ii)		Option not pursued
High levels of traffic flow and congestion; Further increasing public transport use; Poor air quality in the city centre	Oxford's long-term transport infrastructure	PA – Innovative approach to solving Oxford's transport problems, which may include several solutions	Strongly agree		Background paper D(ii)	Section 3: Providing infrastructure to support new development	CS16 – Supporting City-wide movement  And supporting text in Section 3.1.
Need to reduce waste generation	Waste and recycling	PA – Work with partners on the implementation of joint waste strategy; support approach provision of sites and facilities, and support the aims of the waste management hierarchy	Agree		Background paper C(i)	Section 2: Responding to climate change	CS12 – Waste and recycling
Climate change	Energy and natural resources	PA – New development should achieve high standards of sustainable design, construction techniques and natural resources use and management	Strongly agree		Background paper C(i)	Section 2: Responding to climate change	CS11 – Energy and natural resources

Issues and Options	Preferred Options		Further Preferred Options	Evidence base	Submission	
Significant residential areas at risk of flooding	Flooding	PO – Policy for infill developments in flood zone 3a which prevents all additional residential development and purpose built student accommodation; Do not allow inappropriate development in the functional floodplain and apply PPS25 sequential approach to all development	Strongly agree		Background paper C(ii)	Option not pursued
Significant residential areas at risk of flooding	Flooding	AO – Allow new infill developments in flood zone 3a provided they are on previously developed land and FRA demonstrates that development would be safe; Do not allow inappropriate development in the functional floodplain and apply PPS25 sequential test to all development.	Strongly disagree		Background paper C(ii)	Section 2: Responding to climate change  Policy CS13 – Flooding  (Final policy is a refinement of the Alternative option)
Protecting open space and areas of nature conservation interest	Green space	PO – Ensure all Oxford residents have access to safe, managed and well-maintained areas of green space in line with the standards recommended in the Green Space Study	Strongly agree		Background paper D(iii)	Section 4: Promoting social inclusion and improving quality of life  Policy CS23 – Green spaces, leisure and sport  (Final policy is a refinement of the Preferred option)
Protecting open space and areas of nature conservation interest	Green space	AO – Ensure all Oxford residents have some access to safe, managed and well-maintained areas of green space but adopt a lower standard than that recommended in the Green Space Study	Strongly disagree		Background paper D(iii)	Option not pursued

Issues and Options	Preferred Options			Further Preferred Options	Evidence base	Submission	
Protecting open space and areas of nature conservation interest	Biodiversity	PA - Ensure that development does not result in a net loss of biodiversity, and that opportunities are taken to enhance Oxford's biodiversity, namely by protecting Sites of Special Scientific Interest (SSSIs), the Oxford Meadows Special Area of Conservation (SAC); not allowing development that would have a significant adverse effect upon a Site of Local Importance for Nature Conservation (SLINC); etc	Strongly agree		Background paper C (iii)	Section 2: Responding to Climate change	CS14 - Biodiversity
Protection of the historic environment and view cones	Townscape character and urban design	PA - Proposals for development should strengthen, enhance and protect the qualities of Oxford's landscape and townscape character. New development should contribute to local distinctiveness of particular areas of Oxford as identified in the conservation appraisals and character assessment of Oxford in its landscaping. Poor quality design will be resisted.	Strongly agree		N/A	Section 4: Promoting social inclusion and improving quality of life	CS20 - Urban design, townscape character and historic environment
Protection of the historic environment and view cones	Historic environment	PA - Preserve and enhance the historic environment above and below ground; development will not be permitted that would detract from, or obstruct, the identified views of Oxford	Strongly agree		N/A	Section 4: Promoting social inclusion and improving quality of life	CS20 - Urban design, townscape character and historic environment

Issues and Options	Preferred Options			Further Preferred Options	Evidence base	Submission	
High levels of crime in some areas of Oxford	Community safety	PA – Work with partners to tackle crime; pursue principles of design criteria to promote safer environments	Agree		N/A	Section 4: Promoting social inclusion and improving quality of life	CS21 – Community safety
High demand for retail development in the City centre; Improving community shopping facilities	Retail	PO – Oxford’s retail hierarchy will be defined as follows: 1 <sup>st</sup> – City centre; 2 <sup>nd</sup> – Primary District centre; 3 <sup>rd</sup> – Secondary District centres; 4 <sup>th</sup> – edge-of-centre locations and; 5 <sup>th</sup> – Neighbourhood centres.	Agree		Background paper F(ii)	Section 6: Strengthening prosperity	CS33 - Retail
High demand for retail development in the City centre; Improving community shopping facilities	Retail	AO1 - As PO but treat all District Centres the same	Disagree		Background paper F(ii)		Option not pursued
High demand for retail development in the City centre; Improving community shopping facilities	Retail	AO2 – As PO but omit new District Centre at Blackbird Leys	Disagree		Background paper F(ii)		Option not pursued

Issues and Options	Preferred Options			Further Preferred Options	Evidence base	Submission	
High demand for retail development in the City centre	City centre	PA – The city centre, including the West End, will be the main location for developments attracting a large number of people. Developments will be encouraged that support its role as a primary regional centre, such as major retail, leisure, cultural and office development. Promote renaissance of the West End through an Area Action Plan. This will deliver a new mixed-use quarter, with a significant amount of housing and new cultural and employment uses	Agree		Background paper F(ii)	Section 1: Spatial Strategy and Strategic Locations for Development	CS1 – City centre CS6 – West End
Improving tourism accommodation and facilities	Tourism	PO – Promote sustainable tourism by encouraging longer stays and greater spend in Oxford, and by providing and improving existing tourist attractions	Agree		Background Paper F(iv)	Section 6: Strengthening prosperity	CS34 – Sustainable tourism
Improving tourism accommodation and facilities	Tourism	AO1 – Promote major growth in tourism with significant expansion in short-stay accommodation and addition of new tourist attraction at regional scale	Neutral/ Strongly disagree		Background Paper F(iv)		Option not pursued
Improving tourism accommodation and facilities	Tourism	AO2 – Constrain tourism growth to allow only a minor increase in short-stay accommodation and no additional tourist attractions	Neutral/ Disagree		Background Paper F(iv)		Option not pursued
Providing for Oxford's leisure and recreation needs	Sports facilities	PO – Ensure suitable access to a variety of indoor and outdoor sports facilities. Priority for new facilities given to areas with a significant shortage of sports facilities	Agree		Background paper D(i)	Section 4: Promoting social inclusion and improving quality of life	CS23 – Green spaces, leisure and sport

Issues and Options	Preferred Options			Further Preferred Options		Evidence base	Submission	
Providing for Oxford's leisure and recreation needs	Sports facilities	AO – Ensure some access to a variety of indoor and outdoor sports facilities. Improve provision by providing fewer but better quality facilities	Disagree			Background paper D(i)		Option not pursued
Improving community shopping facilities; High pockets of poverty, social exclusion and deprivation	District centres	PA - The District centres will supply retail, leisure, employment and other uses serving district-level needs. Cowley Centre/Templars Square will be designated as a Primary District Centre. A new mixed-use District centre at Blackbird Leys will be promoted.	Agree			Background paper B	Section 1: Spatial Strategy and Strategic Locations for Development	CS2 – District centres
	Developers contributions	PA – Permission will only be given for developments where the necessary infrastructure, services, facilities and amenities to support them are in place, or will be provided when needed	Strongly agree			Background paper D(i)	Section 3: Providing infrastructure to support new development	CS19 – Infrastructure and developer contributions
Development constraints				South Oxford Strategic Development Area (SDA)	PA – Prepare a joint AAP with South Oxfordshire District Council for the proposed SDA. This will include a minimum of 4,000 dwellings and a mix of other uses, which may include employment. The City Council will seek to integrate the new community into the urban fabric of Oxford.	Agree	Background paper B	Section 1: Spatial Strategy and Strategic Locations for Development CS9 – South Oxford Strategic Development Area

Issues and Options	Preferred Options	Further Preferred Options			Evidence base	Submission	
High pockets of poverty, social exclusion and deprivation		Blackbird Leys centre and the SDA	PO – Promote a mixed-use District centre at Blackbird Leys to accommodate a range of facilities and services, to better serve the community and, potentially, neighbouring communities including the SDA.	Agree	Background paper B	Section 1: Spatial Strategy and Strategic Locations for Development	CS2 – District centres
High pockets of poverty, social exclusion and deprivation		Blackbird Leys centre and the SDA	AO – Promote regeneration in the existing Blackbird Leys centre, but without encouraging its expansion.	Neutral/Agree	Background paper B		Option not pursued
High pockets of poverty, social exclusion and deprivation		Access and transport and the SDA	PA – Promote public transport links between the urban extension, the City centre, Cowley centre, other key destinations and neighbouring communities (e.g. Blackbird Leys, Greater Leys, and Littlemore). Promote better cycling and walking routes throughout the urban extension and neighbourhood communities.	Agree	Background paper B	Section 3: Providing infrastructure to support new development	CS15 – Supporting access to new development

Issues and Options	Preferred Options	Further Preferred Options		Evidence base	Submission		
		Cultural and community development	PO – Seek to protect and improve existing cultural and community facilities unless they can be provided at accessible locations where there is a need. Support new community facilities where this will meet an existing deficiency or alongside new development. Particularly encourage cultural facilities in the West End area.	Agree	Background paper D(ii)	Section 4: Promoting social inclusion and improving quality of life	CS22 – Cultural and community development
		Cultural and community development	AO – Do not provide planning policy protection for existing cultural and community facilities, or planning policy support for new facilities	Strongly disagree	Background paper D(ii)	N/A	Option not pursued