


Oxford Core Strategy Examination Statement of Oxford City Council		<a href="http://www.oxford.gov.uk">www.oxford.gov.uk</a>  <b>OXFORD CITY COUNCIL</b>
C/M2/2	<b>Matter 2 – The Strategy</b> <b>Issue 2 – Place making and how the various parts of the city are intended to change</b>	

- i) **Is the plan sufficiently explicit as to how various parts of the city will be changed and how the various themes come together to affect specific, individual areas?**

As a result of the proposed changes to the Core Strategy following the exploratory meeting, the Council is of the view that the plan is explicit about how individual parts of the city will change during the plan period. It is acknowledged that the original submission document wasn't as clear as it could have been about the implications for particular areas of the city, and the Council considers that the proposed changes have significantly strengthened the plan in this regard.

The new section 3.5 on place-shaping local areas identifies five 'district areas' based on the city and district centres, and summarises their character, drivers for change and future development. This section of the plan has been added specifically to draw the various policy themes together and highlights how different parts of the city will be affected by the main land-use and transport proposals in the Core Strategy. The accompanying maps are intended to provide a user-friendly illustration of the key constraints and opportunities within each of these areas. It is considered that section 3.5 sets out in a clear and concise fashion the consequences of the proposed strategy for individual areas.

It is also worth noting that Oxford is a compact urban area, with the boundaries of the various communities generally running into each other. Neighbourhoods are also interlinked with each other in terms of access to services and employment. While different areas of the city may possess a distinct sense of community, they are not so different in character, nor are there particular issues relating to some areas but not others, that would require more specific place-shaping policies. Even where there are specific local issues, such as the concentration of hospital facilities and the presence of Oxford Brookes' campus in Headington, their effects in terms of say travel patterns, economic benefits or pressures on the housing stock, tend to permeate out into wide areas of the city.

- ii) **Could the plan be more explicit about the mix and scale of development and specific proposals proposed for each sub area?**

The Core Strategy identifies the main locations for growth and regeneration in Policies CS1-9, and follows this with a significant level of detail about the implications for individual parts of the city in section 3.5. This includes the table on page 53 and the map on page 54, which provide clear estimates of the potential distribution of residential, employment and retail development across the city over the Core Strategy period. As indicated above, the text and maps for the district areas then provide more detailed commentary on specific proposals relating to those sub areas. This should provide a degree of certainty for residents, businesses and infrastructure providers about the future scale, mix and distribution of development.

The scope for being even more explicit is considered to be very limited. For instance, in relation to housing, the figures are based on a technical assessment of capacity and deliverability in the Strategic Housing Land Availability Assessment (SHLAA, CD14/1). These are not actual housing allocations, and the merits of the sites will need to be tested more fully through further evidence gathering, consultation and sustainability appraisal in the Site Allocations DPD. The figures for growth in 'B' class employment represent a best estimate at the current time, and are inevitably subject to some variation given that we don't know at this stage exactly what modernisation may occur on the key employment sites or what occupiers may come forward on the strategic sites.

It is possible that a little more could be said about some other types of development proposed, such as the University of Oxford proposals for the Radcliffe Infirmary site in Jericho which are mentioned on pages 59 and 108 of the Core Strategy, but overall the Council considers that the plan, as revised, contains an appropriate level of detail for a Core Strategy.