

## Oxford Core Strategy Examination

[www.oxford.gov.uk](http://www.oxford.gov.uk)



This schedule lists further changes to the Proposed Changes to the Oxford Core Strategy, which Oxford City Council considers would be necessary should the South of Oxford Strategic Development Area (SOSDA) be deleted from the South East Regional Spatial Strategy (RSS), as a result of the current legal challenges to the RSS.

Dated: 29th January 2010

Change ref	Section/ Sub-section	Page	Paragraph	Details of change
FC1	Key Diagram	5	-	Replace Key Diagram with revised version (with 'Indicative AAP boundary incorporating SDA' removed)
FC2	3.2 Cowley Centre	27	1	Delete final sentence of paragraph: <del>Cowley centre is well placed to benefit from the South Oxford Strategic Development Area (SDA), being situated along one of the likely main movement corridors between the SDA and the city centre.</del>
FC3	3.2 Blackbird Leys	27	3	Delete penultimate sentence: <del>Provision of good walking, cycling and public transport access to the SDA will enable local residents to use existing facilities in Blackbird Leys.</del>
FC4	3.3 Green Belt	35	5	Delete last sentence in paragraph immediately preceding Policy CS4: <del>The South East Plan proposes a selective review of Green Belt boundaries on the southern edge of Oxford to identify land to be removed from the Green Belt to facilitate the South Oxford Strategic Development Area.</del>
FC5	3.4 Meeting Oxford's housing and employment needs	36	3	Replace last two sentences in paragraph relating to the housing/employment balance: <del>Taking into account the proposed South Oxford SDA (Policy CS8), which was recommended by the Examination in Public Panel amongst other reasons to help address the housing/employment imbalance in Oxford, the imbalance should improve over the latter part of the Plan period. However, this forecast makes no allowance for employment growth within the SDA, since it is too early to say whether the SDA will include any significant employment allocations. Implementing the Core Strategy policies should continue to improve on this imbalance, under a low jobs growth scenario. Even under a high jobs scenario,</del>

				<a href="#">representing the 'worst case', the existing situation would not materially worsen.</a>
FC6	3.4 South Oxford Strategic Development Area (SDA)	47-49	All text under sub-heading ' <b>South Oxford Strategic Development Area (SDA)</b> ', and <b>Policy CS8</b>	<p>Delete Policy CS8 and all supporting text:</p> <p><b><del>South Oxford Strategic Development Area (SDA)</del></b></p> <p><i><del>Vision</del></i>  <del>The Secretary of State's Proposed Changes to the Draft South East Plan concluded that an urban extension to the south of Oxford would be required to meet local housing needs in the longer term. The Secretary of State endorsed the Panel's recommendation for an urban extension of at least 4,000 dwellings known as the South Oxford SDA. While the land identified is in South Oxfordshire District Council, the development of the SDA will affect Oxford. As a Centre for Significant Change, Oxford is the focus of employment, leisure and transport for the area. The SDA will need to integrate with existing services and networks.</del></p> <p><i><del>Area Appraisal</del></i>  <del>The SDA is proposed for an area of existing Green Belt land just beyond Oxford's boundary. To accommodate an urban extension, the draft South East Plan proposes a highly focused, selective Green Belt review just south of Oxford to identify land to be removed from the Green Belt to facilitate a sustainable urban extension to Oxford with minimal impact on village identity and the landscape setting of the city.</del></p> <p><del>The indicative area of search shown on the key diagram includes land within Oxford City, to the south of the Cowley branch rail line, because the City Council</del></p>

			<p>believes that the regeneration of this area should be considered in parallel with the planning of the urban extension. The Sustainability Appraisal found that the benefits of any joint AAP would be maximised if it included the south eastern part of the city.</p> <p>Land on the southern edge of Oxford is well located for housing and other development, in relation to existing employment areas, retail, health, leisure, cultural and community provision.</p> <p><b>Relationship to the Spatial Strategy</b></p> <p>The proposed South Oxford SDA would significantly contribute to meeting the city's housing need, but because it is outside Oxford's boundary it would not contribute to meeting our housing targets. It would however, increase the supply of housing close to where people work, so helping to reduce the need to travel.</p> <p>The SDA is a different type of strategic site because it lies wholly outside of the city's boundary. However, it has been important to consider the implications in the context of the spatial strategy and to ensure that the Core Strategy conforms with the South East Plan. Significant growth to the south of the city would support several of the elements of the spatial strategy; for example the regeneration of Blackbird Leys with a newly designated district centre and the promotion of Cowley Centre as an interchange for local public transport.</p> <p><i>Key outputs</i></p> <ul style="list-style-type: none"><li>◦ to create a mixed, sustainable community of at least 4,000 dwellings;</li><li>◦ to provide the appropriate services and facilities to support the new residents. The precise mix of uses will be determined by South Oxfordshire District Council (SODC)</li></ul>
--	--	--	--

~~in consultation with the City Council and various other partners;~~

- ~~e to provide strong community and functional links with the city as a whole, but in particular with Blackbird Leys, Greater Leys, Littlemore and Cowley;~~
- ~~e to enhance local retail, commercial and community facilities that are more accessible for existing as well as new residents~~
- ~~e to ensure that new and existing communities maintain and enhance their local distinctiveness;~~
- ~~e to improve the existing Blackbird Leys area; and:~~
- ~~e to provide an opportunity to ensure positive management of the rural urban fringe in this location.~~

**Policy CS8**

**South Oxford Strategic Development Area**

~~The City Council will work with South Oxfordshire District Council to bring forward an urban extension south of Oxford [the South Oxford Strategic Development Area]. The South Oxford SDA will be a mixed-use development of at least 4,000 dwellings and, potentially, additional employment land.~~

~~The City Council will seek to ensure that the South Oxford SDA integrates with existing transport networks and infrastructure, and that the development brings benefits for existing communities within Oxford as well as for occupiers of the urban extension.~~

*Delivery and partnership*

				<p><del>SODC have indicated that if an urban extension is required by the South East Plan they will include a policy in their Core Strategy, prepare a Supplementary Planning Document for it and work closely with Oxford City Council when they do this. The City Council will work constructively with South Oxfordshire District Council to take forward the SDA in the context of wider regeneration opportunities in the local area, preferably by means of a Joint Area Action Plan. Oxford City Council also has a dual role as a stakeholder, owning some land.</del></p>
FC7	3.4 Employment contingency	51	3	<p>Delete second, third and fourth sentences: <del>Land at the South Oxford SDA offers the only suitable opportunity for some further employment land, but this is outside the City Council's control since the land is within South Oxfordshire district. The future development of the SDA has a longer timescale and is therefore unlikely to deliver employment land in the short to medium term. There are few opportunities for other sites to make up this shortfall.</del></p>
FC8	3.5 Cowley/ Blackbird Leys district area	57	3	<p>Delete last bullet point under sub-heading '<i>Drivers for Change</i>':</p> <ul style="list-style-type: none"> <li><del>Significant growth to the south of the city in the SDA would support the regeneration of Blackbird Leys.</del></li> </ul>
FC9	3.5 Cowley/ Blackbird Leys district area	58	1	<p>Delete last sentence of the fourth bullet point under the sub-heading '<i>Future development</i>':</p> <ul style="list-style-type: none"> <li>Public transport will be encouraged by supporting further development of an orbital bus network linking Cowley to Rose Hill, Headington and Summertown. Improved access to the major employers will be promoted, as will greater pedestrian and cycle priority through and to Cowley centre. <del>Cowley centre is</del></li> </ul>

				<del>well placed to benefit from the SDA, so it is important that high quality bus, cycle and pedestrian links are created to the SDA.</del>
FC10	5.1 Supporting access to new development	75	5	Delete references to SDA in first sentence of paragraph: The Spatial Strategy refers to <del>four</del> <u>three</u> strategic locations in and around Oxford with potential for future development during the Core Strategy period – the West End, Northern Gateway, <u>and</u> land at Barton <del>and South Oxford Strategic Development Area.</del>
FC11	Policy CS14	77	-	Delete final bullet point in last part of policy: <ul style="list-style-type: none"> <li><del>integrating the South Oxford Strategic Development Area with the City centre and other key city destinations, including Blackbird Leys, Cowley centre and employment sites, by incorporating high quality bus, cycle and pedestrian links.</del></li> </ul>
FC12	5.1 Supporting city-wide movement	78	2	Delete reference to SDA in last sentence of paragraph: Re-opening the Cowley branch line for passenger transit could bring great benefits for Cowley, Blackbird Leys, <u>and</u> Littlemore <del>and the potential urban extension</del> , and the corridor will continue to be safeguarded for this purpose.
FC13	7.1 Level of housing growth and timing of delivery	94	2	Delete last three sentences from paragraph: <del>The Secretary of State's Proposed Changes to the Draft South East Plan include provision for a Strategic Development Area (SDA) on the south side of Oxford for an urban extension of at least 4,000 dwellings. The City Council will work with South Oxfordshire District Council to bring forward this urban extension. The housing growth in the urban extension would be in addition to the housing target for Oxford.</del>
FC14	8.1 Forecast	105	1	Amend reference to urban extension in first sentence of paragraph (this is not proposed to be deleted because it merely summarises the recommendations of

	demand and future growth			the Employment Land Study): The study recommends the allocation of one major strategic site (Northern Gateway), <u>together</u> with provision in the West End, and longer-term allocation within <del>the proposed urban extension</del> <u>any potential urban extension that may come forward.</u>
FC15	8.3 Retail hierarchy	112	2	Delete third and fourth sentences from paragraph: <del>Improvements to the quality and range of facilities at Blackbird Leys will attract residents from the proposed urban extension. However, the relationship between Blackbird Leys centre and the SDA is difficult to gauge at the present time, particularly in terms of new retail provision, since the SDA is at a very early stage of planning and its precise location has yet to be established.</del>
FC16	8.3 Spatial strategy medium term	113	1	Delete fourth sentence from paragraph: <del>The additional capacity at both the Cowley centre and Blackbird Leys will be strategically well placed to serve future residents in the proposed urban extension.</del>
FC17	8.3 Spatial strategy long term	113	2	Delete fourth sentence from paragraph: <del>Opportunities may also emerge from the proposed SDA, which given the potential scale of development could support some future retail development. However, it is difficult to be precise about how much retail capacity could be supported, given that the proposed SDA is at a very early stage of planning.</del>
FC18	Throughout document			Re-number Policy CS9 and all subsequent policies: <b>Policy <del>CS9</del> <u>CS8</u> Land at Summertown</b> <b>Policy <del>CS10</del> <u>CS9</u> Energy and natural resources</b> <b>Policy <del>CS11</del> <u>CS10</u> Waste and recycling</b>

	<p>Policy <del>CS12</del> <u>CS11</u> Flooding</p> <p>Policy <del>CS13</del> <u>CS12</u> Biodiversity</p> <p>Policy <del>CS14</del> <u>CS13</u> Supporting access to new development</p> <p>Policy <del>CS15</del> <u>CS14</u> Supporting city-wide movement</p> <p>Policy <del>CS16</del> <u>CS15</u> Primary healthcare</p> <p>Policy <del>CS17</del> <u>CS16</u> Access to education</p> <p>Policy <del>CS18</del> <u>CS17</u> Infrastructure and developer contributions</p> <p>Policy <del>CS19</del> <u>CS18</u> Urban design, townscape character and the historic environment</p> <p>Policy <del>CS20</del> <u>CS19</u> Community safety</p> <p>Policy <del>CS21</del> <u>CS20</u> Cultural and community development</p> <p>Policy <del>CS22</del> <u>CS21</u> Green spaces, leisure and sport</p> <p>Policy <del>CS23</del> <u>CS22</u> Level of housing growth</p> <p>Policy <del>CS24</del> <u>CS23</u> Mix of housing</p> <p>Policy <del>CS25</del> <u>CS24</u> Affordable housing</p> <p>Policy <del>CS26</del> <u>CS25</u> Student accommodation</p> <p>Policy <del>CS27</del> <u>CS26</u> Accommodation for travelling communities</p> <p>Policy <del>CS28</del> <u>CS27</u> Sustainable economy</p> <p>Policy <del>CS29</del> <u>CS28</u> Employment sites</p> <p>Policy <del>CS30</del> <u>CS29</u> The universities</p> <p>Policy <del>CS31</del> <u>CS30</u> Hospitals and medical research</p> <p>Policy <del>CS32</del> <u>CS31</u> Retail</p> <p>Policy <del>CS33</del> <u>CS32</u> Sustainable tourism</p>
--	--

				Re-number all cross-references throughout document text as above.			
FC19	9.1 Implement- ation	121	Table row 2	Delete table row:			
				<del>CS8 — South Oxford — Strategic Development Area</del>	<ul style="list-style-type: none"> <li>• <del>Create a sustainable urban extension of at least 4,000 dwellings;</del></li> <li>• <del>Maximise integration of the new community with Oxford;</del></li> <li>• <del>Improve existing Blackbird Leys area</del></li> </ul>	<ul style="list-style-type: none"> <li>• <del>South Oxfordshire District Council and Oxford City Council LDFs (in partnership with key landowners and utility providers including Thames Water, National Grid UK);</del></li> <li>• <del>Determination of planning applications</del></li> </ul>	<del>Likely to be mainly private developer funded with potential other sources (yet to be identified)</del>
FC20	9.1 Implement- ation	123	2 <sup>nd</sup> table, Row 3	Delete references to SDA in the table row:			
				CS14 - Supporting access to new development	<ul style="list-style-type: none"> <li>• Improve the movement network in the West End</li> <li>• Improve traffic flow reliability, and sustainable access, at the Northern Gateway</li> <li>• Ensure new development at Barton <del>and the South Oxford SDA</del></li> </ul>	<ul style="list-style-type: none"> <li>• West End Partnership (City and County Councils plus other partners) to implement West End AAP improvements to the West End movement network</li> <li>• City and County Councils, in partnership with Northern Gateway Consortium and</li> </ul>	<ul style="list-style-type: none"> <li>• Developer funding and on-site provision</li> <li>• New Growth Points funding</li> <li>• Access to Oxford and Local Transport Plan</li> <li>• Homes and Communities Agency (for Barton)</li> </ul>

					<p><del>are</del> is integrated with Oxford</p> <ul style="list-style-type: none"> <li>• Ensure demand management is built into every major development</li> </ul>	<p>Highways Agency, to implement Northern Gateway AAP specific highway mitigation measures and a rigorous travel planning framework</p> <ul style="list-style-type: none"> <li>• Implement Barton AAP, to include specific accessibility improvements (City Council and partners)</li> <li>• <del>City Council to work closely with South Oxfordshire District Council, County Council and the bus operators in implementing the South Oxford SDA</del></li> <li>• County Council to implement Access to Oxford and Local Transport Plan</li> <li>• Development Management DPD (City Council)</li> <li>• Area Action Plans</li> </ul>	
--	--	--	--	--	--	---	--

						(City Council) <ul style="list-style-type: none"> <li>• Parking Standards, Transport Assessments and Travel Plans SPD (City Council)</li> <li>• Determination of planning applications</li> </ul>	
FC21	9.2 Monitoring	137	Table row 3	Delete table row:			
				<del>CS8 – South Oxford Strategic Development Area</del>	<del>Delivery of the SDA in accordance with South Oxfordshire District Council's Local Development Scheme and housing monitoring targets</del>		
FC22	9.2 Monitoring	141	Table row 2	Delete reference to Policy CS8 (subsequent policy numbers re-numbered)			
				CS18 – Infrastructure and developer contributions	Provision of strategic and service infrastructure needed to support new development	Multi-agency delivery means there is no one target that is applicable. See targets for Policies CS6, CS7, <del>CS8, CS15, CS17, CS18, CS21, CS22, CS23</del> CS14, CS16, CS17, CS20, CS21, <del>CS22</del> .	