

Oxford 2026

Core Strategy

Preferred options for the future of Oxford

*How do you want your city
to be in twenty years?*



March 2007

DETAILED QUESTIONNAIRE



Oxford 2026 We want your views

Oxford City Council is preparing Oxford's Core Strategy. This will set out the broad pattern of development across Oxford until 2026.

The City Council consulted on the "Issues and Options" paper in June/July 2006. This gave the people of Oxford, and others, the opportunity to shape and influence the Core Strategy in its first stage of preparation. It introduced some key issues relating to the future development of Oxford.

Now that we have analysed the comments on the first stage, we have produced the "Preferred Options" paper. We would welcome comments on this document during the **consultation period that runs from Friday 30th March to Friday 11th May 2007.**

Public exhibitions and workshops will be held as part of this consultation process. Additionally, a summary questionnaire, which covers some of the options of the Preferred Options document, is also available.

For further information on the Core Strategy, including copies of the Preferred Options document, the Sustainability Appraisal and both questionnaires, please visit our website on: www.oxford.gov.uk/corestrategy.

Alternatively, you can contact the Planning Policy Team for further information (please see contacts on the back cover).

This questionnaire covers all the options set out in the Preferred Options document. Page references are made throughout the questionnaire to help you find the corresponding sections in the document.

The options are organised according to the document's themes and categories as follows:

- **Preferred Approach (PA)** – An option considered as the most desirable solution for the issue in question, where no realistic alternatives have been identified.
- **Preferred Option (PO)** – An option considered as the most desirable solution for the issue in question, where other options have been identified.
- **Alternative Option (AO)** – Any option considered as a possible alternative to the preferred option.
- **Option (O)** – An option given equal weight i.e. where no preferred option has been identified.

You can view the 'Core Strategy Preferred Document' on our website at www.oxford.gov.uk/corestrategy

Please spend a few moments answering the questions in this booklet and return to the Planning Policy Team by Friday 11 May 2007.

Please complete all the relevant sections clearly, using BLOCK CAPITALS and black or blue ink.

Name	<input type="text"/>	Agent's name (if applicable)	<input type="text"/>
Organisation (if applicable)	<input type="text"/>	Address	<input type="text"/>
Address	<input type="text"/>		<input type="text"/>
	<input type="text"/>		Postcode <input type="text"/>
	Postcode <input type="text"/>	Telephone	<input type="text"/>
Telephone	<input type="text"/>	Fax	<input type="text"/>
Fax	<input type="text"/>	Email	<input type="text"/>
Email	<input type="text"/>		

Please tick here if **you would like** to be notified of the next stage in preparing the *Core Strategy* document.

Thank you for your help.

Your comments will be public information, as a summary of all comments received will form a public document. In accordance with the Data Protection Act 1998, your details will only be used by Oxford City Council (and its agents) in connection with its statutory planning functions, and not for any other purpose.

on the future of Oxford

SPATIAL VISION, SPATIAL OBJECTIVES AND SPATIAL STRATEGY (PAGES 12 – 16)

1 Do you agree with the **Spatial Vision** set out in the Preferred Options document? (please tick)

Yes Not sure No

Any other comments or suggestions?

2 Do you agree with the **Spatial Objectives** set out in the Preferred Options document? (please tick)

Yes Not sure No

Any other comments or suggestions?

3 Do you agree with the **Key principles for Spatial Strategy** set out in the Preferred Options document? (please tick)

Yes Not sure No

Any other comments or suggestions?

DEVELOPING A BALANCED HOUSING SUPPLY (PAGES 19 – 32)

4 Do you agree or disagree with the following **preferred approaches?**
(please tick)

Affordable housing from commercial development (page 29)

Gypsy and traveller accommodation (page 31)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Affordable housing from commercial development (page 29)					
Gypsy and traveller accommodation (page 31)					

5 Do you agree or disagree with the following preferred option (PO) or alternative options (AO) for the **level of housing growth?** (please tick)

PO – Meet the predicted population growth
(550 dwellings per year/11,000 dwellings over 20 years)

AO1 – Exceed the predicted population growth
(greater than 550 dwellings per year/11,000 dwellings over 20 years)

AO2 - Meet the annual target set out in the Oxfordshire Structure Plan/
Oxford Local Plan (433 dwellings per year/8,660 dwellings over 20 years)

AO3 - Meet the housing target as set out in the draft South East Plan
(350 dwellings per year/7,000 dwellings over 20 years)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO – Meet the predicted population growth (550 dwellings per year/11,000 dwellings over 20 years)					
AO1 – Exceed the predicted population growth (greater than 550 dwellings per year/11,000 dwellings over 20 years)					
AO2 - Meet the annual target set out in the Oxfordshire Structure Plan/ Oxford Local Plan (433 dwellings per year/8,660 dwellings over 20 years)					
AO3 - Meet the housing target as set out in the draft South East Plan (350 dwellings per year/7,000 dwellings over 20 years)					

6	Do you agree or disagree with the following options for timing housing delivery? (please tick)					
		Strongly agree	Agree	Neutral	Disagree	Strongly disagree
	O1 – Allow housing to be delivered as soon as the sites become available					
	O2 – Ensure that housing supply on identified sites is managed across the Core Strategy period					

7	Do you agree or disagree with the following preferred option (PO) or alternative options (AO) for mix of housing? (please tick)					
		Strongly agree	Agree	Neutral	Disagree	Strongly disagree
	PO – Ensure a balanced mix of housing across Oxford, with the City centre and the District centres having higher density/smaller units					
	AO1 – Deliver higher density/smaller units throughout Oxford					
	AO2 – Allow the market to determine the appropriate mix of units and densities					

8	Do you agree or disagree with the following preferred option (PO) or alternative options (AO) for affordable housing from residential development? (please tick)					
		Strongly agree	Agree	Neutral	Disagree	Strongly disagree
	PO – Residential developments to provide 50% affordable housing on site (existing policy)					
	AO1 – Increase the proportion of affordable housing required from residential development (e.g. 60%)					
	AO2 – Reduce the proportion of affordable housing required from residential development (e.g. to 40%)					
	AO3 – Require 50% of residential floorspace as affordable rather than 50% of all dwellings					

9	Do you agree or disagree with the following preferred option (PO) or alternative option (AO) for student accommodation? (please tick)					
		Strongly agree	Agree	Neutral	Disagree	Strongly disagree
	PO – Require all increases in academic floorspace to be matched by a corresponding increase in purpose built accommodation equivalent to the increase in student numbers. Also require a progressive reduction in the number of students living outside university provided accommodation.					
	AO – Require all increases in academic floorspace to be matched by corresponding increase in purpose built accommodation equivalent to the increase in student numbers.					

10	Do you have any other comments regarding the developing a balanced housing supply section?

SUPPORTING PROSPERITY (PAGES 33 – 40)



11

Do you agree or disagree with the following preferred option (PO) or alternative options for **building on Oxford's economic strengths?** (please tick)

PO – Promote development that builds on Oxford's strengths in the fields of science and technology, education, biotech and spin-off companies from the Universities and hospitals. Provide the supporting infrastructure for the cluster of business activities necessary to support the managed growth of these key sectors

AO1 – Promote greater diversity in the range and type of employment uses

AO2 – Allow the market to determine the type and range of employment uses that it seeks to meet

Strongly agree
Agree
Neutral
Disagree
Strongly disagree

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO – Promote development that builds on Oxford's strengths in the fields of science and technology, education, biotech and spin-off companies from the Universities and hospitals. Provide the supporting infrastructure for the cluster of business activities necessary to support the managed growth of these key sectors					
AO1 – Promote greater diversity in the range and type of employment uses					
AO2 – Allow the market to determine the type and range of employment uses that it seeks to meet					

12

Do you agree or disagree with the following preferred option (PO) or alternative option (AO) for **protecting Oxford's employment sites?** (please tick)

PO – Protect key employment sites and allow regeneration and modernisation for a broad range of employment uses, particularly those related to Oxford's key sectors

AO – Do not provide any specific protection for key sites but allow their release to other uses, such as residential, to be assessed in the same way as non-protected sites

Strongly agree
Agree
Neutral
Disagree
Strongly disagree

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO – Protect key employment sites and allow regeneration and modernisation for a broad range of employment uses, particularly those related to Oxford's key sectors					
AO – Do not provide any specific protection for key sites but allow their release to other uses, such as residential, to be assessed in the same way as non-protected sites					

13

Do you agree or disagree with the following preferred option (PO) or alternative options (AO) for **economic growth?** (please tick)

PO – 'Managed growth' (allocate one reserve site 17.5 ha plus West End 2ha, protect and modernise existing sites, new jobs created 4,500)

AO1 – 'Minimal growth' (no new allocations, protect and modernise existing key sites, limited amount in West End, new jobs 1,000)

AO2 – 'Medium growth' (allocate one reserve site and urban extension 37.5 ha plus West End, protect and modernise existing sites, new jobs created 8,500)

AO3 – 'Higher growth' (allocate two reserve sites and urban extension 57.5 ha plus West End, protect and modernise existing sites, new jobs created 12,500)

Strongly agree
Agree
Neutral
Disagree
Strongly disagree

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO – 'Managed growth' (allocate one reserve site 17.5 ha plus West End 2ha, protect and modernise existing sites, new jobs created 4,500)					
AO1 – 'Minimal growth' (no new allocations, protect and modernise existing key sites, limited amount in West End, new jobs 1,000)					
AO2 – 'Medium growth' (allocate one reserve site and urban extension 37.5 ha plus West End, protect and modernise existing sites, new jobs created 8,500)					
AO3 – 'Higher growth' (allocate two reserve sites and urban extension 57.5 ha plus West End, protect and modernise existing sites, new jobs created 12,500)					

14

Do you agree or disagree with the following preferred option (PO) or alternative options (AO) for **tourism?** (please tick)

PO – Promote sustainable tourism by encouraging longer stays by enhancing the quality of existing tourist attractions and by protecting and diversifying the range and amount of short-stay accommodation

AO1 – Promote major growth in tourism with a significant expansion in short-stay accommodation and the addition of new tourist attractions of a regional scale

AO2 – Constrain tourism growth to allow only a minor increase in short-stay accommodation provision and no additional attractions

Strongly agree
Agree
Neutral
Disagree
Strongly disagree

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO – Promote sustainable tourism by encouraging longer stays by enhancing the quality of existing tourist attractions and by protecting and diversifying the range and amount of short-stay accommodation					
AO1 – Promote major growth in tourism with a significant expansion in short-stay accommodation and the addition of new tourist attractions of a regional scale					
AO2 – Constrain tourism growth to allow only a minor increase in short-stay accommodation provision and no additional attractions					

15

Do you agree or disagree with the following preferred option (PO) or alternative options (AO) for the **location of retail growth?** (please tick)

PO – Oxford’s retail hierarchy will be defined as follows. Development should be of an appropriate scale in relation to the role and function of each centre:

- *First:* City centre
- *Second:* Primary District Centre (Cowley centre/Templars Square)
- *Third:* Secondary District Centres (Summertown, Headington, Cowley Road and new District Centre at Blackbird Leys)
- *Fourth:* Edge-of-centre locations
- *Fifth:* Neighbourhood shopping centres

AO1 – As Preferred Option, but treat all District centres the same

AO2 – As Preferred Option, but omit new District centre at Blackbird Leys

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO – Oxford’s retail hierarchy will be defined as follows. Development should be of an appropriate scale in relation to the role and function of each centre:					
AO1 – As Preferred Option, but treat all District centres the same					
AO2 – As Preferred Option, but omit new District centre at Blackbird Leys					

16

Do you have any other comments regarding the **supporting prosperity** section?

CREATING SAFE, ACTIVE AND HEALTHY COMMUNITIES (PAGES 41 – 50)

17

Do you agree or disagree with the following **preferred approaches?** (please tick)

Community safety (page 42)

Primary care (page 47)

Access to education (page 49)

Oxford Brookes University (page 50)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Community safety (page 42)					
Primary care (page 47)					
Access to education (page 49)					
Oxford Brookes University (page 50)					

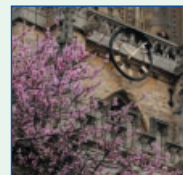
18

Do you agree or disagree with the following preferred option (PO) or alternative option (AO) for **green spaces?** (please tick)

PO – Ensure that all Oxford residents have suitable access to safe, managed and well maintained areas of publicly accessible green space in line with the recommended standards in the Green Space Study. Priority for the creation of new green spaces will be given to areas with a significant shortage of open space provision.

AO – As preferred option , but adopt a lower standard of green space provision than that recommended in the Oxford City Green Space Study in order to allow more land to be used for other purposes

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO – Ensure that all Oxford residents have suitable access to safe, managed and well maintained areas of publicly accessible green space in line with the recommended standards in the Green Space Study. Priority for the creation of new green spaces will be given to areas with a significant shortage of open space provision.					
AO – As preferred option , but adopt a lower standard of green space provision than that recommended in the Oxford City Green Space Study in order to allow more land to be used for other purposes					



19

Do you agree or disagree with the following preferred option (PO) or alternative option (AO) for **sports facilities?** (please tick)

PO – Ensure that all Oxford residents have suitable access to a variety of indoor and outdoor sports facilities. Priority for the creation of new sports facilities will be given to areas with a significant shortage of sports facilities

AO – Seek to improve provision by providing fewer but better quality facilities, with surplus facilities being used either for other recreational purposes or developed for other uses for which there is a need in the vicinity

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO					
AO					

20

Do you agree or disagree with the following options for **hospitals and medical research?** (please tick)

O1 – Continue to locate new hospital and medical research facilities in Headington, while seeking to limit the amount of new traffic by improving access by other modes of transport

O2 – Continue to locate new hospital facilities in Headington when this would be the best location, but seek to locate new medical research elsewhere, for example Littlemore or the Safeguarded Land at Barton

O3 – Seek to restrict the amount of new hospital and medical research facilities in Oxford, to avoid worsening traffic problems

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
O1					
O2					
O3					

21

Do you agree or disagree with the following options for the **University of Oxford?** (please tick)

O1 – Continue to locate new development on existing University sites at higher densities, but do not allocate new sites for University use elsewhere in Oxford

O2 – Continue to locate academic core activities in central Oxford. Allocate new sites in Oxford, for activities such as medical research and ancillary activities

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
O1					
O2					

22

Do you have any other comments regarding the **creating safe, active and healthy communities** section?

PROMOTING LOCAL DISTINCTIVENESS AND ENVIRONMENTAL QUALITY (PAGES 51 - 60)

23

Do you agree or disagree with the following preferred approaches? (please tick)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Townscape character and urban design (page 52)					
Historic environment (page 52)					
Energy and natural resources (page 54)					
Waste and recycling (page 57)					
Biodiversity (page 58)					

24

Do you agree or disagree with the preferred option (PO) or alternative option (AO) for flooding in Oxford? (please tick)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO – Prevent all further infill development for residential or student accommodation in Flood Zone 3a, unless the site is already in residential use and where the proposed development would reduce the risk of flooding to the occupants without increasing it elsewhere. Do not allow inappropriate development in the functional flood plain, and apply sequential approach to all development.					
AO - As preferred option, but allow new infill development in Flood Zone 3a provided it is located on previously developed land and a flood risk assessment demonstrates that the development would be safe and not increase flood risk elsewhere					

25

Do you have any other comments regarding the promoting local distinctiveness and environmental quality section?

IMPROVING TRANSPORT AND ACCESSIBILITY (PAGES 61 - 66)

26

Do you agree or disagree with the following preferred approach? (please tick)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Developing Oxford’s long-term transport infrastructure (Page 66)					

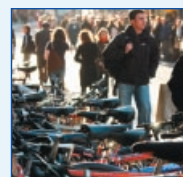
27

Do you agree or disagree with the preferred option (PO) or alternative option (AO) for developing **Oxford's short term transport infrastructure?** (please tick)

PO – Reduce car based travel by improving accessibility for public transport, pedestrians and cyclists within Oxford, both into the City Centre, and across the radial routes

AO – Support significant improvements to car-based infrastructure in and around Oxford, whilst maintaining other existing transport networks. Provide only localised or site-specific improvements, for public transport, cyclists and pedestrians.

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO – Reduce car based travel by improving accessibility for public transport, pedestrians and cyclists within Oxford, both into the City Centre, and across the radial routes					
AO – Support significant improvements to car-based infrastructure in and around Oxford, whilst maintaining other existing transport networks. Provide only localised or site-specific improvements, for public transport, cyclists and pedestrians.					



28

Do you have any other comments regarding the **improving transport and accessibility** section?

STRATEGIC LOCATIONS FOR DEVELOPMENT (PAGES 67 – 78)

29

Do you agree or disagree with the following **preferred approaches?** (please tick)

City Centre (Page 68)

District Centres (Page 69)

Regeneration areas (Page 69)

Green Belt (Page 73)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
City Centre (Page 68)					
District Centres (Page 69)					
Regeneration areas (Page 69)					
Green Belt (Page 73)					

30

Do you agree or disagree with the following preferred option (PO) or alternative options (AO) for **brownfield land?** (please tick)

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 1st April 2011

AO1 – As preferred option, but allow the strategic Greenfield sites identified in the Core Strategy to come forward before 2011

AO2 – As preferred option, but development will not be allowed on strategic Greenfield sites as identified in the Core Strategy before 1st April 2016

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
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 1st April 2011					
AO1 – As preferred option, but allow the strategic Greenfield sites identified in the Core Strategy to come forward before 2011					
AO2 – As preferred option, but development will not be allowed on strategic Greenfield sites as identified in the Core Strategy before 1st April 2016					

Please consult the diagram on next page to respond to the questions below.

31 Do you agree or disagree with the following options for **Pear Tree/Northern Gateway Land (marked 31 on the map)?** (please tick)

- PO – Identify the Pear Tree site as a location to provide a mixed use employment site, which would include an emergency services centre. Other uses could include university related development
- AO 1 – Residential development, plus a range of complementary mixed uses
- AO 2 – No development during the Core Strategy period (up to 2026)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO – Identify the Pear Tree site as a location to provide a mixed use employment site, which would include an emergency services centre. Other uses could include university related development					
AO 1 – Residential development, plus a range of complementary mixed uses					
AO 2 – No development during the Core Strategy period (up to 2026)					

32 Do you agree or disagree with the following options for the land at **Summertown (marked 32 on the map)?** (please tick)

- PO – Identify the site for residential development
- AO – No development during the Core Strategy period (up to 2026)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
PO – Identify the site for residential development					
AO – No development during the Core Strategy period (up to 2026)					

33 Do you agree or disagree with the following options for the land at **Barton (marked 33 on the map)?** (please tick)

- O1 – Continue to safeguard land from development during the Core Strategy period (up to 2026)
- O2 – Identify for residential development plus a range of complementary mixed uses
- O3 – Identify for hospital and university use
- O4 – Identify for employment and support mixed uses, for example emergency services
- O5 – Identify for commercial/retail development

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
O1 – Continue to safeguard land from development during the Core Strategy period (up to 2026)					
O2 – Identify for residential development plus a range of complementary mixed uses					
O3 – Identify for hospital and university use					
O4 – Identify for employment and support mixed uses, for example emergency services					
O5 – Identify for commercial/retail development					

34 Do you agree or disagree with the following options for **Southfield Golf Course - West (marked 34 on the map)?** (please tick)

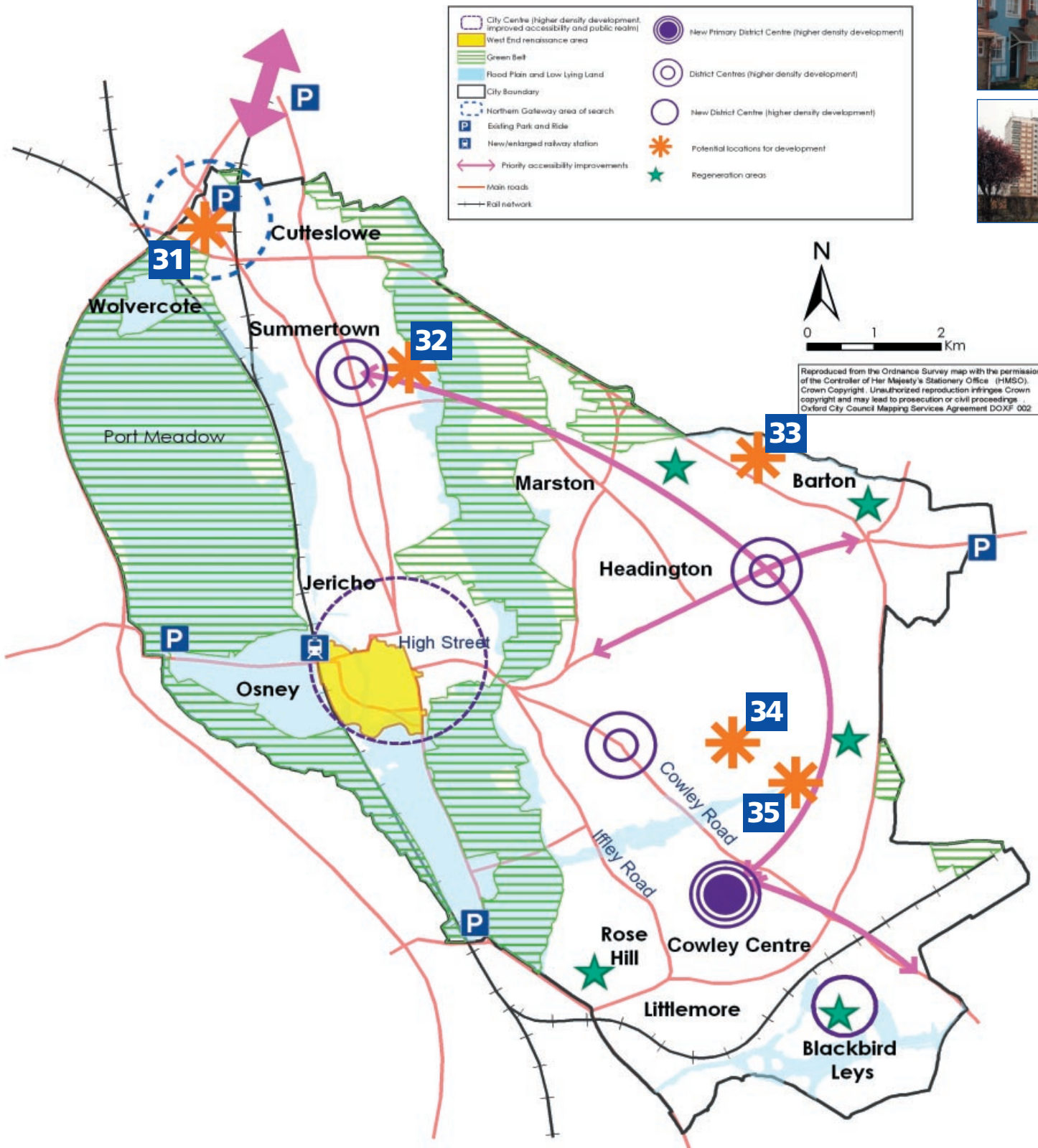
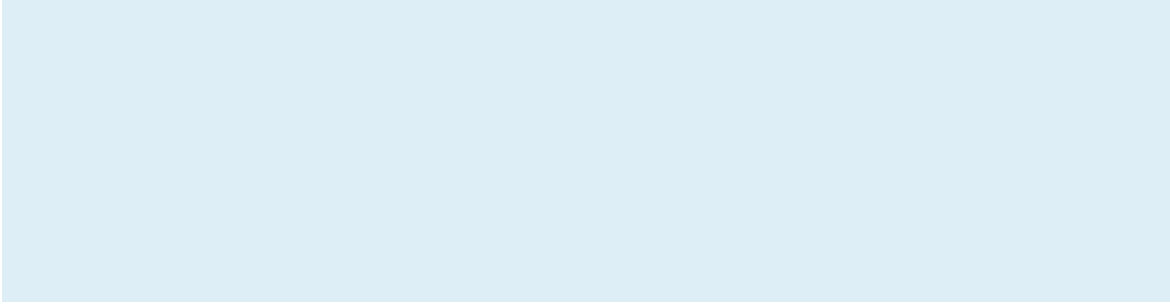
- O1 – Residential development (may also be joint with the Eastern section)
- O2 – Do not identify the Western part of Southfield Golf Course for development for housing

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
O1 – Residential development (may also be joint with the Eastern section)					
O2 – Do not identify the Western part of Southfield Golf Course for development for housing					

35 Do you agree or disagree with the following options for **Southfield Golf Course - East (marked 35 on the map)?** (please tick)

- O1 – Residential development (may also be joint with the Western section)
- O2 – Do not identify the Eastern part of Southfield Golf Course for development for housing

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
O1 – Residential development (may also be joint with the Western section)					
O2 – Do not identify the Eastern part of Southfield Golf Course for development for housing					



IMPLEMENTATION AND MONITORING (PAGES 79 – 81)

37

Do you agree or disagree with the following preferred approach?
(please tick)

Developer contributions (Page 80)

Strongly agree
Agree
Neutral
Disagree
Strongly disagree

38

Do you have any other comments regarding the implementation and monitoring section?

Exhibitions and public workshops will be held in April and May (see below),
please contact us for further information.

If you would like a copy of the *Preferred Options Document* in a different language or in large print or would like further information, please contact the Planning Policy Team.

অনুবাদের ব্যবস্থা আছে
提供有翻譯本
तरजमे उपलब्ध हैं
उरजमे मिल सकते हन
ترجمہ دستیاب ہے

T: 01865 252165

Please join us at one of our workshops:

- **STAKEHOLDERS' WORKSHOP Oxford Town Hall**
Wednesday 25 April, 10am - 12.30pm
- **Cheney School**
Tuesday 1 May, 6pm - 8.00pm
- **Rose Hill Community Centre**
Thursday 3 May, 6pm - 8.00pm
- **Oxford Town Hall**
Tuesday 8 May, 6pm - 8.00pm

www.oxford.gov.uk/corestrategy

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