


Oxford Core Strategy Examination Statement of Oxford City Council		
C/M8/5	Matter 8 – Strategic Locations Issue 5 – South Oxford Strategic Development Area	

i) What and how much should the Core Strategy say about this area?

It is right that the Core Strategy acknowledges that the SDA area is wholly outside Oxford City Council’s boundary but the impacts of the SDA would need to be more widely managed. The SDA would be immediately adjacent to Oxford’s boundary so the Core Strategy should also say how the SDA will relate to Oxford, most importantly the fringe area and links into Blackbird Leys, Littlemore, the Business and Science Parks as well as Oxford as a whole. The South East Plan (CD10/1, para 22.20) indicates that Oxford’s Core Strategy should take account of the opportunities the urban extension may present as a catalyst for regeneration in The Leys area, and how best to integrate the new development into the wider city.

ii) How should the area be shown on the Proposals Map and what area should it cover?

The Council believes that the SDA and surrounding area within Oxford should be delivered through a joint AAP and we have made representations to that effect to South Oxfordshire District Council’s (SODC) Core Strategy Preferred Options. The reason being that the City Council believe that the regeneration of areas of south east Oxford should be considered in parallel with the planning of the urban extension. The SEP (para 22.20) says that the boundaries of the revised Green Belt, Strategic Development Area, and any additional safeguarded land will be shown in the relevant parts of the SODC and Oxford City LDFs. But it is important to note that the SDA, Green Belt review and safeguarded land will be wholly within SODC’s district whereas the potential AAP could include part of Oxford.

We haven’t shown the SDA area on the Proposals Map as it is outside of Oxford. The decision on whether or not the development is delivered through an AAP, and therefore whether or not any part of Oxford could be included in the AAP, is out of the City Council’s control. Our Proposals Map will be updated each time a LDD is adopted therefore it could be updated as and when the method of implementation is adopted in SODC’s Core Strategy and subsequently approved by GOSE. In the absence of the final word on the matter of implementation, the City Council think that it is most appropriate to show a potential AAP area that includes

part of Oxford on the Key Diagram which shows development of a strategic nature and reflects cross boundary issues.

iii) What should the Core Strategy say about potential nature and scale of uses proposed?

There is little said about the nature and scale of uses in the South East Plan aside from it being of 4,000 dwellings and “mixed-use” (para 22.14) and a “sustainable urban extension” (Policy CO4). One of the exceptional circumstances for reviewing the Green Belt listed in the SEP (para 22.18) is the “regional imperative to deliver higher housing numbers and economic growth” suggesting that employment may be a suitable use as part of a mixed-use development.

The Panel Report (CD10/3 para 22.25) says that the SEP could acknowledge that some new employment land in addition to the safeguarded land may be needed. Policy CS.8 of the Core Strategy therefore considers that to deliver a mixed and sustainable urban extension whilst potentially also helping Oxford build on its key strengths in the Science Park adjacent to the urban extension, some employment would be appropriate.

iv) What should the Core Strategy say about any impact on adjoining areas and how it relates to the City and adjoining Districts?

The Core Strategy should comment upon how the SDA relates to Oxford and Oxford’s role in its delivery. The Further Preferred Options and the Sustainability Appraisal considered the impacts on Oxford. It is extremely important for Oxford that reference is made to the SDA in order to assist in delivering a sustainable urban extension that fully integrates with Oxford. Key areas are public transport, pedestrian and cycle links and retail and community facilities for new and existing residents. The actual impact upon South Oxfordshire is for SODC to consider and it is not appropriate for us to comment on this in our Core Strategy.

v) What should the Core Strategy say about the potential transport impacts?

Potential transport impacts are relevant to Oxford and this is referred to in Policy CS14. Transport impacts are not just for us to address as they need to be a partnership approach so we are working with Oxfordshire County Council and SODC to address the issues and to identify appropriate mitigation of the SDA.

vi) What should the Core Strategy say about the way that this project will be progressed?

The City Council has been clear in our view that the best way to deliver the SDA would be through a joint AAP and not through an SPD as proposed in SODC’s Core Strategy Preferred Options. It would demonstrate good planning by significantly helping to integrate the urban extension with Blackbird Leys, Greater Leys, Littlemore

and Cowley as well as building on our knowledge of the local area and facilitating the regeneration of the Leys area. The Panel Report (para 22.72) recommended a joint AAP and GOSE had expressed a view that an AAP was the most appropriate method.

Joint working is in the spirit of the new planning system in PPS12 (CD11/11, paras 4.16-18). It recognises that many issues do not respect local planning authority boundaries. Operationally, the SDA will be part of Oxford as boundaries are artificial and mean nothing when it comes to how people live and operate.