

ANNEX A1

OXFORD CORE STRATEGY COUNCIL'S PROPOSED CHANGES (April 2009)

These changes are needed to ensure that the Core Strategy is sound

Change reference	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) – see Page 17
FC2	3.2 Cowley Centre	27	1	Delete final sentence of paragraph: 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.
FC3	3.2 Blackbird Leys	27	3	Delete penultimate sentence: Provision of good walking, cycling and public transport access to the SDA will enable local residents to use existing facilities in Blackbird Leys.
FC4	3.3 Green belt	35	5	Delete last sentence in paragraph immediately preceding Policy CS4: 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.
FC5	3.4 Meeting Oxford's Housing and Employment Needs	36	3	In line with the emerging South East Plan, The proportion of jobs to resident workforce has historically been imbalanced in Oxford, but has improved: in 1971 the ratio of resident workforce to jobs was 1:1.76 whereas in 2001 it was only 1:1.44¹. 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. Historically the number of jobs in Oxford has significantly exceeded the resident workforce. Problems that result from the housing / jobs imbalance are considerable levels of in-commuting into Oxford, worsening traffic congestion on the strategic road network, staff retention and recruitment difficulties for employers and adding to housing pressures in the city. To a degree, it is inevitable that there will be some imbalance given the economic importance of Oxford and that it contains seven of the largest ten employers in the county. However, the imbalance has narrowed over recent decades, with the ratio of jobs to resident workforce declining from 1.76 in 1971 to 1.44 in 2001². This reflects the fact that Oxford has been losing employment land to other uses, mainly residential, over

¹-An Economic Profile of Oxfordshire (Oxfordshire County Council and Oxfordshire Economic Observatory, Undated)

² An Economic Profile of Oxfordshire (Oxfordshire Economic Observatory and Oxfordshire County Council, 2004)

several decades and that the city has often exceeded its planned housing provision.

The South East Plan identifies Oxford as a “regional hub”, a focus for investment in infrastructure, economic activity, regeneration, affordable and market housing and new major retail and employment development. The SEP seeks to ensure that the balance of jobs and houses at both the sub-regional and main settlement level does not worsen and preferably improves. It states that within Oxford the overall aim will be to achieve a broad balance between housing and jobs by protecting, as appropriate, existing sites and allocating new land suited to providing for a range of opportunities in accordance with policy RE3. It sets a target for Oxford of delivering 8,000 dwellings over the period 2006-2026; this equates to an average of 400 dwellings a year. In terms of employment, the sub-regional monitoring figure for Central Oxfordshire is a minimum of 18,000 net additional new jobs over the period 2006-2016. The supplementary guidance from the South East England Partnership Board apportions this between the districts with a monitoring figure of 7,111 for Oxford over that period³.

The Core Strategy seeks to achieve a modest improvement in the imbalance between housing and employment over the plan period. It seeks to do this by delivering significant levels of new housing whilst also providing for growth in particular sectors to support the economy. In terms of housing, the Core Strategy seeks to deliver at least the SEP target of 8,000 dwellings.

Office for National Statistics (ONS) data for 2006 shows Oxford’s population was 149,100; the working age population was 107,300 and the number of economically active persons was 79,900⁴. This equates to 53.6% of the total population being economically active. Research undertaken for the City Council by Fordham Research forecast that the average household size in Oxford will drop from 2.63 in 2006 to 2.38 in 2026.⁵ This is in line with predicted national trends. Using population, labour supply and household size data it is possible to estimate the potential increase in Oxford’s workforce over the Core Strategy period taking into account the projected housing growth. The table below shows the figures for housing delivery and the associated additional workforce over the period of the plan.

	<u>2006/7- 2010/11</u>	<u>2011/12- 2015/16</u>	<u>2016/17- 2020/21</u>	<u>2021/22- 2025/26</u>	<u>Total</u>
<u>Additional housing numbers</u>	<u>3,045</u>	<u>2,984</u>	<u>2,232</u>	<u>871</u>	<u>9,132</u>
<u>Numbers of additional economically active</u>	<u>3,884</u>	<u>3,807</u>	<u>2,847</u>	<u>1,111</u>	<u>11,649</u>

In terms of employment growth, the Core Strategy provides for in the range of 11,000-14,000 jobs over the plan period; this would be consistent with the SEP guidance figure of 7,111 jobs for Oxford to 2016. The table below indicates how this target can be met through a combination of modernising

³ South East Plan Supplementary Guidance: Employment and Economic Land Assessments, (South East England Partnership Board), February 2010

⁴ Labour Market Profile: Oxford, Office for National Statistics (see www.nomisweb.co.uk)

⁵ Balance of Dwellings Study: Final Report, (Fordham Research, July 2007), paras 8.19-8.20

⁶ A more detailed breakdown is provided at Section 8.1

[and/or extending existing sites, implementing existing Local Plan allocations, and developing the strategic sites at the West End and Northern Gateway.](#)⁶

	2016		2026		Total	
	Lower	Upper	Lower	Upper	Lower	Upper
Total of all jobs	7,850	10,280	3,430	3,620	11,280	13,900

[In combination, the policies for delivering housing growth and promoting managed economic growth will both strengthen Oxford's position in terms of it's designation as an area of significant growth and importantly will result in a modest further improvement to the imbalance between houses and jobs over the plan period. This is illustrated in the table below:](#)

	2006 (Base line)	2016 (low job growth)	2016 (high job growth)	2026 (low job growth)	2026 (high job growth)
Number of economically active	79,900	87,591	87,591	91,549	91,549
Number of jobs	101,900	109,750	112,180	113,180	115,800
Ratio of jobs to economically active	1.275	1.253	1.281	1.236	1.265

To deliver an adequate level of housing and employment, strategic locations for development have been identified. These are considered centrally important to the delivery of the strategy for the city over the period to 2026. Development of strategic sites close to areas in need of regeneration should seek to ensure that the new developments are well integrated physically and functionally with the existing urban fabric, and also attract investment that stimulates regeneration to benefit deprived communities. The strategic locations for development in Oxford are: West End, Northern Gateway and land at Barton. ~~The proposed South Oxford SDA would be outside the city boundary, but it is important to the spatial strategy because of its location immediately adjoining the city, its role in providing housing for the city and the need to integrate services and facilities.~~ The potential site of land at Summertown would support the spatial strategy but is not fundamental to the delivery of the strategy.

This Further Proposed Change has been updated by Examination Change EC17 (included in Annex A2)

FC6	3.4 Northern Gateway	42	Bullet points under 'Key outputs'	<p>Amend second bullet point as follows:</p> <ul style="list-style-type: none"> Provide between 55,000 m² to 80,000 m² B1 office floor space related to Oxford's key strengths in science and technology, research and development, and/or non-teaching university development;
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				<p>Amend sixth bullet point as follows:</p> <ul style="list-style-type: none"> • Potentially pProvide complementary residential development (up to 200 units). <p><i>This Further Proposed Change has been updated by Examination Change EC21-EC22 (included in Annex A2)</i></p>
FC7	3.4 Northern Gateway	43	Policy CS6	<p>Amend first two paragraphs of Policy CS6 as follows:</p> <p>Policy CS6 Northern Gateway</p> <p>The Northern Gateway is allocated as a strategic location to provide a modern employment-led site with supporting infrastructure and complementary amenities. Planning permission will be granted for principally Class-B related activities (between 55,000 and 80,000 m²), which must satisfy at least one of the following criteria:</p> <ol style="list-style-type: none"> directly relate to Oxford's key sectors of employment of science and technology research, education, biotech and spin-off companies from the two universities and hospitals; provide additional research and development facilities; build on Oxford's established and emerging 'clusters'; comprise spin-off companies from the universities or hospitals; or provide an essential service for Oxford, or the knowledge-based infrastructure. <p><u>Development for Class-B uses will be brought forward in two phases:</u></p> <ul style="list-style-type: none"> • <u>a maximum of 20,000 m² to be occupied by 31st March 2016;</u> • <u>the remainder (up to a total maximum of 55,000 m²) to be occupied by 31st March 2026.</u> <p>The complementary uses could include any of the following:</p> <ul style="list-style-type: none"> • an emergency services centre (10,000 m²); • residential dwellings (up to 200 dwellings); • small retail units (of an appropriate local scale up to a total floorspace of 2,500m²); • a hotel (120-180 beds) and related leisure facilities.

FC8	3.4 South Oxford Strategic Development Areas (SDA)	47- 49	All text under sub-heading ' South Oxford Strategic development Area ' (SDA) and Policy CS8	<p>Delete Policy CS8 and all supporting text:</p> <p>South Oxford Strategic Development Area (SDA)</p> <p><i>Vision</i></p> <p>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.</p> <p><i>Area Appraisal</i></p> <p>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.</p> <p>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 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>Relationship to the Spatial Strategy</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</p>
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			<p>-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"> o to create a mixed, sustainable community of at least 4,000 dwellings; o 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) in consultation with the City Council and various other partners; o to provide strong community and functional links with the city as a whole, but in particular with Blackbird Leys, Greater Leys, Littlemore and Cowley; o to enhance local retail, commercial and community facilities that are more accessible for existing as well as new residents o to ensure that new and existing communities maintain and enhance their local distinctiveness; o to improve the existing Blackbird Leys area; and; o to provide an opportunity to ensure positive management of the rural-urban fringe in this location. <p>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.</p> <p>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.</p> <p><i>Delivery and partnership</i> 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.</p>
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FC9	3.4 Employment contingency	51	3	Delete second, third and fourth sentences: 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.																																																																																																																																																										
FC10	3.5 Place Shaping	53		<p>Replace table:</p> <p>Potential development 2009/10 to 2025/26</p> <table border="1" data-bbox="831 336 2101 715"> <thead> <tr> <th>District Area</th> <th colspan="2">Potential dwellings on identified sites</th> <th colspan="2">Estimated windfall dwellings</th> <th colspan="2">All dwellings (sites plus windfalls)</th> <th colspan="2">Forecast 'B' Class jobs</th> <th colspan="2">Forecast retail jobs</th> </tr> </thead> <tbody> <tr> <td>Cowley Road</td> <td>427</td> <td>9%</td> <td>504</td> <td>23%</td> <td>931</td> <td>14%</td> <td>0</td> <td>0%</td> <td>0</td> <td>0%</td> </tr> <tr> <td>Headington</td> <td>1596</td> <td>35%</td> <td>672</td> <td>31%</td> <td>2268</td> <td>34%</td> <td>0</td> <td>0%</td> <td>0</td> <td>0%</td> </tr> <tr> <td>Summertown</td> <td>677</td> <td>15%</td> <td>334</td> <td>16%</td> <td>1011</td> <td>15%</td> <td>3190</td> <td>44.6%</td> <td>35</td> <td>1.1%</td> </tr> <tr> <td>City-centre</td> <td>958</td> <td>21%</td> <td>178</td> <td>8%</td> <td>1136</td> <td>17%</td> <td>840</td> <td>11.8%</td> <td>2690</td> <td>85.4%</td> </tr> <tr> <td>Cowley/ Blackbird Leys</td> <td>845</td> <td>19%</td> <td>459</td> <td>21%</td> <td>1304</td> <td>20%</td> <td>3120</td> <td>43.6%</td> <td>425</td> <td>13.5%</td> </tr> <tr> <td>Total</td> <td>4503</td> <td>100%</td> <td>2147</td> <td>100%</td> <td>6650</td> <td>100%</td> <td>7150</td> <td>100%</td> <td>3150</td> <td>100%</td> </tr> </tbody> </table> <p>Potential development 2009/10 to 2025/26</p> <table border="1" data-bbox="831 791 2136 1174"> <thead> <tr> <th>District Area</th> <th colspan="2">Potential dwellings on identified sites</th> <th colspan="2">Estimated windfall dwellings</th> <th colspan="2">All dwellings (sites plus windfalls)</th> <th colspan="2">Forecast 'B' Class jobs²</th> <th colspan="2">Forecast retail, tourism & health jobs</th> </tr> </thead> <tbody> <tr> <td>Cowley Road</td> <td>409</td> <td>9%</td> <td>387</td> <td>23%</td> <td>796</td> <td>13</td> <td>0</td> <td>0%</td> <td>0</td> <td>0%</td> </tr> <tr> <td>Headington</td> <td>1595</td> <td>37%</td> <td>516</td> <td>31%</td> <td>2111</td> <td>35</td> <td>500</td> <td>5.9%</td> <td>525</td> <td>12.7%</td> </tr> <tr> <td>Summertown</td> <td>541</td> <td>12%</td> <td>257</td> <td>16%</td> <td>798</td> <td>13</td> <td>3110</td> <td>36.8%</td> <td>145</td> <td>3.5%</td> </tr> <tr> <td>City centre</td> <td>945</td> <td>22%</td> <td>137</td> <td>8%</td> <td>1082</td> <td>18</td> <td>1120</td> <td>13.3%</td> <td>2720</td> <td>65.7%</td> </tr> <tr> <td>Cowley/ Blackbird Leys</td> <td>847</td> <td>20%</td> <td>352</td> <td>21%</td> <td>1199</td> <td>20</td> <td>3720</td> <td>44.0%</td> <td>750</td> <td>18.1%</td> </tr> <tr> <td>Total</td> <td>4337</td> <td>100%</td> <td>1648</td> <td>100%</td> <td>5985³</td> <td>100</td> <td>8450</td> <td>100%</td> <td>4140</td> <td>100%</td> </tr> </tbody> </table>	District Area	Potential dwellings on identified sites		Estimated windfall dwellings		All dwellings (sites plus windfalls)		Forecast 'B' Class jobs		Forecast retail jobs		Cowley Road	427	9%	504	23%	931	14%	0	0%	0	0%	Headington	1596	35%	672	31%	2268	34%	0	0%	0	0%	Summertown	677	15%	334	16%	1011	15%	3190	44.6%	35	1.1%	City-centre	958	21%	178	8%	1136	17%	840	11.8%	2690	85.4%	Cowley/ Blackbird Leys	845	19%	459	21%	1304	20%	3120	43.6%	425	13.5%	Total	4503	100%	2147	100%	6650	100%	7150	100%	3150	100%	District Area	Potential dwellings on identified sites		Estimated windfall dwellings		All dwellings (sites plus windfalls)		Forecast 'B' Class jobs²		Forecast retail, tourism & health jobs		Cowley Road	409	9%	387	23%	796	13	0	0%	0	0%	Headington	1595	37%	516	31%	2111	35	500	5.9%	525	12.7%	Summertown	541	12%	257	16%	798	13	3110	36.8%	145	3.5%	City centre	945	22%	137	8%	1082	18	1120	13.3%	2720	65.7%	Cowley/ Blackbird Leys	847	20%	352	21%	1199	20	3720	44.0%	750	18.1%	Total	4337	100%	1648	100%	5985³	100	8450	100%	4140	100%
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FC11	3.5 Cowley/	57	3	Amend second bullet point under sub-heading 'Drivers for Change': <ul style="list-style-type: none"> • Cowley centre has a larger catchment area than the other district centres, <u>and</u> capacity to 																																																																																																																																																										

² B-class jobs as defined by the Use Classes Order and include offices, research and development, light industry, general industry, warehouse and distribution

³ Past housing completions for years 2006/7, 2007/8 and 2008/9 (2,015) + 5,985 (potential) = 8,000 dwellings. See Appendix 4.

	Blackbird leys district area			<p>accommodate further growth, and is important in its proximity to the South Oxford Strategic Development Area (SDA) but its general environment is somewhat sterile and lacking of commercial activity;</p> <p>Delete last bullet point under sub-heading 'Drivers for Change':</p> <ul style="list-style-type: none"> Significant growth to the south of the city in the SDA would support the regeneration of Blackbird Leys.
FC12	3.5 Cowley/ Blackbird leys district area	58	1	<p>Delete last sentence of the fourth bullet point under the sub-heading 'Future development':</p> <ul style="list-style-type: none"> 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. Cowley centre is well placed to benefit from the SDA, so it is important that high quality bus, cycle and pedestrian links are created to the SDA.
FC13	5.1 Supporting access to new development	75	5	<p>Delete references to SDA in first sentence of paragraph:</p> <ul style="list-style-type: none"> The Spatial Strategy refers to four <u>three</u> strategic locations in and around Oxford with potential for future development during the Core Strategy period – the West End, Northern Gateway, and land at Barton and South Oxford Strategic Development Area.
FC14	Policy CS14	77	-	<p>Delete final bullet point in last part of policy:</p> <ul style="list-style-type: none"> 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.
FC15	5.1 Supporting city-wide movement	78	2	<p>Delete reference to SDA in last sentence of paragraph:</p> <p>Re-opening the Cowley branch line for passenger transit could bring great benefits for Cowley, Blackbird Leys, and Littlemore and the potential urban extension, and the corridor will continue to be safeguarded for this purpose.</p>
FC16	7.1 Level of housing growth and timing of delivery	94	2	<p>Delete last three sentences from paragraph:</p> <p>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.</p>
FC17	7.1 Level of housing growth and timing of delivery	94	5	<p>Amend as follows:</p> <p>The Strategic Housing Land Availability Assessment⁹ (SHLAA) assesses land within Oxford for its potential for housing. The SHLAA Update Report 1b concludes that an adequate supply of deliverable housing sites can be identified for the five-year period from 2009/10 2010/11 to 2013/14 2014/15 (years 1-5) in accordance with the requirements of PPS3 and, when developable sites are included, for the longer period of 2009/10 2010/11 -2018/19 2019/20 (years 1-10). Windfalls do not need to be relied upon during the first 10 years. A summary from the SHLAA Update Report 1b is</p>

⁹ Oxford Strategic Housing Land Availability Assessment (SHLAA1), ~~and~~ Update [Report 1a](#) (UR1a) ~~and~~ Update [Report 1b](#) (UR1b) (Aug 2008, ~~&~~ Mar 2009)

				<p>shown in Appendix 4.</p> <p>Alongside demonstrating the five-year supply, the City Council is expected to indicate how Oxford's housing land requirements will be met for the Core Strategy period of 2006/7-25/26. The SHLAA update Report 1b concludes that there are enough identified sites to deliver 5,853 6,352 dwellings between 2006-2026. This falls short of the 8,000 target by 2,147 1,648 dwellings and demonstrates the requirement to rely on windfalls in order to meet the overall 8,000 dwelling target. The shortfall indicates the requirement for windfalls to be 20.6% of all housing. The past rate of windfalls has contributed a high proportion of the housing delivered and a significant number are expected to come forward over all years during the Core Strategy period. To make up the 2,147 1,648-dwelling shortfall, an average of 449 97 windfall dwellings will be required per year for the remaining 48 17 years of the Core Strategy period. However, the SHLAA update estimates that the number of windfalls delivered will exceed this amount. This takes account of any impact of the Balance of Dwellings SPD and the current economic downturn as far as is reasonably possible.</p>
FC18	8.1 Forecast demand and future growth	104	5	<p>Amend fourth sentence of paragraph: The Science Park estimates that it will be fully built out within the next four to five years by 2019 on current take-up rates.</p>
FC19	8.1 Economy	105	2	<p>Amend as follows:</p> <p>The draft South East Plan does not specify a requirement for employment growth in Central Oxfordshire. However, it suggests that an estimate of at least 18,000 net additional jobs should be used for monitoring purposes during the 2006-2016 period. This figure will need to be split between the districts in Central Oxfordshire. Supplementary guidance published by the South East England Partnership Board apportions this between the districts with a monitoring figure of 7,111 for Oxford over that period¹⁰. The draft South East Plan emphasises the need to ensure that the balance between jobs and houses at the sub-regional level is not worsened and preferably improved. It supports the principle of employment growth in Oxford and indicates that development should take place mainly on previously developed land and former safeguarded land or with development schemes for mixed uses incorporating housing, town centre or other facilities.</p> <p>The table below shows forecast job growth in Oxford by location and sector. The upper and lower job growth scenarios are capacity-based assessments taking into account estimates of employment growth on existing sites, commitments, new allocations and other sectors.</p>

¹⁰ [South East Plan Supplementary Guidance: Employment and Economic Land Assessments, \(South East England Partnership Board\), February 2010](#)

Forecast Employment growth to 2026 – by location and sector				
Location / sector	Forecast job growth scenarios			
	2006-2016 lower	2006-2016 upper	2006-2026 lower	2006-2026 upper
Modernisation of Key Protected Sites¹¹	250	2,200	550	2,450
Other Local Plan Allocations¹²	550	550	550	550
Business Park	1,450	1,450	1,450	1,450
Science Park¹³	900	900	1,150	1,150
West End	800	800	800	800
Northern Gateway	1,100	1,100	3,000	3,000
Total “B” class jobs	5,050	7,000	7,500	9,400
Retail and services¹⁴	2,430	2,650	3,130	3,650
Tourism¹⁵	120	180	200	250
Health¹⁶	250	450	450	600
TOTAL OF ALL JOBS	7,850	10,280	11,280	13,900

This Further Proposed Change has been amended by Examination Change EC31 (included in Annex A2)

FC20	8.1 Forecast demand and future growth	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 the Employment Land Study): The study recommends the allocation of one major strategic site (Northern Gateway), together with provision in the West End, and longer-term allocation within the proposed urban extension any potential urban extension that may come forward .
FC21	8.3 Retail hierarchy	112	2	Delete third and fourth sentences from paragraph: 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

¹¹ [Includes County Trading Estate, Horspath Industrial Estate, Chiltern Business centre, Fenchurch Court, Harrow Road and Ashville Industrial Estate, Nuffield Industrial Estate, Sandy Lane West, Osney Mead Industrial Estate, Oxford Innovation Centre, and Jordan Hill Business Park. The variation in range takes into account capacity assessments, which will be dependent on the level of modernisation, and the type of potential employment generated.](#)

¹² [Includes land rear of Oxford Retail Park, Neilsens and BMW](#)

¹³ [Includes Littlemore Park and Minchery Farm](#)

¹⁴ [Includes Westgate / Queen Street \(City Centre\), Rest of City Centre, and Blackbird Leys, Summertown, Cowley district centres and Northern Gateway](#)

¹⁵ [Includes potential for two hotels one in the West End and one at the Northern Gateway.](#)

¹⁶ [Includes outstanding commitments over the last five years, together with an estimate of potential growth on existing sites](#)

				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.
FC22	8.3 Spatial strategy medium term	113	1	Delete fourth sentence from paragraph: 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.
FC23	8.3 Spatial strategy long term	113	2	Delete fourth sentence from paragraph: 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.
FC24	Throughout document			Re-number Policy CS9 and all subsequent policies: Policy CS9 <u>CS8</u> Land at Summertown Policy CS10 <u>CS9</u> Energy and natural resources Policy CS11 <u>CS10</u> Waste and recycling Policy CS12 <u>CS11</u> Flooding Policy CS13 <u>CS12</u> Biodiversity Policy CS14 <u>CS13</u> Supporting access to new development Policy CS15 <u>CS14</u> Supporting city-wide movement Policy CS16 <u>CS15</u> Primary healthcare Policy CS17 <u>CS16</u> Access to education Policy CS18 <u>CS17</u> Infrastructure and developer contributions Policy CS19 <u>CS18</u> Urban design, townscape character and the historic environment Policy CS20 <u>CS19</u> Community safety Policy CS21 <u>CS20</u> Cultural and community development Policy CS22 <u>CS21</u> Green spaces, leisure and sport Policy CS23 <u>CS22</u> Level of housing growth Policy CS24 <u>CS23</u> Mix of housing Policy CS25 <u>CS24</u> Affordable housing Policy CS26 <u>CS25</u> Student accommodation Policy CS27 <u>CS26</u> Accommodation for travelling communities Policy CS28 <u>CS27</u> Sustainable economy Policy CS29 <u>CS28</u> Employment sites Policy CS30 <u>CS29</u> The universities Policy CS31 <u>CS30</u> Hospitals and medical research Policy CS32 <u>CS31</u> Retail Policy CS33 <u>CS32</u> Sustainable tourism Re-number all cross-references throughout document text as above.
FC25	9.1	121	Table row 2	Delete table row:

	Implementation			CS8 — South Oxford Strategic Development Area	<ul style="list-style-type: none"> Create a sustainable urban extension of at least 4,000 dwellings; Maximise integration of the new community with Oxford; Improve existing Blackbird Leys area 	<ul style="list-style-type: none"> South Oxfordshire District Council and Oxford City Council LDFs (in partnership with key landowners and utility providers including Thames Water, National Grid UK); Determination of planning applications 	Likely to be mainly private developer funded with potential other sources (yet to be identified)
FC26	9.1 Implementation	123	Second table, row 3	Delete references to SDA in the table row:			
				CS14 - Supporting access to new development	<ul style="list-style-type: none"> Improve the movement network in the West End Improve traffic flow reliability, and sustainable access, at the Northern Gateway Ensure new development at Barton and the South Oxford SDA are <u>is</u> integrated with Oxford Ensure demand management is built into every major development 	<ul style="list-style-type: none"> West End Partnership (City and County Councils plus other partners) to implement West End AAP improvements to the West End movement network City and County Councils, in partnership with Northern 	<ul style="list-style-type: none"> Developer funding and on-site provision New Growth Points funding Access to Oxford and Local Transport Plan Homes and Communities Agency (for Barton)

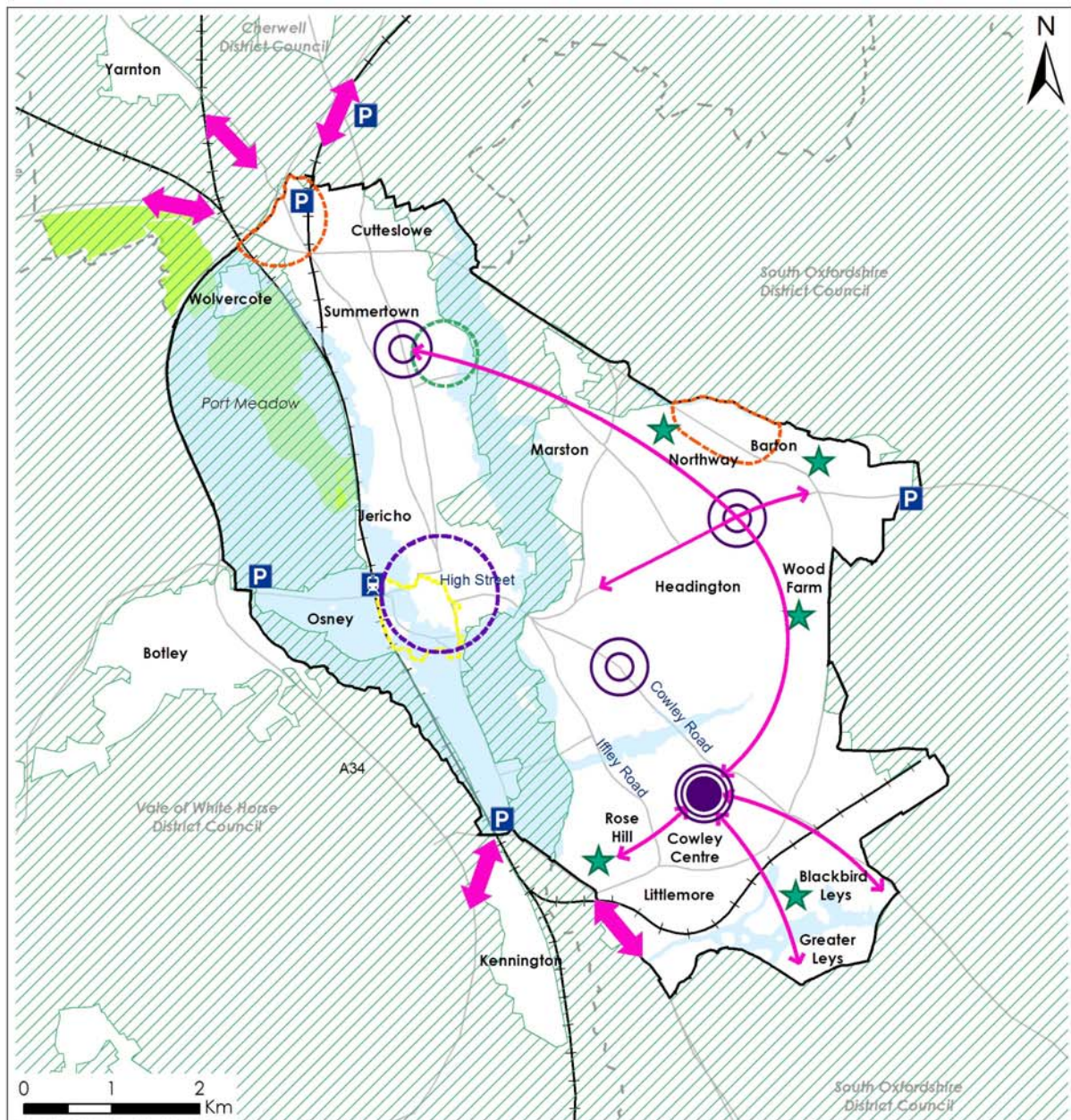
						<ul style="list-style-type: none">• Implement Barton AAP, to include specific accessibility improvements (City Council and partners)• City Council to work closely with South Oxfordshire District Council, County Council and the bus operators in implementing the South Oxford SDA• County Council to implement	
--	--	--	--	--	--	---	--

						<ul style="list-style-type: none"> • Development Management DPD (City Council) • Area Action Plans (City Council) • Parking Standards, Transport Assessments and Travel Plans SPD (City Council) • Determination of planning applications 		
FC27	9.2 Monitoring	136	Table row 3	Add new row:				
				Section 3.4 – Meeting Oxford’s housing and employment needs	Ratio of jobs to economically active persons (EAPs)	Baseline		Targets
						ONS jobs estimate = 101,900	ONS estimate of EAPs = 79,900	Ratio Jobs/EAPs = 1.275
FC28	9.2 Monitoring	136	Table row 4	Amend row:				
				CS6 – Northern Gateway	Total floorspace created for non-residential uses	Provision of at least 50,000m² (gross floor area) Class B employment and approximately 10,000 m² (gfa) for use by the emergency services (commencement 2010/11) Class B: 55,000 m² and emergency services:		

						10,000 m²; Emergency services Phase 1 B uses: 20,000 m² Phase 2 B uses: 35,000 m² Total of 55,000 m² B uses	By 2016 By 2016 2016 – 2026 By 2026
				Total number of new homes	Provision of 140 200 new dwellings (by 2016)		
FC29	9.2 Monitoring	137	Table row 3	Delete table row:			
				CS8 – South Oxford Strategic Development Area	Delivery of the SDA in accordance with South Oxfordshire District Council's Local Development Scheme and housing monitoring targets		
FC30	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, CS8, CS15, CS17, CS18, CS21, CS22, CS23 CS14, CS16, CS17, CS20, CS21, CS22.	
FC31	9.2 Monitoring	145	Table row 1	Amend row:			
				CS28 – Sustainable Economy	Total number of new Use Class B jobs created in Oxford	At least 4,500 7,500 new jobs within Oxford (by 2026) (see also targets for CS6 and CS7) 5,050 B1 jobs 2,450 B1 jobs	By 2026 By 2016 2016-2026
FC32	9.2 Monitoring	145	Table row 1	Amend row:			
				CS28 – Sustainable Economy	Amount of floorspace developed for employment at the Northern Gateway	Class B: 50,000 m² and emergency services: 10,000 m² (commencement 2010/11) Class B: 55,000 m² and emergency services: 10,000 m²; Emergency services Phase 1 B uses: 20,000 m² Phase 2 B uses: 35,000 m²	By 2016 By 2016 2016 – 2026

						Total of 55,000 m² B uses	By 2026
FC33	Appendix 4	160		Replace whole of Appendix 4 with text shown on pages 29-33 of this paper, Further Proposed Changes to Submission Core Strategy and Other Supporting Documents (9 th April 2010)			

Revised Key Diagram (FC1)



Oxford's Core Strategy Key Diagram

- | | | |
|-------------------------------------|-----------------------------|--------------------------------|
| Strategic Sites: areas of search | Park and Ride sites | Oxford City Boundary |
| West End renaissance area | Railway station | Neighbouring local authorities |
| Land at Summertown | City Centre | Greenbelt |
| Regeneration areas | New Primary District Centre | Special Area of Conservation |
| Priority accessibility improvements | District Centres | Flood Zones 2 and 3 |
| Access to Oxford | | Main roads |
| | | Rail network |

Revised Appendix 4: Housing delivery and trajectory (FC33)

Copy of Table 19 of the SHLAA Update Report 1b (December 2009) showing potential housing delivery against appropriate targets (see SHLAA update for further details)

Calendar year	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	Total	Target	Shortfall (-)/surplus (+)		
SHLAA year		=	=	=	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20					
A1. PPS3 5 years supply					1,903 <i>(deliverable)</i>																					1,903	2,000 ¹⁷	-97	
A2. PPS3 5 years deliverable supply (residual method)					1,903 <i>(deliverable)</i>																					1,903	1,760	+143	
B. PPS3 15 years supply					2,938 <i>(deliverable and developable)</i>					1,372 <i>(developable)</i>					27 <i>(developable)</i>										4,337	6,000 ¹⁸	-1,663		
C. Core Strategy/SEP	821	529	665	#	2,938 <i>(deliverable and developable)</i>					1,372 <i>(developable)</i>					27 <i>(developable)</i>					0						6,352	8,000 ¹⁹	-1,648	
D. New Growth Point	821	529	665	#	2,938 + 850 = 3,788 <i>(deliverable and developable and windfall²⁰)</i>					294																	6,097	5,692 ²¹	+405

The South East Plan target of 8,000 dwellings will be met between 2006/7 and 2025/26 in the following way:

Source	Dwellings
Past completions during 2006/07	821
Past completions during 2007/08	529
Past completions during 2008/09	665
Deliverable and developable sites between 2010/11 and 2025/26	4,337
Total	6,352
Core Strategy and South East Plan target	8,000
Shortfall (and therefore windfall requirement)	1,648²²

¹⁷ using South East Plan average of 400 dwellings per annum: 400 x 5 = 2,000

¹⁸ using South East Plan average of 400 dwellings per annum: 400 x 15 = 6,000

¹⁹ using South East Plan average of 400 dwellings per annum: 400 x 20 = 8,000

²⁰ Target set included reliance on windfall which was accepted at time of New Growth Point bid

²¹ NGP figure included reliance on windfall which was accepted at the time of the NGP bid

²² Equates to 20.6% of all housing or 119 dwellings per year between 2009/10 and 2025/26 (1,648 dwellings/17 years = 97 dwellings per year)

Completions figure for 2009/10 has to remain blank. UR1b produced in December 2009 in the middle of the monitoring year 2009/10 and dwelling completions for 2009/10 are not able to be confirmed until later in 2010. SHLAAs are also expected to illustrate land availability for the following 5 years and the next full 5 year period starts in 2010/11. Most importantly, completions during 2009/10 will be from the already identified sites or from windfalls that are already counted under small site commitments so to avoid likely duplication the trajectory does not show an estimated figure for completions in 2009/10

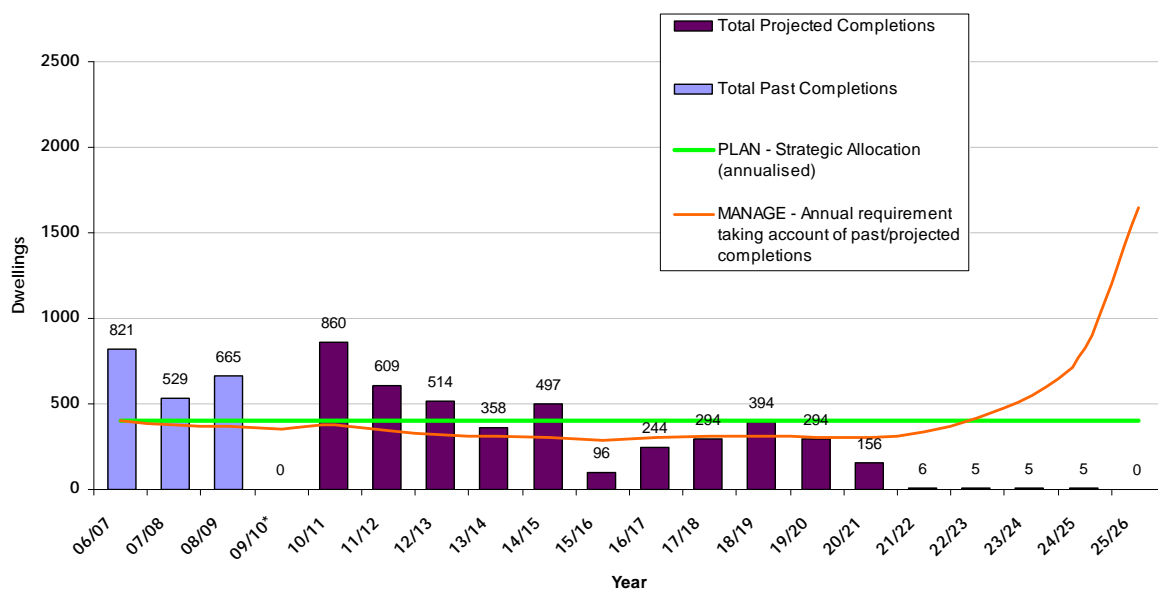
[To meet the requirements of PPS3, 4,000 dwellings are required during the first 10 years of the Core Strategy period \(2010/11 – 2019/20\). This will be met in the following way:](#)

Source	Dwellings
Deliverable and developable sites between 2010/11 and 2014/15	2,938
Developable sites between 2015/16 and 2019/20	1,372
Total	4,310

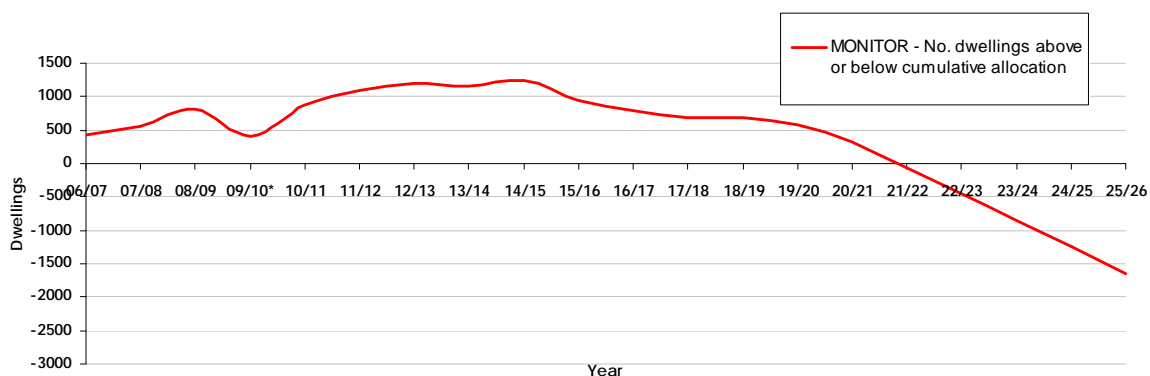
[These housing trajectories and housing monitors indicate the potential housing supply from sites in Oxford covering the Core Strategy and South East Plan period of 2006-2026.](#)

[Scenario 1 shows the position when windfalls are not included and demonstrates the 1,648 dwelling shortfall from the 8,000 target. Scenario 2 shows the position where 170 windfall dwellings are built each year between 2009/10 and 2025/26, so exceeding the 8,000 target by 1,072 dwellings. The data tables are also shown. These figures are based upon data in the Strategic Housing Land Availability Assessment Update Report 1b \(December 2009\).](#)

[Scenario 1: Housing trajectory and monitor 2006-2026 \(no windfalls\)](#)

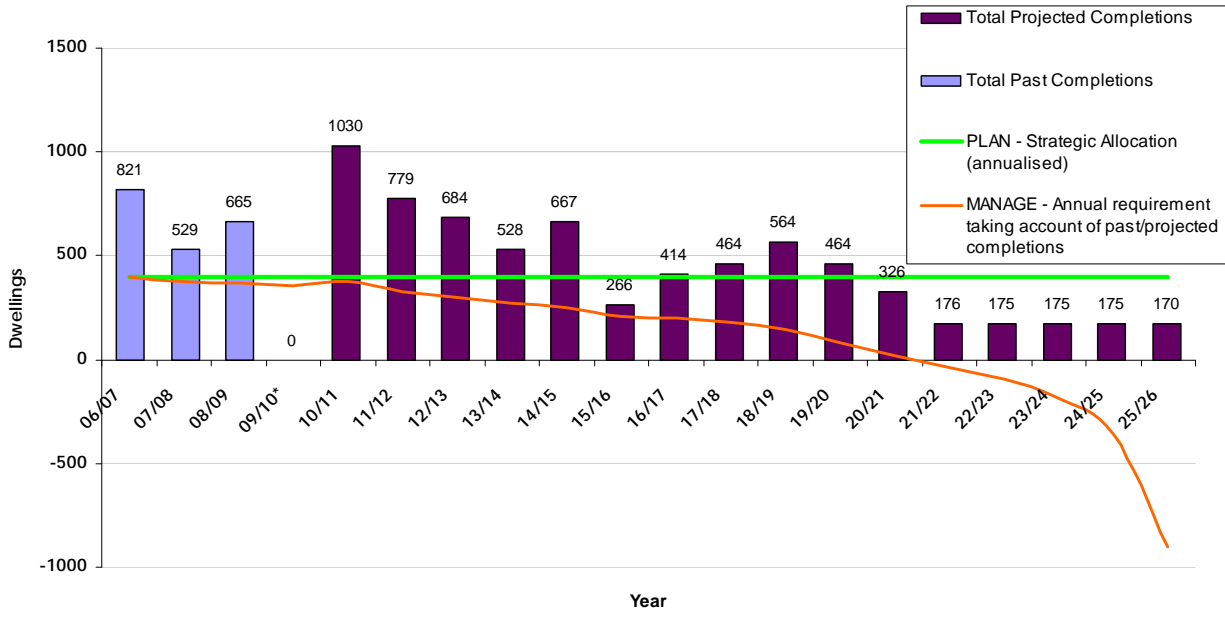


[* see footnote # on first page of Appendix 4](#)

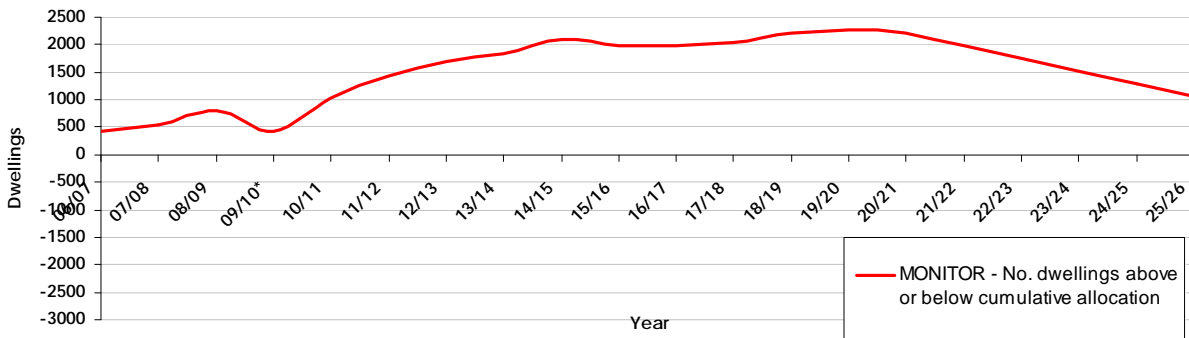


	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	TOTAL
Residential allocated sites (deliverable)	-	-	-	-	115	115	115	115	115	-	-	-	-	-	-	-	-	-	-	-	575
Residential allocated sites (developable)	-	-	-	-	144	144	144	143	143	73	73	73	73	73	6	6	5	5	5	-	1110
Employment sites	-	-	-	-	2	2	2	2	2	4	3	3	3	3	-	-	-	-	-	-	26
Non-residential allocated sites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Suitable sites with planning permission (large)	-	-	-	-	250	100	59	-	-	-	-	-	-	-	-	-	-	-	-	-	409
Suitable sites with planning permission (small)	-	-	-	-	250	150	96	-	-	-	-	-	-	-	-	-	-	-	-	-	496
Sites where permission refused but principle acceptable	-	-	-	-	3	3	3	3	3	-	-	-	-	-	-	-	-	-	-	-	15
Suitable sites pending decision	-	-	-	-	12	11	11	11	11	-	-	-	-	-	-	-	-	-	-	-	56
Basic desktop study	-	-	-	-	64	64	64	64	63	19	18	18	18	18	-	-	-	-	-	-	410
Detailed map survey	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Open space	-	-	-	-	20	20	20	20	20	-	-	-	-	-	-	-	-	-	-	-	100
Green belt land	-	-	-	-	-	-	-	-	140	-	-	-	-	-	-	-	-	-	-	-	140
Core Strategy strategic sites	-	-	-	-	-	-	-	-	-	-	150	200	300	200	150	-	-	-	-	-	1000
Nature conservation sites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Small windfall sites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Total Past Completions	821	529	665	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Projected Completions	-	-	-	0*	860	609	514	358	497	96	244	294	394	294	156	6	5	5	5	0	6352
Cumulative Completions	821	1350	2015	2015	2875	3484	3998	4356	4853	4949	5193	5487	5881	6175	6331	6337	6342	6347	6352	6352	-
PLAN - Strategic Allocation (annualised)	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
MONITOR - No dwellings above or below cumulative allocation	421	550	815	415	875	1084	1198	1156	1253	949	793	687	681	575	331	63	458	853	1248	1648	-
MANAGE - Annual requirement taking account of past/projected completions	400	378	369	352	374	342	323	308	304	286	305	312	314	303	304	334	416	553	827	1648	-

Scenario 2: Housing trajectory and monitor 2006-2026 (with windfalls)



[*see footnote # on first page of Appendix 4](#)



	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	TOTAL
Residential allocated sites (deliverable)	-	-	-	-	115	115	115	115	115	-	-	-	-	-	-	-	-	-	-	-	575
Residential allocated sites (developable)	-	-	-	-	144	144	144	143	143	73	73	73	73	73	6	6	5	5	5	-	1110
Employment sites	-	-	-	-	2	2	2	2	2	4	3	3	3	3	-	-	-	-	-	-	26
Non-residential allocated sites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Suitable sites with planning permission (large)	-	-	-	-	250	100	59	-	-	-	-	-	-	-	-	-	-	-	-	-	409
Suitable sites with planning permission (small)	-	-	-	-	250	150	96	-	-	-	-	-	-	-	-	-	-	-	-	-	496
Sites where permission refused but principle acceptable	-	-	-	-	3	3	3	3	3	-	-	-	-	-	-	-	-	-	-	-	15
Suitable sites pending decision	-	-	-	-	12	11	11	11	11	-	-	-	-	-	-	-	-	-	-	-	56
Basic desktop study	-	-	-	-	64	64	64	64	63	19	18	18	18	18	-	-	-	-	-	-	410
Detailed map survey	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Open space	-	-	-	-	20	20	20	20	20	-	-	-	-	-	-	-	-	-	-	-	100
Green belt land	-	-	-	-	-	-	-	-	140	-	-	-	-	-	-	-	-	-	-	-	140
Core Strategy strategic sites	-	-	-	-	-	-	-	-	-	-	150	200	300	200	150	-	-	-	-	-	1000
Nature conservation sites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Windfall sites	-	-	-	-	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	2720
Total Past Completions	821	529	665	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Projected Completions	-	-	-	0*	1030	779	684	528	667	266	414	464	564	464	326	176	175	175	175	170	9072
Cumulative Completions	821	1350	2015	2015	3045	3824	4508	5036	5703	5969	6383	6847	7411	7875	8201	8377	8552	8727	8902	9072	-
PLAN - Strategic Allocation (annualised)	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
MONITOR - No dwellings above or below cumulative allocation	421	550	815	415	1045	1424	1708	1936	2103	1969	1983	2047	2311	2275	2201	1917	1762	1521	1302	1072	-
MANAGE - Annual requirement taking account of past/projected completions	400	378	369	352	374	330	298	269	247	209	203	180	144	84	21	-40	-94	-184	-364	-902	-

MAP A – NORTHERN GATEWAY

Oxford City Council - Core Strategy Examination in Public



Oxford Core Strategy Examination

Examination Changes (2010)

17th September 2010

www.oxford.gov.uk



The City Council proposes the following changes to the Core Strategy as a result of discussions during the September 2010 hearing sessions.

These 2010 Examination changes are made to the *Proposed Submission Core Strategy* (CD3/1) as amended by the:

- *Proposed Changes to the Submission Core Strategy*, Apr 2009 (CD1/1)
- 2009 Examination changes, Jul 2009 (CD16/53 - CD16/55 and CD16/57 – 16/60)
- *Further Proposed Changes*, Apr 2010 (CD1/3)

The *Combined Changes to Submission* document (CD1/5) has been produced for information. It incorporates the above amendments and, for ease of reference, it is this document against which the 2010 Examination changes are shown.

Please note that the main part of the Combined Changes document includes page numbering from pages 1-156 but numbering for the Appendices mistakenly starts again from page 148. To avoid confusion, any page numbers referred to in the table below relate to the main document up to the first 156 pages. Any changes within an Appendix do not refer to page numbers.

THE INSPECTORS HAVE AMENDED THIS DOCUMENT TO DELETE THE PROPOSED CHANGES WHICH RELATE TO DELETIONS/AMENDMENTS RELATING TO THE SOUTH-EAST PLAN REGIONAL SPATIAL STRATEGY (To avoid any confusion, the changes have not been renumbered)

Reference	Section of the Combined Changes document	Details of change																								
EC5	Page 13, last paragraph	<p>Factual update, amend text:</p> <p>“Oxford is part of the South East of England region and it should continue to grow and develop as the focus of the Central Oxfordshire sub-region, and as a Regional Hub within the South East. The Secretary of State’s proposed changes to the draft South East Plan indicates that growth and regeneration should be the policy focus for the Central Oxfordshire sub-region. The Core Strategy must be in general conformity with that Plan, and therefore the City Council will deliver the development required by the South-East Plan. This includes a minimum of 8,000 new homes within the City’s administrative boundary in the period 2006 to 2026.</p>																								
EC11	Page 27, paragraph 2	<p>Factual update, amend text:</p> <p>“Given its character, its capacity to accommodate further growth (retail and other uses),and its larger catchment area than the other district centres and its relationship to the South Oxford SDA, Cowley centre is redesignated as a primary district centre, and is therefore placed higher in the sequential hierarchy than other district centres.”</p>																								
EC17	Page 38	<p>Factual update reflecting the latest information from NOMIS official labour market statistics for the 2006 base line (CD15/23). Amend table:</p> <table border="1" data-bbox="577 874 1850 1209"> <thead> <tr> <th data-bbox="577 874 1093 999"></th> <th data-bbox="1093 874 1245 999">2006 (Base line)</th> <th data-bbox="1245 874 1397 999">2016 (low job growth)</th> <th data-bbox="1397 874 1550 999">2016 (high job growth)</th> <th data-bbox="1550 874 1702 999">2026 (low job growth)</th> <th data-bbox="1702 874 1850 999">2026 (high job growth)</th> </tr> </thead> <tbody> <tr> <td data-bbox="577 999 1093 1038">Number of economically active</td> <td data-bbox="1093 999 1245 1038">79,900</td> <td data-bbox="1245 999 1397 1038">87,591</td> <td data-bbox="1397 999 1550 1038">87,591</td> <td data-bbox="1550 999 1702 1038">91,549</td> <td data-bbox="1702 999 1850 1038">91,549</td> </tr> <tr> <td data-bbox="577 1038 1093 1123">Number of jobs</td> <td data-bbox="1093 1038 1245 1123">101,900 <u>100,000</u></td> <td data-bbox="1245 1038 1397 1123">109,750 <u>107,850</u></td> <td data-bbox="1397 1038 1550 1123">112,180 <u>110,280</u></td> <td data-bbox="1550 1038 1702 1123">113,180 <u>111,280</u></td> <td data-bbox="1702 1038 1850 1123">115,800 <u>113,900</u></td> </tr> <tr> <td data-bbox="577 1123 1093 1209">Ratio of jobs to economically active</td> <td data-bbox="1093 1123 1245 1209">1.275 <u>1.252</u></td> <td data-bbox="1245 1123 1397 1209">1.253 <u>1.231</u></td> <td data-bbox="1397 1123 1550 1209">1.281 <u>1.259</u></td> <td data-bbox="1550 1123 1702 1209">1.236 <u>1.216</u></td> <td data-bbox="1702 1123 1850 1209">1.265 <u>1.244</u></td> </tr> </tbody> </table>		2006 (Base line)	2016 (low job growth)	2016 (high job growth)	2026 (low job growth)	2026 (high job growth)	Number of economically active	79,900	87,591	87,591	91,549	91,549	Number of jobs	101,900 <u>100,000</u>	109,750 <u>107,850</u>	112,180 <u>110,280</u>	113,180 <u>111,280</u>	115,800 <u>113,900</u>	Ratio of jobs to economically active	1.275 <u>1.252</u>	1.253 <u>1.231</u>	1.281 <u>1.259</u>	1.236 <u>1.216</u>	1.265 <u>1.244</u>
	2006 (Base line)	2016 (low job growth)	2016 (high job growth)	2026 (low job growth)	2026 (high job growth)																					
Number of economically active	79,900	87,591	87,591	91,549	91,549																					
Number of jobs	101,900 <u>100,000</u>	109,750 <u>107,850</u>	112,180 <u>110,280</u>	113,180 <u>111,280</u>	115,800 <u>113,900</u>																					
Ratio of jobs to economically active	1.275 <u>1.252</u>	1.253 <u>1.231</u>	1.281 <u>1.259</u>	1.236 <u>1.216</u>	1.265 <u>1.244</u>																					

EC20	Page 43, final paragraph	Factual update, amend text: "The Northern Gateway is the only site which is suitable and available, and is therefore the preferred location to accommodate future employment needs <u>during the plan period</u> in the period from 2011 to 2021. Beyond 2021, the prospects for accommodating further strategic employment growth will rest mainly with the proposed urban extension to the south of the city, or potentially other sites outside the city boundary. "
EC21	Page 44, second bullet point	To clarify that some employment development may take place beyond the Core Strategy period, amend text: "Provide 55,000 m² B1 office floor space related to Oxford's key strengths in science and technology, research and development, and/or non-teaching university development." and insert new bullet point: "the B1 floorspace would have an overall limit of 80,000 m ² , which would be phased so that a maximum of 20,000 m ² by 2016, and a maximum of 55,000 m ² by the end of the Core Strategy period 2026. The remainder would only be deliverable beyond 2026."
EC22	Page 44, policy CS6	To clarify that some employment development may take place beyond the Core Strategy period, amend policy: "Development for Class-B uses will be brought forward in two phases: <ul style="list-style-type: none"> • a maximum of 20,000 m² to be occupied by 31st March 2016; • the remainder (up to a total maximum of 55,000 m²) <u>a maximum of 55,000 m²</u> to be occupied by 31st March 2026."

<p>EC23</p>	<p>Page 45, After the <i>Delivery and partnership</i> bullet points</p>	<p>To ensure that there will be no adverse effect on the Oxford Meadows Special Area of Conservation, insert text after the <i>Delivery and Partnership</i> bullet points:</p> <p><u>"The Council will require the Area Action Plan to be supported by a full hydrological risk appraisal to demonstrate that there will be no change in the hydrological regime of Oxford Meadows SAC, in terms of water quantity or quality. This will form part of an Appropriate Assessment which will be undertaken for the Area Action Plan to meet the requirements of the Habitats Regulations. The current groundwater recharge will be maintained, including the incorporation of sustainable urban drainage systems, such as porous surfacing, grassy swales and infiltration trenches.</u></p> <p><u>The Area Action Plan must also be supported by more detailed air quality modelling and analysis to show that there will not be any localised adverse effects on the integrity of the SAC resultant from construction or increased road trips on roads within 200m of European sites.</u></p> <p><u>The Area Action Plan must also be supported by an assessment to show that there will not be any effect on the integrity of the SAC from recreational pressure arising from the development.</u></p> <p><u>If the results of these further assessments show that part of the Strategy cannot be delivered without adverse impacts on Oxford Meadows SAC, which cannot be fully mitigated, then the plan will only make provision for level and location of development for which it can be concluded that there will be no adverse effect on the integrity of the SAC, even if this level is below that in the strategic allocation"</u> .</p>
<p>EC26</p>	<p>Page 81, paragraph 5</p>	<p>Factual update, amend text:</p> <p>"The draft South East Plan⁴ seeks to maximise the opportunities arising from the economic dynamism and growth within central Oxfordshire, including training opportunities for less skilled workers, and to focus training and development activities in those areas and sectors experiencing the greatest recruitment and retention difficulties."</p> <p>and amend footnote 4:</p> <p>"4 The Secretary of State's Proposed Changes to the Draft Regional Spatial Strategy for the South East (2008) GOSE <u>South East Plan (2009) GOSE"</u></p>

EC27	Page 94, paragraph 3	Factual update, amend text: "The South East Plan Panel Report recommends <u>sets</u> a minimum target for Oxford of 8,000 dwellings between 2006 and 2026, which was endorsed by the Secretary of State in her Proposed Changes. This equates to an average of 400 dwellings per year and totals 2,000 dwellings over the first five years. PPS3 expects the City Council to identify enough sites to maintain a rolling five-year delivery of housing. The housing provision in Policy CS22 reflects the Secretary of State's Proposed Changes to the draft South East Plan. These figures could be subject to change in before the final version of the Plan. "
EC28	Page 97, Policy CS22	Factual update, amend text: "Provision of land will be made for an average annual completion rate of a minimum of 400 dwellings for the period 2006-2026, to achieve a total of at least 8,000 additional dwellings (or any other figure set out in the South East Plan). "
EC29	Page 101, paragraph 3	Factual update, amend text: " A partial review of the South East Plan (RSS) will set a framework for providing accommodation for the travelling communities across the South East region, including in Oxfordshire. The City Council will work in partnership with Oxfordshire County Council, and the other four districts councils in Oxfordshire, to provide additional sites and pitches for permanent residence in appropriate locations in Oxfordshire. The South East Plan Partial Review will also consider provision of transit sites in the South East. The Site Allocations DPD will consider the suitability of sites, if needed, in the context of the South East Plan review. "
EC30	Page 104, paragraph 2	Factual update, amend text: "The Draft South East Plan acknowledges the role played by the knowledge-based economy and in particular its relationship to the educational, scientific and technological sectors. The importance of these clusters in developing the prosperity of the subregion is recognised by the identification of Oxford / Central Oxfordshire as a Diamond for Investment and Growth in the Regional Economic Strategy (RES) ¹ ."
EC31	Page 105, paragraph 2	Factual update, amend text: "The draft South East Plan does not specify a requirement for employment growth in Central Oxfordshire. However, it suggests that an estimate of at least 18,000 net additional jobs should be used for monitoring purposes during the 2006-2016 period. Supplementary guidance published by the South East England Partnership Board apportioned this between the districts with a monitoring figure of 7,111 for Oxford over that period. ³ The draft South East Plan emphasises the need to ensure that the balance between jobs and houses at the sub-regional level is not worsened and preferably improved."

EC33	Page 153, row CS26	Factual update, amend text: "Oxfordshire target to reflect <u>target if set outcome of South East Plan Partial Review²</u> " and delete footnote 2
EC35	Appendix 1: Glossary	Factual update, amend text: " Greenfield Land <u>"Formerly defined as land which has not been previously developed. There is no formal definition of greenfield land since the revocation of the Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000 in 2007."</u>
EC37	Appendix 1: Glossary	Factual update, amend text: " Previously Developed Land (PDL) Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings). The definition covers the curtilage of the development <u>developed land. Private residential gardens are not defined as previously developed land.</u> "
EC41	Appendix 1: Glossary	Factual update, amend text: " South East England Regional Assembly (SEERA) The <u>former</u> Regional Planning Body for the South East <u>that was</u> responsible for producing the South East Plan (SEP)."