

OXFORD CORE STRATEGY: HOUSING AND EMPLOYMENT (JOBS) FORECAST DISTRIBUTIONS BY NEIGHBOURHOOD AREA/

Jun-09

DO NOTHING: Windfalls & commitments only; Committed employment only

Time period	Location / Neighbourhood Area	Do-nothing growth estimate	1-bed	2-bed	3-bed	4-bed	Location for B1	B1 jobs	Location for A1	A1 devt by f/s (sqm)	A1 type
Apr06-Mar16	Summertown		0	0	0	0					
	Barton		0	0	0	0					
	Northern Gateway										
	SDA		0	0	0	0					
	Barton & Sandhills	115	27	44	35	10					
	Blackbird Leys	9	2	4	2	1	Land r/o Retail Park	50			
	City centre (inc. West End)	14	4	6	3	1			Queen St/Westgate:	37000	non-food
	East Oxford	456	73	140	205	38					
	Headington	291	68	111	87	24					
	Hinksey Park	42	10	16	13	4					
	Jericho and Osney	52	12	20	16	4					
	Littlemore	87	20	33	26	7	Science Park	1150			
	Lye Valley	110	26	42	33	9	Business Park	1450			
	Marston	70	16	27	21	6					
	Quarry & Risinghurst	122	29	47	37	10					
	Rose Hill	127	30	48	38	11					
	St Margarets	128	21	39	58	11					
	Summertown	93	22	36	28	8					
	Wolvercote	91	21	35	27	8					
	Total	1807	382	646	628	152		2650		37000	

OXFORD CORE STRATEGY: HOUSING AND EMPLOYMENT (JOBS) FORECAST DISTRIBUTIONS BY NEIGHBOURHOOD AREA

OXFORD CORE STRATEGY ALLOCATIONS: Windfalls & commitments + SHLAA + Barton Strategic Site (low estimate); Northern Gateway + West End + Protected Employment Sites (lower estimates)

Time period	Location / Neighbourhood Area	Mid dwelling growth estimate	1-bed	2-bed	3-bed	4-bed	Location for B1	B1 jobs	Location for A1	A1 devt by f/s (sqm)	A1 type
Apr06-Mar16	Summertown		0	0	0	0					
	Barton	525	79	158	223	66					
	Northern Gateway	140	33	53	42	12	Northern Gateway	1250			
	SDA		0	0	0	0					
	Barton & Sandhills	249	59	95	75	21					
	Blackbird Leys	83	22	34	21	7	Land r/o Retail Park	50	BBL centre	450	food
Nuffield Trading Estate							50	1500		non-food	
Harrow Rd Trading Est							35				
	City centre (inc. West End)	727	182	311	163	73	Oxpens/Frideswide Sq	800	Queen St/Westgate	37000	non-food
	Rest of centre								1800	1800	non-food
	East Oxford	807	130	247	363	68					
	Headington	539	127	205	162	45					
	Hinksey Park	42	10	16	13	4					
	Jericho and Osney	275	65	105	83	23	Osney Mead	40			
	Littlemore	275	65	105	82	23	Science Park	1150			
	Lye Valley	140	33	53	42	12	Business Park	1535			
	Marston	140	33	53	42	12					
	Quarry & Risinghurst	155	36	59	47	13					
	Rose Hill	564	132	215	169	47			Cowley centre	975	food
	St Margarets	297	48	91	134	25					
	Summertown	188	44	72	56	16			Summertown centre	975	food
										1000	non-food
	Wolvercote	315	74	120	94	26	Jordan Hill	40			
	Total	5461	1170	1991	1810	492		4950		43700	

Access and bus improvements: as previously tested for low growth/best case plus new station north of Oxford as 'Evergreen 3' proposal

OXFORD CORE STRATEGY: HOUSING AND EMPLOYMENT (JOBS) FORECAST DISTRIBUTIONS BY NEIGHBOURHOOD AREA

OXFORD CORE STRATEGY HIGHER GROWTH: Higher windfalls (170pa) + commitments + SHLAA + Barton Strategic Site (high estimate) + Summertown (high estimate); Northern Gateway + West End + Protected Employment Sites (higher estimates)

Time period	Location / Neighbourhood Area	Higher dwelling growth estimate	1-bed	2-bed	3-bed	4-bed	Location for B1	B1 jobs	Location for A1	A1 devt by f/s (sqm)	A1 type
Apr06-Mar16	Summertown		0	0	0	0					
	Barton	630	95	189	268	79					
	Northern Gateway	140	33	53	42	12	Northern Gateway	1500			
	SDA		0	0	0	0					
	Barton & Sandhills	268	63	102	80	23					
							Land r/o Retail Park	50		975	food
							Nuffield Trading Estate	450	BBL centre	3000	non-food
	Blackbird Leys	88	23	36	22	7	Harrow Rd Trading Est	300			
	City centre (inc. West End)	730	183	312	163	73	Beckett St/Oxpens	800	Queen St/Westgate:	37000	non-food
	East Oxford	903	145	276	406	76			Rest of centre	3000	non-food
	Headington	598	140	228	179	50					
	Hinksey Park	57	13	22	17	5					
	Jericho and Osney	291	68	111	87	24	Osney Mead	350			
	Littlemore	296	70	113	89	25	Science Park	1150			
	Lye Valley	168	40	64	50	14	Business Park	2200			
	Marston	156	37	60	47	13					
	Quarry & Risinghurst	188	44	71	56	16					
	Rose Hill	596	140	227	179	50			Cowley centre	2325	food
	St Margarets	316	51	97	142	27					
										1950	food
	Summertown	214	50	81	64	18			Summertown centre	2000	non-food
	Wolvercote	334	78	127	100	28		350			
	Total	5972	1273	2169	1993	539		7150		50250	

Access and bus improvements: as previously tested for upper growth/worst case

OXFORD CORE STRATEGY: HOUSING AND EMPLOYMENT (JOBS) FORECAST DISTRIBUTIONS BY NEIGHBOURHOOD AREA

DO NOTHING: Windfalls & commitments only; Committed employment only

Time period	Location / Neighbourhood Area	Do-nothing dwelling growth estimate	1-bed	2-bed	3-bed	4-bed	Location for B1	B1 jobs	Location for A1	A1 devt by f/s (sqm)	A1 type
Apr07-Mar26	Summertown safeguarded	0	0	0	0	0					
	Barton safeguarded land		0	0	0	0					
	Northern Gateway										
	SDA		0	0	0	0					
	Barton & Sandhills	171	40	65	51	14					
	Blackbird Leys	24	6	10	6	2	Land r/o Retail Park	50			
	City centre (inc. West End)	24	6	10	5	2			Queen St/Westgate:	37000	non-food
	East Oxford	736	119	225	331	62					
	Headington	464	109	177	139	39					
	Hinksey Park	86	20	33	26	7					
	Jericho and Osney	97	23	37	29	8					
	Littlemore	148	35	56	44	12	Science Park	1150			
	Lye Valley	193	45	74	58	16	Business Park	1450			
	Marston	118	28	45	36	10					
	Quarry & Risinghurst	217	51	83	65	18					
	Rose Hill	222	52	85	67	19					
	St Margarets	183	30	56	83	15					
	Summertown	168	40	64	51	14					
	Wolvercote	146	34	56	44	12					
	Total (excludes SDA)	3000	638	1076	1035	252		2650		37000	

OXFORD CORE STRATEGY: HOUSING AND EMPLOYMENT (JOBS) FORECAST DISTRIBUTIONS BY NEIGHBOURHOOD AREA

OXFORD CORE STRATEGY ALLOCATIONS: Windfalls & commitments + SHLAA + Barton Strategic Site (low estimate); Northern Gateway + West End + Protected Employment Sites (lower estimates)

Time period	Location / Neighbourhood Area	Mid dwelling growth estimate	1-bed	2-bed	3-bed	4-bed	Location for B1	B1 employment	Location for A1	A1 devt by f/s (sqm)	A1 type
Apr07-Mar26	Summertown safeguarded	0	0	0	0	0					
	Barton safeguarded land	1000	150	300	425	125					
	Northern Gateway	140	33	53	42	12	Northern Gateway	3150		1250	non-food
	SDA	0	0	0	0	0					
	Barton & Sandhills	305	72	116	92	26					
							Land r/o Retail Park	50		450	food
							Nuffield Trading Estate	140	BBL centre	1500	non-food
	Blackbird Leys	98	26	40	24	8	Harrow Rd Trading Est	95			
	City centre (inc. West End)	737	184	315	165	74	Beckett St/Oxpens	800	Queen St/Westgate	37000	non-food
	East Oxford	1087	175	333	489	91			Rest of centre	8800	non-food
	Headington	712	167	271	214	60					
	Hinksey Park	86	20	33	26	7					
	Jericho and Osney	320	75	122	96	27	Osney Mead	40			
	Littlemore	386	91	147	116	32	Science Park	1150			
	Lye Valley	223	52	85	67	19	Business Park	1685			
	Marston	188	44	72	57	16					
	Quarry & Risinghurst	250	59	95	75	21					
	Rose Hill	659	155	251	198	55			Cowley centre	1500	food
	St Margarets	352	57	108	159	30				5250	non-food
									Summertown centre	1500	food
	Summertown	263	62	100	79	22				1000	non-food
	Wolvercote	370	87	141	111	31		40			
	Total (excludes SDA)	7179	1509	2583	2433	656		7150		58250	

Access and bus improvements: as previously tested for low growth/best case plus new station north of Oxford as 'Evergreen 3' proposal

OXFORD CORE STRATEGY: HOUSING AND EMPLOYMENT (JOBS) FORECAST DISTRIBUTIONS BY NEIGHBOURHOOD AREA

OXFORD CORE STRATEGY HIGHER GROWTH: Higher windfalls (170pa) + commitments + SHLAA + Barton Strategic Site (high estimate) + Summertown (high estimate); Northern Gateway + West End + Protected Employment Sites (higher estimates); Include 'Higher growth' SDA (4000dwellings+1500jobs)

Time period	Location / Neighbourhood Area	Higher dwelling growth estimate	1-bed	2-bed	3-bed	4-bed	Location for B1	B1 employment	Location for A1	A1 devt by f/s (sqm)	A1 type
Apr07-Mar26	Summertown	500	75	150	213	63					
	Barton	1200	180	360	510	150					
	Northern Gateway	140	33	53	42	12		3750		2500	non-food
	SDA	4000	600	1200	1700	500		1500			
	Barton & Sandhills	348	82	133	105	29					
	Blackbird Leys	109	28	44	27	9	Land r/o Retail Park	50	BBL centre	975	food
Nuffield Trading Estate							500	3000		non-food	
Harrow Rd Trading Est							335				
	City centre (inc. West End)	744	186	318	166	74	Beckett St/Oxpens	800	Queen St/Westgate	37000	non-food
	Rest of centre								10000	non-food	
	East Oxford	1302	210	398	586	109					
	Headington	845	198	322	253	71					
	Hinksey Park	120	28	46	36	10					
	Jericho and Osney	355	83	135	106	30	Osney Mead	390			
	Littlemore	433	102	165	130	36	Science Park	1150			
	Lye Valley	287	67	109	86	24	Business Park	2285			
	Marston	226	53	86	68	19					
	Quarry & Risinghurst	323	76	123	97	27					
	Rose Hill	732	172	279	220	62			Cowley centre	2325	food
	Rest of centre									10500	non-food
	St Margarets	395	64	121	178	33					
	Summertown	321	75	122	96	27			Summertown centre	1950	food
	Rest of centre									2000	non-food
	Wolvercote	412	97	157	124	35		390			
	Total (excludes SDA)	8792	1810	3122	3042	820		9650		70250	
	Total (includes SDA)	12792	2410	4322	4742	1320		11150		-	

Access and bus improvements: as previously tested for upper growth/worst case