

Oxford City Council

OXFORD LOCAL PLAN 2036

Report on public consultation - Options

November 2016



Contents

PART 1- SUMMARY OF CONSULTATION ON THE OXFORD LOCAL PLAN 2036	3
INTRODUCTION.....	3
First Steps consultation (June-August 2016) (results summarised in this report)	3
Preferred Options consultation (programmed for Summer 2017)	3
Proposed Submission consultation (programmed for Summer 2018).....	3
Examination (programmed for Winter 2018/19)	3
First Steps consultation process	4
PART 2- SUMMARY OF RESULTS.....	6
CONSULTATION RESPONSES.....	6
THEME 1: LIVING AND HOUSING.....	6
Summary of living and housing comments received in letters and emails	12
THEME 2: ECONOMY AND SKILLS.....	16
Summary of economy and skills comments received in emails and letters	21
THEME 3: WISE USE OF RESOURCES.....	22
Flood Risk.....	27
Summary of wise use of resources comments received in emails and letters	28
THEME 4: MOVING AROUND THE CITY	30
Summary of moving around the city comments in letters and emails	37
THEME 5: STRONG COMMUNITIES, HEALTH AND WELLBEING.....	40
Summary of communities, health and wellbeing comments in letters and emails	44
THEME 6: GREEN AND OPEN SPACES.....	45
Summary of green and open spaces comments in letters and emails.....	49
THEME 7: DESIGN AND HISTORIC ENVIRONMENT	51
Building Height	52
Summary of design and historic environment comments in letters and emails.....	56
THEME 8: CENTRES, SHOPPING , ENTERTAINMENT AND LEISURE.....	58
Summary of centres, shopping, entertainment and leisure comments in letters and emails	63
LIKES AND DISLIKES ABOUT OXFORD	64
Summary of ‘additional comments’ received through the paper and online questionnaires	71

PART 1- SUMMARY OF CONSULTATION ON THE OXFORD LOCAL PLAN 2036

INTRODUCTION

The Oxford Local Plan 2016-2036 will set out how we want the city to look and feel. It will guide new developments to the right locations while protecting and improving the environment and people's quality of life. It will deliver the new homes, businesses, jobs, shops and infrastructure needed to support the growth of Oxford over the next 20 years and it will be used in determining planning applications and to guide investment decisions across the city.

One of the main principles of the planning system is that local communities and stakeholders should be involved from the outset in the preparation of planning policy documents. The following are the main stages of consultation on the Oxford Local Plan 2016-2036.

First Steps consultation (June-August 2016) (results summarised in this report)

Preparatory work on the Local Plan began in January 2016. Officers began to meet with a range of stakeholders and interest groups to commence conversations on the project. This has included the Universities (and larger colleges), the Environment Agency, Highways Agency, Historic England, Natural England, Thames Water, Oxfordshire County Council and others.

A First Steps consultation was held in the Summer of 2016 with the aim of involving as many people as possible early in the process of producing a new Local Plan. This stage is not a statutory stage of consultation; it is in addition to the formal requirements (see below). This additional stage was incorporated into the project timetable because it was felt that early engagement, before any policy approaches are drafted, is the best time to engage people so that they can really shape the plan. The City Council was also keen to involve those who might not normally engage with planning and so instead of using (simply) traditional consultation methods sought to use social media and to go out to where people are going to be - at events already arranged across the city such as the Leys Festival and the Cowley Road Carnival.

Preferred Options consultation (programmed for Summer 2017)

This statutory consultation period on the preferred options for the policies and proposals of the Local Plan will be held in the Summer of 2017. It will involve a variety of methods of public consultation and be aimed to reach a range of groups within the community. The outcomes from this stage of consultation will help the City Council to prepare the Proposed Submission Local Plan.

Proposed Submission consultation (programmed for Summer 2018)

Following the analysis of comments on the Preferred Options Document, we will draft a Proposed Submission Document and consult people for a further 6 weeks. Comments must be received in writing (or by email) as they will be submitted to the Secretary of State.

Examination (programmed for Winter 2018/19)

Following the Proposed Submission consultation, there is an opportunity to make minor changes to the Local Plan in response to the comments made, before the document, evidence base and comments received are submitted to the Secretary of State. An independent examination is then carried out. Those who have made comments to the Proposed Submission Document have the right

to ask the Inspector to be heard in person at the examination. If the document is found sound, changes recommended by the Inspector are made and the document is taken to Full Council to formally adopt it.

First Steps consultation process

Consultees

The City Council conducted an extensive consultation exercise over the Summer of 2016 to publicise the project and engage the Oxford community in the plan making process. The First Steps consultation aimed to involve residents, workers, students and visitors to Oxford as well as stakeholders and service providers.

Consultation materials

At this stage in the Local Plan project the material that was published was focused on introducing the project (the scope and timetable) and on providing background information and asking questions on the themes and trends that the plan will seek to address. In order to make this information accessible and to engage with a wide range of parties/people and levels of interest a range of materials were produced with different audiences in mind:

For people who have 5-10 minutes to get involved:

- Leaflet (equivalent 2 sides of A3) with basic information and simple tick-box questionnaire with a freepost reply

For people who have up to half an hour:

- Summary booklet (12 sides of A4) with more information and statistics accompanied by an online, more in-depth questionnaire

For stakeholders and those with more interest/time:

- A series of background papers on each topic/issue the plan will be looking at with data analysis and identified trends
- A Sustainability Appraisal Scoping Report

For Duty to Co-operate bodies:

- All the above and a Duty to Co-operate Scoping Strategy identifying the issues which fall under the duty to co-operate and those bodies with which co-operation may be necessary

The materials described above were available:

- on the Council's website
- at the reception desk of the main Council offices
- in 8 local and the central library
- on request

In addition the leaflet was made available:

- in 19 community centres
- in 6 sports and leisure centres

Consultation methods

Publicity:

The First Steps consultation was publicised through the following channels:

- notifying those on the City Council's online consultation database
- notifying statutory consultees and Duty to Co-operate bodies
- advance notice was given to residents groups and amenity groups
- publishing information on our webpage (including introductory videos)
- the City Council's social media channels (Facebook and Twitter including paid adverts on Facebook)
- adverts in local newspapers (Oxford Times and Oxfordshire Guardian)
- adverts on the Oxford Mail website
- "Your Oxford" which goes to all households in the city
- a press briefing with the Oxford Times
- a briefing for the BBC
- posters distributed to community noticeboards
- mail outs from community and amenity groups to their own members (e.g. Civic Society contacted all 800 of their members)
- local members (some of whom distributed leaflets in their wards)
- advertising through attendance at local groups and forums

Events attended:

A stall or a stand was booked and manned at a series of events that were held across the city during the consultation period. These events were picked to ensure a good coverage of the city geographically, a variety of types of events and those which could ensure a good footfall.

Saturday 25th June	Flofest, Florence Park
Saturday 2nd July	Leys Festival, Blackbird Leys Park
Saturday 9th July	West Oxford Fun Day, Botley Park
Sunday 10th July	Cowley Road Carnival, Cowley Road
Saturday 16th July	East Oxford Farmer's & Community Market, East Oxford Primary School
Saturday 16th July	Headington Farmer's Market
Sunday 17th July	Summertown Farmer's Market
Wednesday 20th July	Gloucester Green Market, Gloucester Green
Saturday 23rd July	Eid Festival, Rosehill Community Centre and Park
Saturday 24th July	South Oxford Farmer's & Community Market, South Oxford Community Centre
Saturday 30th July	Grandpont Playday, South Oxford Adventure Playground

Events were attended by Planning and Regeneration officers on a rota and the stall comprised a gazebo with branded flags and bunting. Officers sought to engage those at the events in conversation about what they'd like the city to be like in 20 years' time and to distribute leaflets. Inside the gazebo was a range of activities available including a themed vote, question boards for comments to be added, large scale maps; and for children a drawing activity and balloons to take away.

PART 2- SUMMARY OF RESULTS

CONSULTATION RESPONSES

At the close of the consultation, 608 responses had been received. 267 responses were submitted via the online questionnaire, 263 responses were posted in reply to the leaflet questionnaire, and 78 were other written responses. Responses are summarised in this section and are structured by topic.

The leaflet questionnaire contained 7 sets of questions with multiple statements against which respondents could tick if they agreed, plus an additional 3 open-ended questions at the beginning and end of the questionnaire. The results are illustrated below in a graph (in green) summarising the number of the 263 respondents who agreed with each statement. The additional comments written in the comment boxes are also summarised.

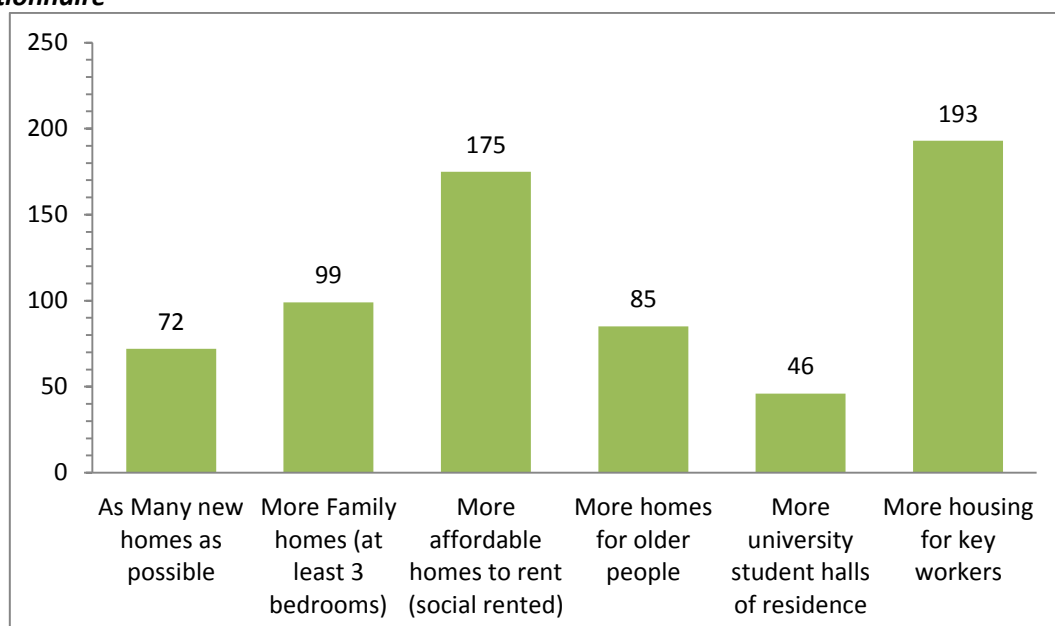
The online questionnaire was linked to the consultation booklet and contained more detailed questions. Respondents were asked to show how strongly they agreed with each statement. Graphs of these responses are shown below (in orange). Further comments written in the comment boxes of the online questionnaire are also summarised.

Many emails and letters were also sent in response to the consultation. These are summarised by topic and are shown at the end of each of the topic sections below.

THEME 1: LIVING AND HOUSING

The following graphs illustrate the numbers of people who agreed with the statements on living and housing. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written comments made to both the leaflet and online questionnaires is also provided and this is followed with a summary of the emails and letters.

Graph showing numbers who agreed with the living and housing statements in the leaflet questionnaire

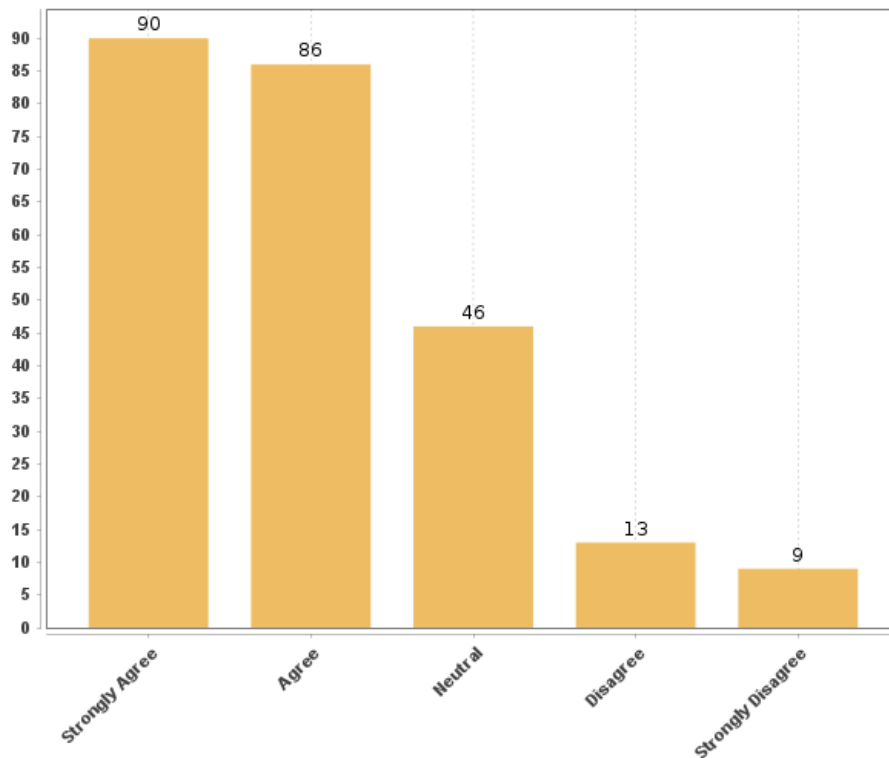


Sustainable building, environment and design

3 people commented that more co-friendly housing with features such as green roofs should be built. 6 people commented that design was important so that new buildings should enhance the environment - suggestions included more trees to help adapt to climate change, individually designed builds, domestic buildings to be no more than 5 storeys and that the University should make a commitment to enhancing the environment when building.

Key worker housing

Graph of online questionnaire results: Some housing sites should be protected for key worker housing



23 people mentioned the importance of housing for key workers (or cheaper housing for workers in the city), including NHS workers, school workers and care assistants working with the elderly; and particularly family housing for key workers. Providing key worker housing was seen as a way to help schools, universities and hospitals to fill vacancies, without encouraging commuting. Several respondents noted the particular need for key worker housing in Headington and some that there was already enough student and elderly accommodation but that housing for hospital staff was badly needed. There was some concern key worker homes could be sold on as non-key worker homes.

Housing numbers and where to build new housing

11 people said that there is a severe shortage of new housing and acknowledged the general need to provide more. A lack of couples/family housing to buy was specifically mentioned. 1 respondent said that there must be a limit on growth and greed. 1 respondent said they are disappointed with the Council prioritizing the building of unaffordable and inaccessible housing. 3 others said that analysis of data and understanding of demand was needed to make decisions on this matter. 1 respondent said they disputed the data used as a basis for the plans and another said we should wait to see the effects of Brexit as it could release housing.

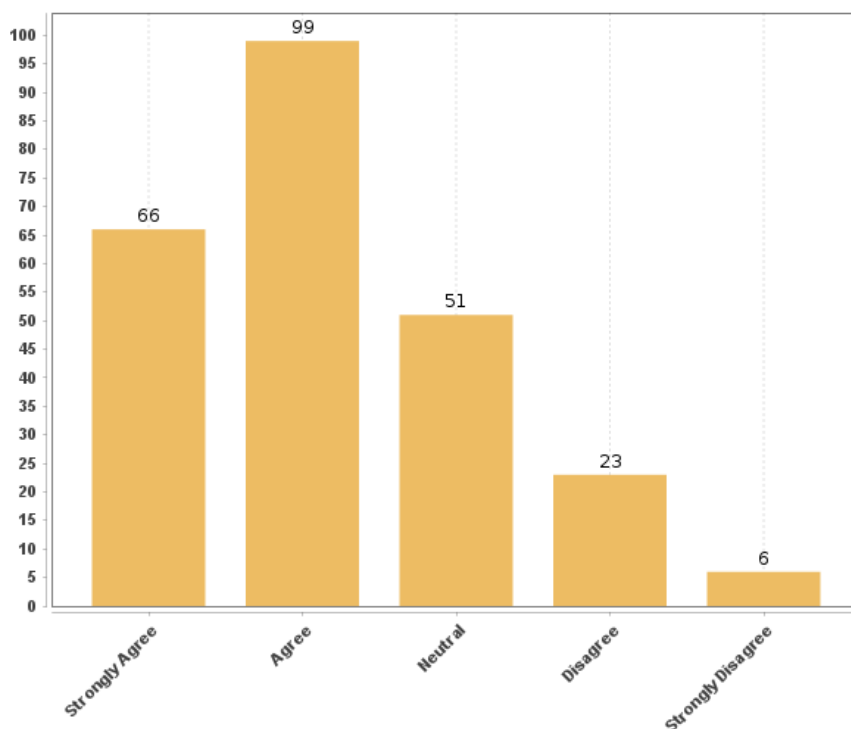
15 people said that building on brownfield sites and re-using land for housing, particularly underused industrial and other employment land and any under occupied land (1 suggesting public car parks such as Marsh Park), should be a priority, as well as ensuring new sites are allocated for housing development rather than business development. 1 respondent said it is important to avoid infill building in existing gardens and the overdevelopment of areas. 4 people said that it is better to build outside the ring road to prevent overcrowding within because it is accessible and 1 said there should be no new housing developments in the villages as it is ruining the countryside and village life. 1 respondent suggested science parks should have top-floor apartments for graduate students and 2 respondents said student housing should be moved to a campuses out of town. 3 respondents cautioned building on flood plains.

Affordability of housing

24 mentioned the strong need for affordable/social housing for those on lower incomes and support for council homes, housing associations and social rented housing, with 1 mentioning shared ownership. Many mentioned issues resulting from the lack of affordable housing including holding back the economy, long commutes and impoverishment of working classes. Many of these respondents mentioned specific groups whose needs should be considered, including adults living with their parents, vulnerable people who are homeless or at risk. 2 mentioned the importance of retaining affordable housing was mentioned with the suggestion of revoking right to buy. 1 mentioned lowering private rent or increasing social rent so the gap is smaller, and 2 said the number of private rentals should be capped. 2 respondents said that social housing should be on mixed new developments. 1 respondent said there should be a focus on new homes for local people who can't afford Oxford property prices.

Housing for specific groups such as the elderly

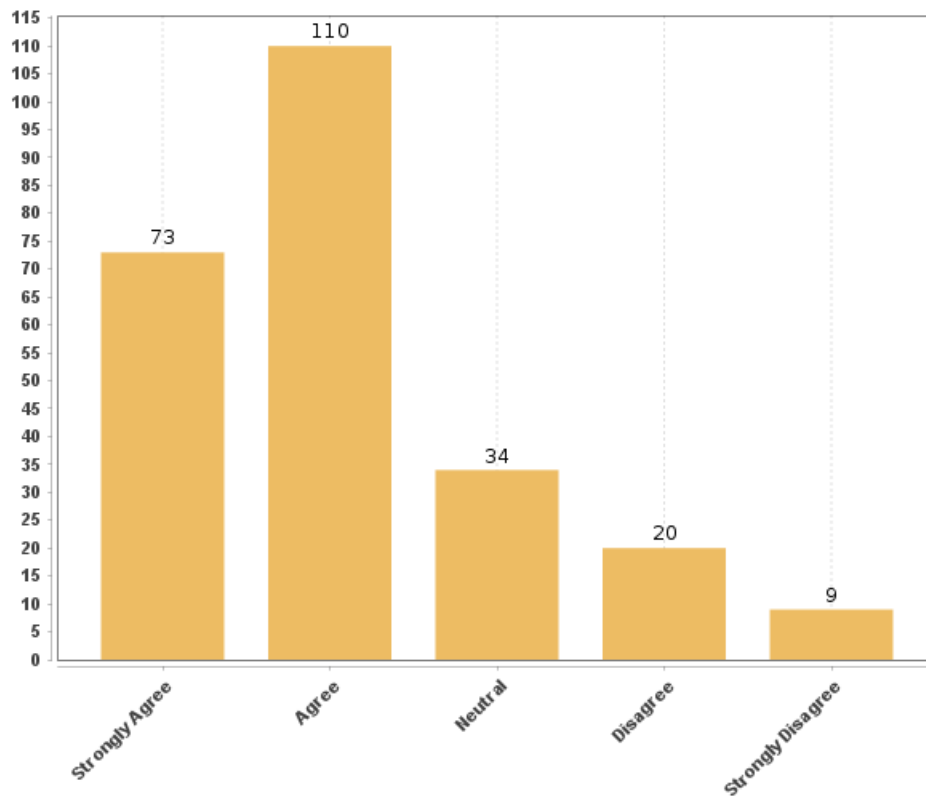
Graph of online questionnaire results: Specialist housing for the elderly would encourage downsizing and release homes



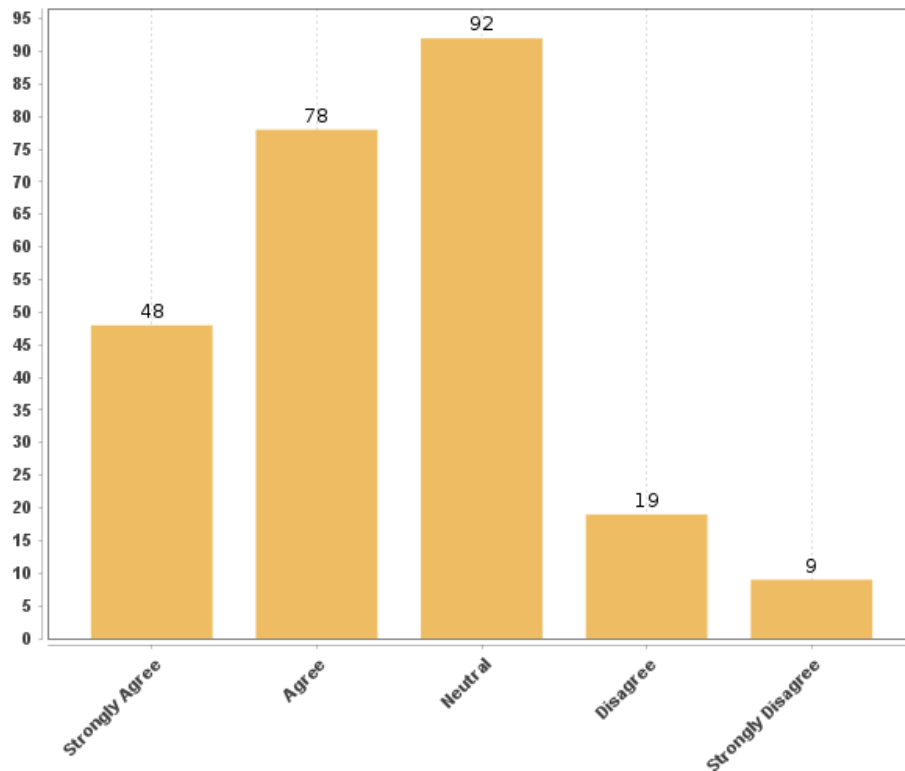
The importance of sheltered accommodation for elderly and other groups was mentioned, as was the need for bungalows with gardens for disabled people who shouldn't be in flats. 9 people commented in support of housing for the elderly that would encourage people to downsize and enable them to stay even when frail, although it was also pointed out that people shouldn't feel pressured to move, that complexes should be attractive and accessible, should be in the general community (elderly people should not be segregated) and should have gardens. 3 respondents mentioned that elderly people are often keen to stay in their own homes. Several also commented on how elderly person accommodation should be provided, mentioning the need for space for relatives to stay if visiting. 2 respondents thought there is already enough accommodation for the elderly whilst 2 respondents said housing for the homeless should be a top priority.

Student and university accommodation

Graph of online questionnaire results: Having more student halls would reduce pressure on the housing market



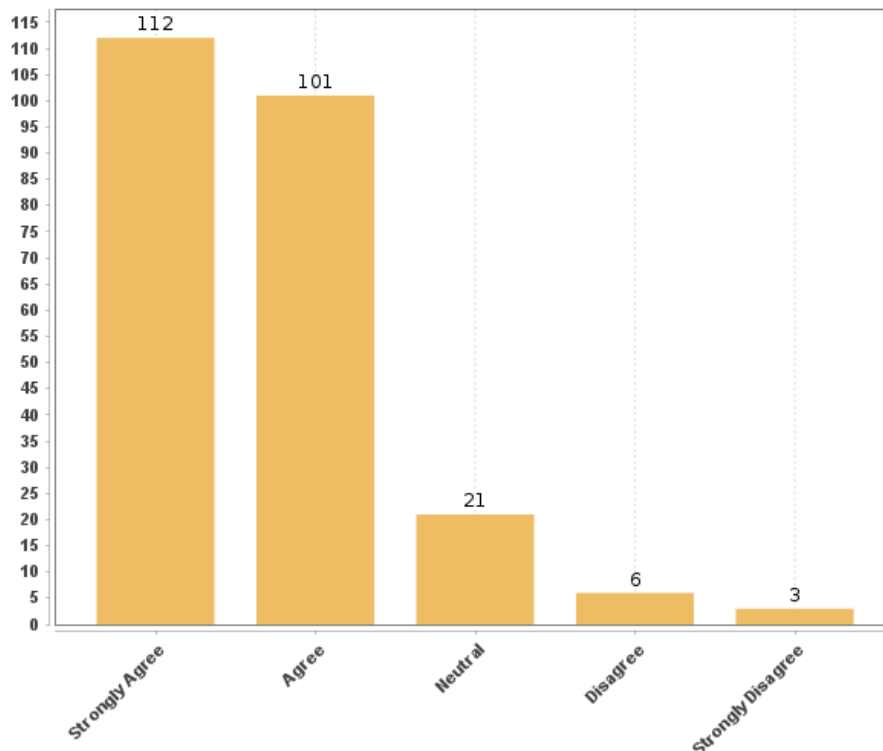
Graph of online questionnaire results: New student halls should be prioritised for the universities (rather than other institutions)



A couple of respondents thought there was too much emphasis on students, who already seem to be taking over in some areas such as Headington, and who already have enough accommodation. 9 respondents said there should be no more student housing, because there is already enough or too much and because additional would just exacerbate the problems, and because they feel it already is taking precedence over family housing, or in one case because the universities are not the reason for the accommodation shortage. 7 thought students should live in halls where possible, and that the Universities should be encouraged/enabled/made to provide enough accommodation. 8 respondents suggested that the solution to pressure on the housing market from students should be to cap student numbers, or to move language schools out of Oxford. The high cost of student accommodation, particularly in respect of its often poor quality was of concern to 2 respondents, and 2 respondents thought that other forms of student accommodation tended to be more attractive to students. In terms of the location of student accommodation, 1 respondent thought it should be located only within existing college land, 1 respondent thought halls should be located near the university only, and 1 respondent thought it should be located in different areas. Another said Brookes should refurbish its halls, rather than selling old ones to build new. 1 respondent asked what the University of Oxford's plans are and one said the University of Oxford is not contributing to Oxford's future.

Balance of dwelling sizes, flats and houses and Houses of Multiple Occupation

Graph of online questionnaire results: A mix of home sizes (number of bedrooms) should be required



10 respondents thought there should be more flats for a range of reasons including to enable higher density, to replace old houses of no historic or architectural importance, to be more affordable (smaller flats), so individuals and couples don't take up family housing and to ensure those living alone are suitably accommodated. 1 respondent said almost all new housing should be 2 bedroomed, another said 1 and 2 bedroomed, and another said there should be more one bedroom and starter homes as family sizes are reducing. 1 respondent thought there should be more homes for young families, and 3 said there is a need for a mixture of housing across the city. 2 respondents thought there should be flexibility, that the balance of dwellings policy makes things worse. 4 respondents said housing should be higher density/more storeys (with good design and facilities), including flats up to 5 storeys or town houses of 3 storeys, and 3 others said there is too much high density housing/a danger of saturating areas/a need to balance new homes with green spaces.

2 respondents thought new HMOs and buy-to-lets should be limited. Another respondent thought HMOs aimed at over 30s should be encouraged.

Housing standards

1 commented that there should be more action taken on sub-standard housing. Another that there should be more innovative flats and shared communal spaces.

Parking

Some respondents commented that car free developments don't work for developments of 2+ beds as families need a car. Another that developers are encouraged to build student accommodation as they do not need to provide parking which should be the case for other types of housing too. The

importance of front gardens that aren't paved over for parking was mentioned by another respondent.

Other housing comments

7 people suggested that rent caps should be introduced, or a tax on property wealth, for example by raising council tax on larger and 2nd homes. 2 people said that housing should be prioritised for local residents, or only sold to those who would have the city as their main residence. 5 respondents had strong views on buy to let, saying that it should not be allowed or that houses should be homes not investments. 2 people said that planning permission should be refused for expensive housing. 11 people suggested innovative housing options should be considered, including community-led co-housing with shared-facilities, self-build, 'capsule' apartment blocks or dormitories for young professionals and short-term visitors, shared building and self-builds, car-free developments and smaller units.

Other comments relating to housing:

- Any new estates need new infrastructure
- Empty industrial units/offices/derelict buildings (including closed down pubs) should be converted into housing complexes
- We should not build more houses, people should go where the houses are
- Family accommodation should be provided near schools
- Expand Oxford to the east with direct access to the John Radcliffe hospital
- Oxfordshire's biggest brownfield sites should be used eg cement works, airfields. New homes should not mean boxes on the edge of small communities
- Build a new town somewhere else
- High quality and aim for passivhaus

Summary of living and housing comments received in letters and emails

Housing numbers

The City Council needs to be better placed to accommodate more of its own housing need, which will require an evolved policy basis. (Cherwell DC)

Believe the City Council and partners should review the Oxfordshire SEP and commission a new assessment of the housing market. Needs to be much greater clarity around the population levels the City is planning for (20%+ increase). Is Oxford the right location for this deliberate policy of expansion? By reckless employment creation the City is stretching its capacity to accommodate its own residents. (CPRE)

There is a growing need for additional graduate accommodation in order to relieve the pressure currently being put on the City's housing stock. At present the University and its Colleges are only able to accommodate approximately half of its full time graduate students. It is estimated that the number of graduate accommodation units would need to increase by approximately 2000 units over the next decade. (University of Oxford – Estates)

The city council has identified that its housing need is about 32,000 homes. This is the top end of the Objectively Assessed Need figure identified in the Strategic Housing Market Assessment. The Growth Board work uses a mid-point figure of 28,000 homes. Further justification will need to be provided for the use of the higher 32,000 homes as the OAN figure. (West Oxon DC)

The current protected employment sites should be reassessed with a view to establishing whether the protection of all sites is necessary and whether it would be possible to redevelop some protected sites for mixed use development residential. (Oxfordshire CC)

SHMA and the SEP are both fundamentally flawed and should be revised. (Sunningwell Parishioners Against Damage to the Environment)

City Council must ensure that the evidence base and OAN for housing to 2036 is up to date and update the SHMA accordingly. (University of Oxford, Christ Church, Exeter, Magdalen, Merton & St John's Colleges)

Priority should be to provide housing, using innovative building methods. (Cherwell DC)

Affordable housing

Comments on current policies/situation

The new Local Plan should reflect recent legislation changes by only requiring developments that result in a net development of 10 or more homes to contribute to affordable housing. This will improve economic viability and enable smaller sites to come forward.

Affordable housing policy is restricting the housing supply. The Plan should state that developments of 10 dwellings or less are not required to contribute affordable housing. (University of Oxford, Christ Church, Exeter, Magdalen, Merton & St John's Colleges)

Believe the City has fallen well behind on the housing completion rate set out in the trajectory. (CPRE)

Stringent policies in areas such as environment, archaeology, heritage and conservation add time, complexity, uncertainty and cost to any planning application and construction project. A more streamlined, predictable process would encourage more and faster development. (Magdalen College)

The University considers the lack of land for new homes to be a major part of the problem. (University of Oxford – Estates)

The protection and enhancement of the city's heritage assets should not be subject to meeting its development needs. (Historic England)

Would welcome a stronger enforcement approach in the private rental sector to ensure there is a consistent standard. (Oxford Brookes University)

The City Council must do all it can to increase the supply of affordable housing as set out in the Oxfordshire SHMA (2014). (West Oxfordshire DC)

Suggestions for new affordable housing policies

A more flexible approach should be taken to redevelopment of existing employment sites and under-used recreation land.

Emerging affordable housing policies must be compatible with Starter Homes. It must be clear that Starter Homes will be considered to be affordable housing (Christ Church)

Higher densities and smaller units in the city centre and a greater proportion of family housing where gardens and outdoor space can be accommodated. Affordable accommodation suitable for graduate students and young workers on short-term contracts should be provided. Give flexibility to community-led groups about the mix of affordable homes. (Oxfordshire Community Land Trust)

The Council should seek a site-specific system that takes into account viability. Encouraging a higher level of smaller dwellings and apartments would ensure market housing is more affordable. (Thomas White Oxford Ltd)

Housing to be built by City Council's proposed housing company

A lower percentage obligation, more flexibility on the location and type of affordable housing and the inclusion of "key worker accommodation" within the obligation would all contribute to more sites being brought forward. (Magdalen College)

Council's unwillingness to adopt government policy that development of 10 units or fewer will not have an affordable housing obligation is a further disincentive to development of small sites. Suggest that OCC look at whether some or all of the Starter Homes could be included within the community-led SPD where they could at least be restricted from selling at more than 80%. There is a significant need for self-build in Oxford and ensuring its permanent affordability. (Oxfordshire Community Land Trust)

Consider a more flexible approach to areas of policy where these may restrict housing supply without achieving significant benefit. The definition of Affordable Housing now includes Starter Homes, the Council's affordable housing policies need to be amended and take this into account (University of Oxford, Christ Church, Exeter, Magdalen, Merton & St John's Colleges)

Welcome City Council's recent decision to set up a housing company and urge further consideration of imaginative solutions. (CPRE)

Urge the Council to provide policy support for community-led housing groups. (Oxford Cohousing)

Housing for different groups

Target for student numbers outside of University accommodation

More student halls could reduce pressure on the housing market and student accommodation should not be limited in the way it is now. (CPRE) + (Oxford Brookes University)

The Council should be encouraged to move students into the footprint of the two universities releasing stock for the non-student population. (Magdalen College)

University requires a further 2591 rooms over the next 10 years. The University would welcome their exclusion from the target of no more than 3000 students living in non-university managed accommodation. (Oxford Brookes University)

New student halls should be prioritised for the universities (Oxford Civic Society) + (University of Oxford, Christ Church, Exeter, Magdalen, Merton & St John's Colleges)

Do not agree with suggestion that 'new student halls should be prioritised for the Universities. (Ruskin College)

Purpose-built student accommodation and university-operated accommodation needs to be available (SC Osney Lane Ltd. ("Student Castle")) + (University College)

Provide new specialist accommodation to help free up general housing (South Oxon & Vale of White Horse DCs)

Student halls for undergraduates have already taken over the city.

Elderly person housing

Specialist housing for the elderly would encourage downsizing and release homes (Oxford Civic Society) + (South Oxfordshire and Vale of White Horse DCs)

Age restricted housing can help to enable larger accommodation to be available for larger families. (University College)

Key worker housing

Every Oxford local should have the same opportunity as key workers.

Currently there is no scope for key worker accommodation to be included in the affordable housing obligation. Colleges with land in the City could provide on a rented or shared ownership basis. (Magdalen College)

Requires housing options for staff across all income levels. (Oxford Brookes)

Some sites should be protected for key worker housing but needs should be properly assessed in collaboration with relevant institutions. (Oxford Civic Society)

Sites should be identified for key worker housing, where appropriate. (University College)

Key worker housing should be defined as contributing towards the affordable housing component. (University of Oxford, Christ Church, Exeter, Magdalen, Merton & St John's Colleges)

Other comments on housing

Density of new housing should be increased to 75 units per hectare.

More flexible standards on design and space standards. A range of housing sizes should be provided. (University College)

Some Houses of Multiple Occupation are in poor physical condition but charge high rents; all should be registered.

The new Local Plan should be clear on how Vacant Building Credit will be used.

City Council should ensure developers quickly deliver development. (CPRE)

Distribute growth around existing settlements throughout Oxfordshire. (Kier)

Should be a mix of home sizes but size is not the only variable. (Oxford Civic Society)

Enable the community to build clusters of high quality, high density, mixed-tenure homes, most of which would be permanently affordable. Requires a % of housing on large sites (10% - 20%) for community-led housing including affordable self-build. (Oxfordshire Community Land Trust)

Policy to seek a housing mix on relevant sites should relate to the SHMA or an assessment of local need. (Thomas White Oxford Ltd)

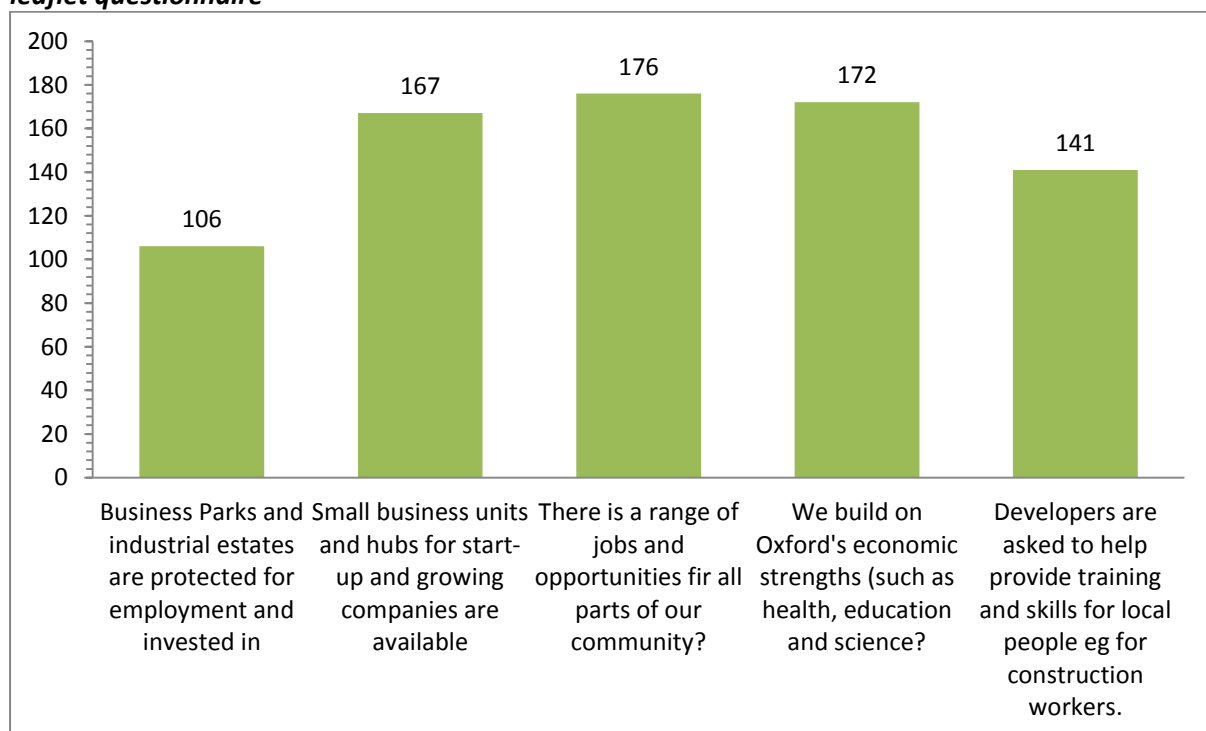
Local plan should support a range of accommodation for institutional needs (including educational). (University College)

Local Plan should accord with the Government’s policy and guidance regarding Starter Homes and their relationship with wider affordable housing policy. (University of Oxford, Christ Church, Exeter, Magdalen, Merton & St John’s Colleges)

THEME 2: ECONOMY AND SKILLS

The following graphs illustrate the numbers of people who agreed with the statements on economy and skills. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written comments made to both the leaflet and online questionnaires is also provided and this is followed with a summary of the emails and letters.

Graph showing numbers who agreed with the statements relating to economy and skills in the leaflet questionnaire



Employment growth

Some people thought that businesses should be encouraged to locate and grow in the city; that more jobs are needed with diverse job opportunities (9) and that Oxford needs industry and business – car factories (2)

However many people raised concerns about this. These concerns were:

- Land should be used to provide new homes, not for employment development. Mismatch in housing and employment creates infrastructure problems. Some industrial estates could be used for housing
- Business growth is not needed; existing employment sites are not full, Oxford has low unemployment and there are already too many jobs and too few applicants. Stability is more important than growth. Small city identity. Want Oxford to contract
- More employment development will increase pressure on Oxford’s housing, natural environment and infrastructure, particularly transport. Creating more jobs will only make

Oxford's housing crisis worse. Employment development should not be prioritised above quality of life.

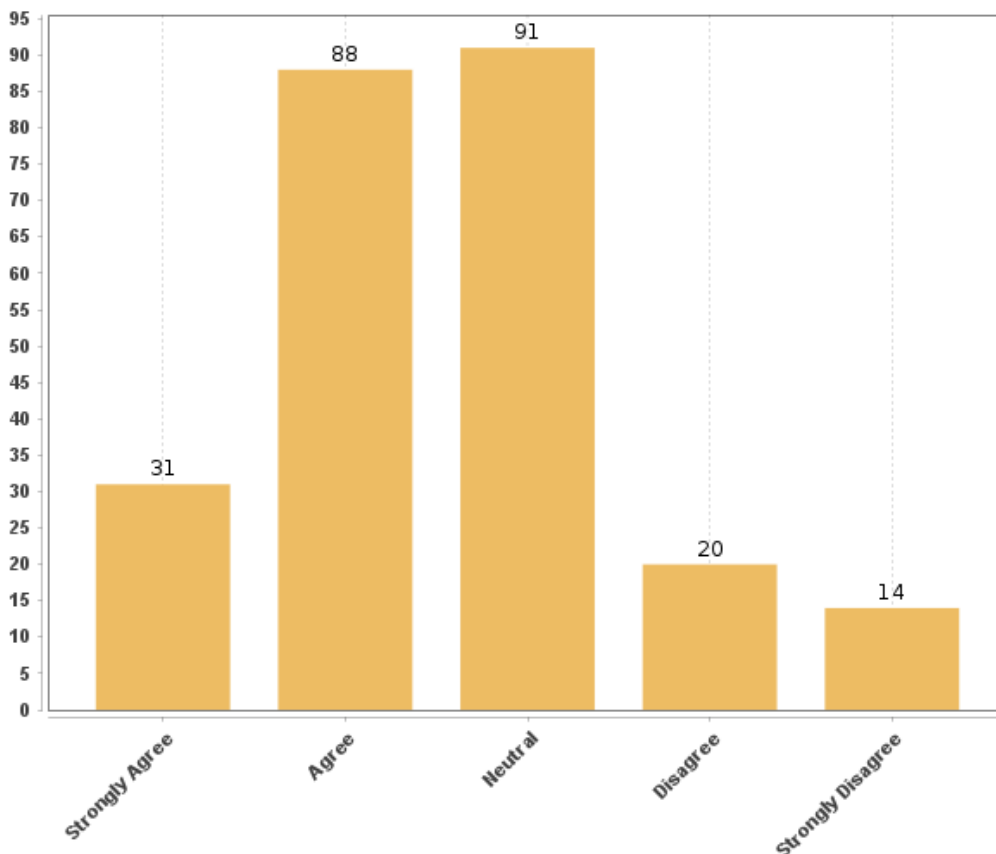
- Oxford has limited space for new businesses and people. The city cannot grow indefinitely.
- Economic growth doesn't necessarily help to address inequalities.

It was clear that most people felt there needed for an appropriate balance between housing and employment. A lot of people suggested that Oxford's housing crisis needs to be addressed before more jobs are created, as otherwise there will be no-where for these new workers to live.

Some people commented that it was important to provide more jobs for local people. It was also suggested that the Local Plan should include a policy on 'Community Employment Plans'.

Protection of employment sites

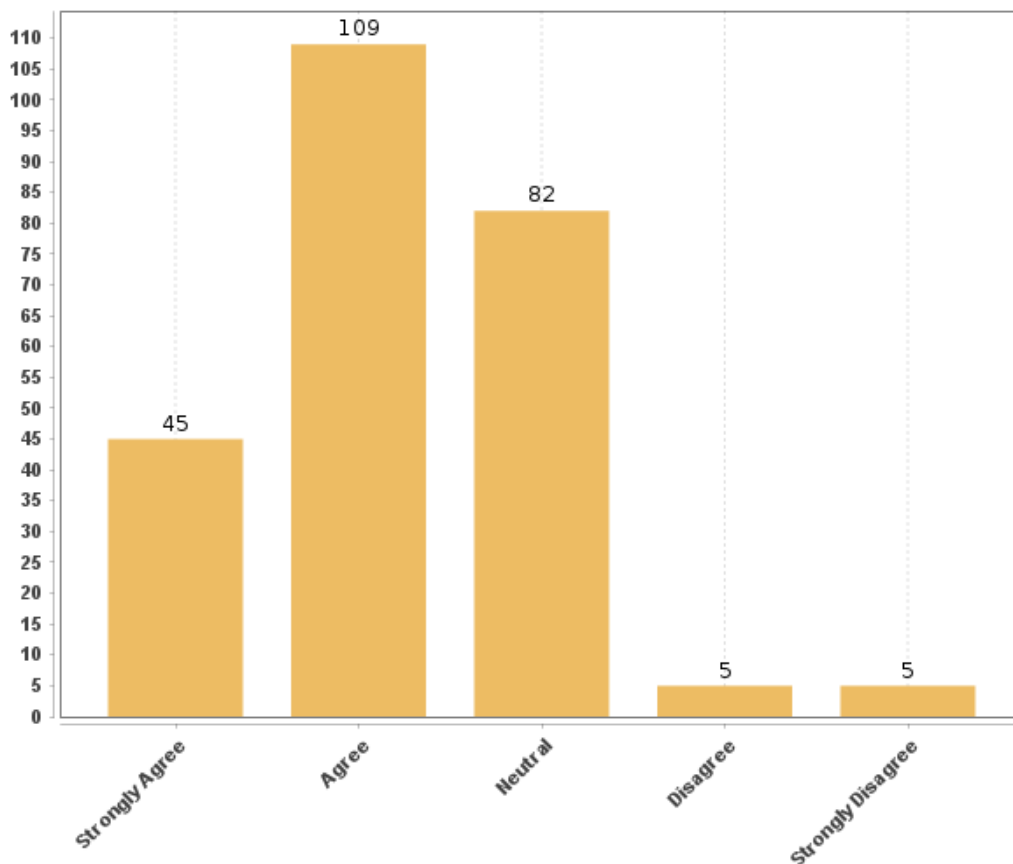
Graph of online questionnaire results: Employment sites should continue to be protected so that businesses can grow



Some people thought that employment sites should be protected. One suggestion was that all office spaces should be protected, not just those in business parks. Another suggestion was that employment sites should be protected but not allowed to grow due to the impacts on housing. However, other people felt that employment sites should not be protected as they should be able to respond organically to market conditions and/or have the potential to provide new homes. 1 respondent thought that we may no longer have economic strengths post-Brexit; another that EU funded sectors and particularly research from Oxford University needs to be protected.

Type of employment development

Graph of online questionnaire results: Live-work units and hubs for small businesses would help start-ups and creative industries



Some people specified the type of employment development that they would like to see. This included a new local 'silicon valley' digital hub and flexible workspaces for the self-employed, including live-work units. Some people felt that large high tech businesses are encouraged at the expense of smaller businesses.

4 respondents commented that there needed to be a better balance of jobs between locals and commuters incomers; 5 that salaries need to reflect the cost of living and 2 that key workers needed affordable housing to protect economy.

Some commented that Oxford will always have a range of job opportunities but that there is a need to focus on low skill jobs and opportunities for those in poorly paid jobs, and others to focus on jobs for school leavers/young people

Some felt that there was currently a great variety of IT/ science jobs and that the university related sectors and science will continue to grow and others a focus on health.

Location of employment development

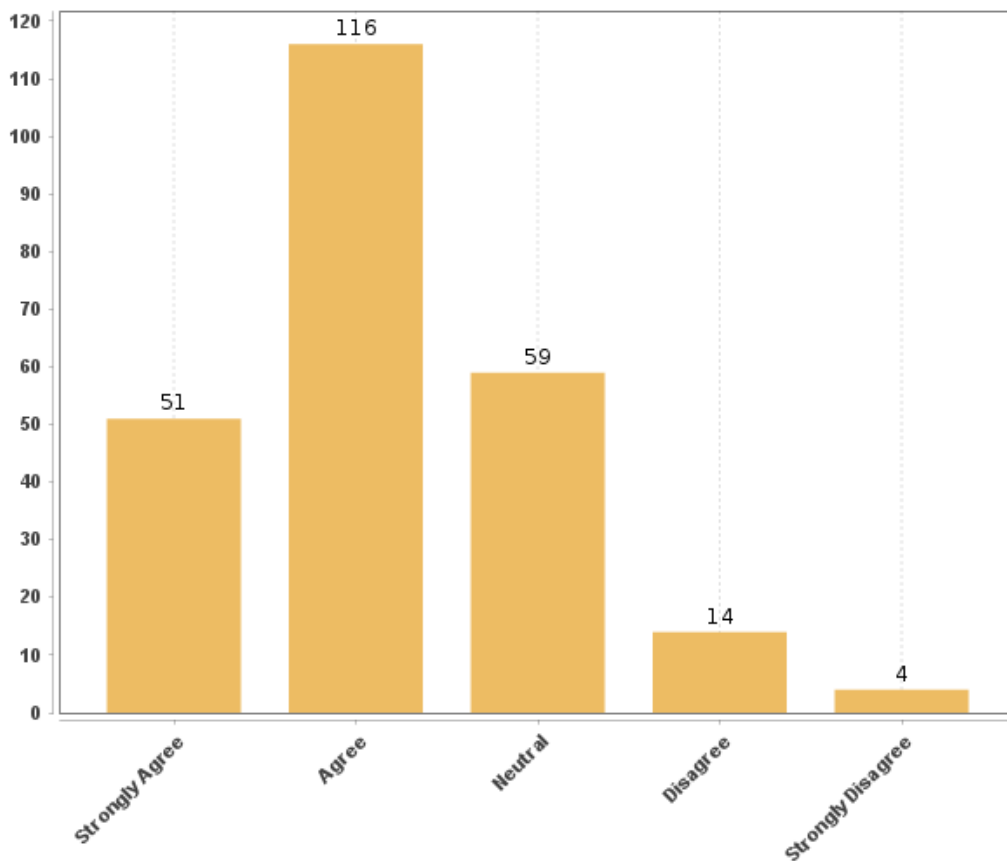
Some people felt that employment sites outside of the city centre should be considered, with suggestions that sites outside the ring road should be prioritised and that new businesses should be incentivised to move out to the surrounding towns. There was also the suggestion that more could

be done to encourage employment growth in Blackbird Leys. There were also comments that people should be able to work in the same area as they live.

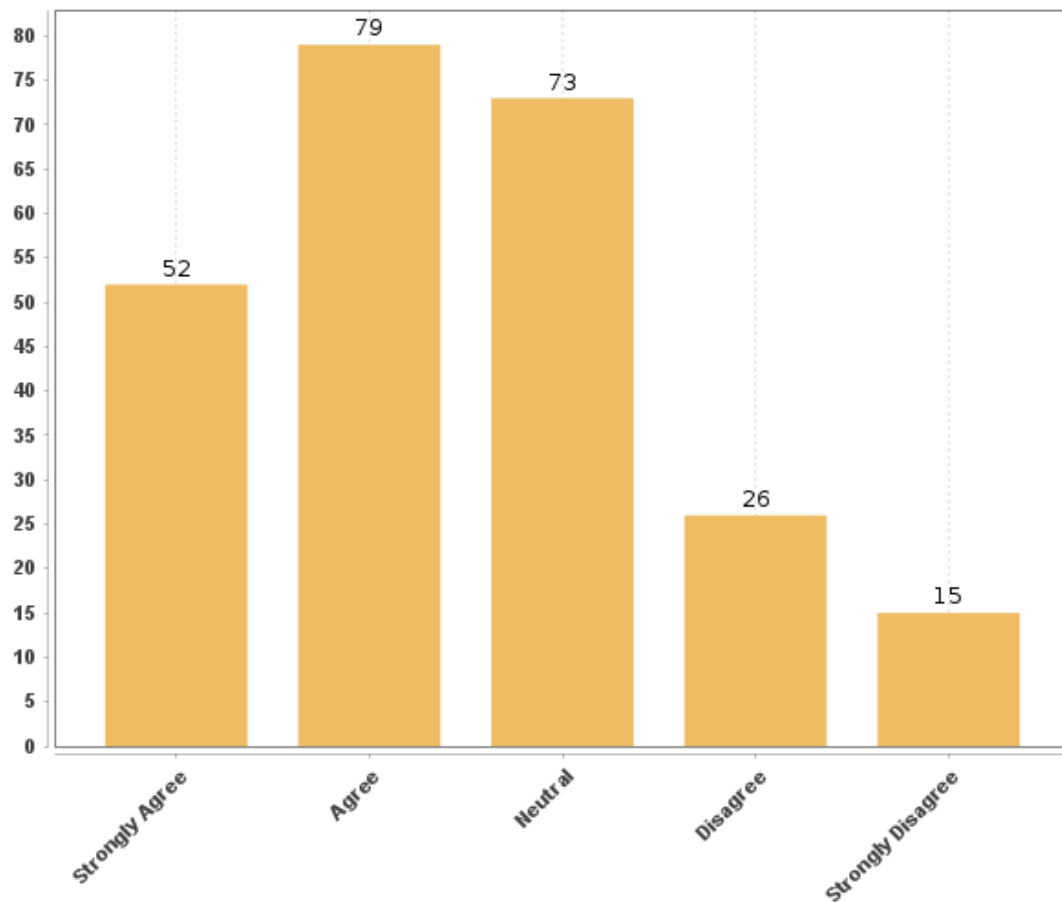
Some felt there was benefit of developing new employment sites close to residential areas for ease of access and others that businesses should not be located in residential areas but that out of town locations should be preferred.

Training and Skills

Graph of online questionnaire results: Land should be protected to provide new and expanded schools



Graph of online questionnaire results: Developers should be required to provide training for local people



A range of comments were received in relation to training and skills:

- Employers should be providing training and apprenticeships (9). Those that don't provide apprenticeships should cover training costs.
- There should be more engagement between local employers and students/people with no or low qualifications.
- Developers should provide apprenticeships or contribute financially.
- Training should be provided by the state/community, not the private sector. Partnerships between the local government and employers could deliver training.
- Oxford's state schools need more money and attention. They should be prioritised over private schools.
- More learning/training options should be available to those aged 13+ years who are not 'academic'.
- The scope for academies to support each other should be investigated.
- The universities could do more to support the training of local people, possibly in partnership with local government.
- Some minorities are overlooked, jobs should be available for immigrants and refugees.

Infrastructure

Many people felt that it was important for developers to contribute to the provision of infrastructure and that current infrastructure couldn't support growth but that the infrastructure needs to be in place to facilitate the growth. Schools and transport infrastructure (particularly improved provisions for buses) were highlighted as priorities.

Some suggestions in relation to schools included: build new schools rather than expanding existing schools; smaller schools are preferred; more schools are needed; grammar schools should be reintroduced; Brexit may affect demand for school places. It was suggested that land for new schools could be difficult to protect and that changes of use may help to provide more school places.

In terms of transport there were comments that transport to business parks is difficult, that quick access to employment areas by bicycle and public transport is required and that locating employment close to where people live reduces the need to travel. There were also a couple of comments that the hospital sites are over-expanding and swamping residential neighbourhoods and that this is particularly affecting Headington.

Retail

Many people commented that more independent businesses/shops would be beneficial (13). Some made a link that at least part of the problem is that there are few places for small businesses to trade affordably. (4) Others suggested lower business rates and rent would help (2) and that more needed to be done to protect small businesses (2)

General Comments

- Build on existing strengths (1)
- Diversify economic base (1)
- Help the North/South divide (1)
- Economy and jobs are really important (1)
- I think young people are hit the hardest of all and other people don't understand this (1)
- More social enterprises to help the disadvantaged (1)
- Developer demands do not always coincide with the needs of the population (1)
- If we lose Polish workers the building trade will suffer (1)
- More internet and live-broadcasts of city life (1)
- Stop pandering to developers (1)
- Research and see what other cities have done (1)

Summary of economy and skills comments received in emails and letters

Protecting employment sites for employment use

Consideration should be given to whether housing is better, or housing could be provided alongside employment.

Protection of employment sites needs to be selective and reviewed. The Council should consider more mixed-use developments. (Magdalen College)

Employment sites should be protected (where appropriately located) (Merton College)

Employment sites should be protected only with a proper review. (Oxford Civic Society) + (South Oxfordshire and Vale of White Horse District Councils)

Critically consider the extent to which some existing employment sites within the City could reasonably be put to an alternative use such as residential. (West Oxfordshire District Council)

Current sites that have few or poor quality jobs considered for large scale housing provision. (Sunningwell Parishioners Against Damage to the Environment)

Many large “protected” would benefit from a mixed development. (University of Oxford – Estates)

Live-work units and start-up hubs

Many businesses start at home. Enabling people to do this in a safe, constructive way would be beneficial. (Oxford Civic Society)

The infrastructure for start-ups is key (Solid State Logic)

Oxford's strengths

The Local Plan should limit the education sector as a percentage of local employment in order to preserve diversity. Key to Oxford's economic resilience is maintaining the diversity of its economic base. Oxpens has the potential to contribute by supplying much needed city centre employment space and of housing. The site will also deliver transport benefits in the form of the Becket Street extension. (Oxford West End Development Ltd)

The City Council should actively seek the use of Local Enterprise Zones, Simplified Planning Zones and Local Development Orders. (Thomas White Oxford Ltd)

Training for local people

Apprenticeships have an important role to play in addressing skills shortages. (Magdalen College)

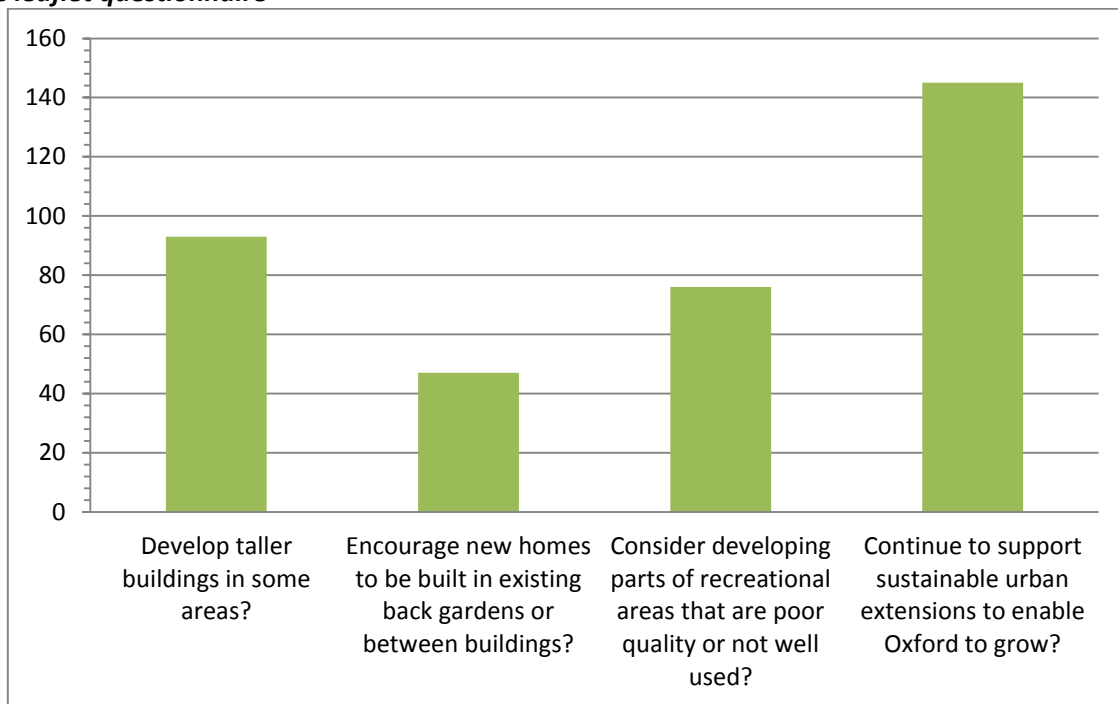
Developers should be required to provide training for local people. (Oxford Civic Society)

Developers should be required to prepare and implement a Community Employment Plan. (Oxfordshire County Council)

THEME 3: WISE USE OF RESOURCES

The following graphs illustrate the numbers of people who agreed with the statements on the wise use of resources. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written comments made to both the leaflet and online questionnaires is also provided and this is followed with a summary of the emails and letters.

Graph showing numbers who agreed with the statements relating to the wise use of resources in the leaflet questionnaire



Population Growth

1 person questioned why the population has to increase, with 8 others suggesting that population growth should be restricted/stopped in order to reduce pressure on Oxford’s resources. 1 person suggested that Oxford should campaign for managing the population to zero growth, both locally and globally, with another suggesting that Oxford’s population should be reduced. It was also suggested that the way ‘population’ is defined should be more specific and take into account the proportion of students. 2 people commented that growth should be stimulated in the North of England, not in the South East.

Brownfield land & Infill Development

18 people wanted to focus development on brownfield sites. In particular mention was made of converting car parks to housing, redeveloping old industrial and commercial areas, developing on government buildings on Marston Road and replacing poorly maintained houses in Cowley with bigger residential buildings. One respondent suggested that the University should support the redevelopment of brownfield sites. Another that more efficient use should be made of existing housing stock including conversion of large houses (e.g. Woodstock Road) to HMOs, ensuring that people in social housing are not subletting properties, bringing empty homes back into use and upgrading older housing.

Views were split on infill development with some respondents supporting it and others against it. Some felt that there was already too much infill development in Oxford and that it increases congestion. Others commented that infill development needs to be carefully managed.

7 respondents saw the value of gardens and were keen not to see development of garden land. The reasons were varied including the feeling that green spaces are part of Oxford’s character, it would lead to overcrowding, gardens provide habitats supporting biodiversity, gardens help to protect air quality and improve the local environment. However there were some respondents in favour of building on garden land.

Density and Height

5 respondents supported building higher and 6 felt that building higher was preferable to building on greenfield sites. Some respondents felt that some tall buildings would be appropriate but not all buildings to be tall and that tall buildings must be of high quality design. 3 respondents felt that the height of development should be limited to 5 storeys maximum; another to 3-4 storeys maximum and another that height should match surrounding buildings. 13 people felt that tall buildings are not appropriate in Oxford at all. 1 person commented that tall buildings located outside of the city centre would be acceptable and another suggested that tall buildings might be acceptable in the less sensitive parts of the city. 4 people commented that tall blocks of flats do not provide good living environments and/or are associated with social problems.

8 people commented that Oxford's skyline should be preserved and 4 commented that views should be preserved.

5 people supported increasing densities within the city, with 1 person commenting that densities should be higher in areas with good transport links and another suggesting that high density development should be located close to employment/educational uses, therefore reducing the need to travel. 1 person suggested that new homes could be built around Transport Way and Watlington Road. 3 people commented that it is important that any new homes have access to green spaces and community facilities.

1 person commented that it is important that any development near Oxford's historic core must be of a high design quality, whilst another person commented that all new developments should be sensitive and in-keeping with established architecture.

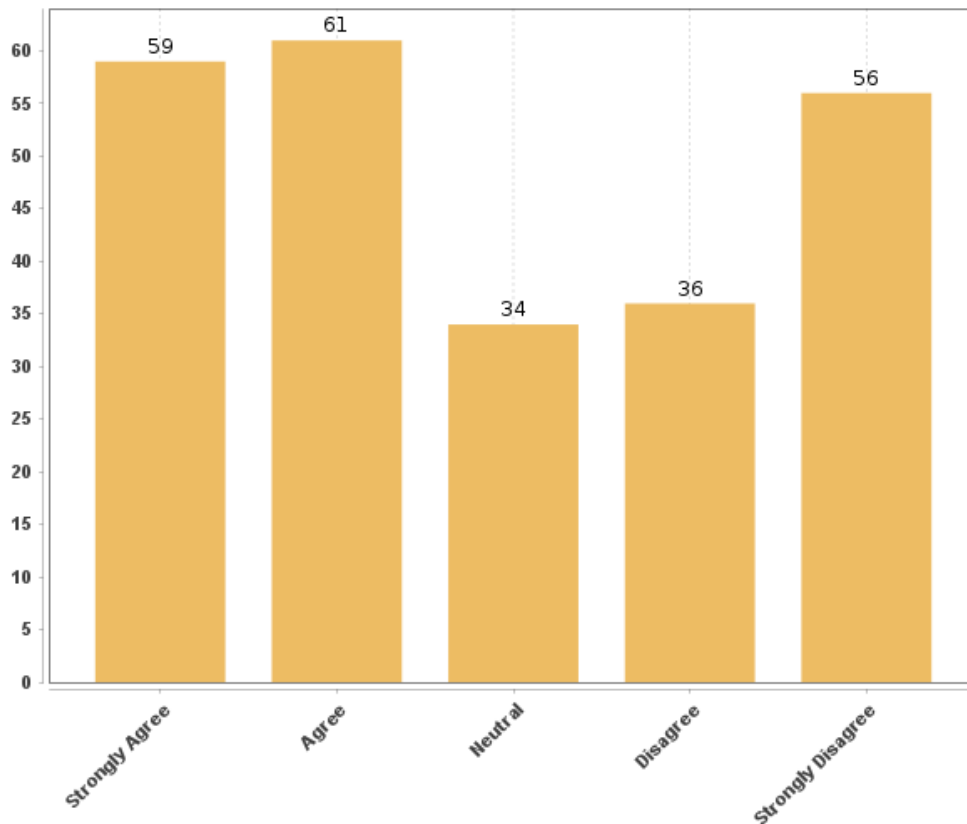
3 people suggested that the focus should be on building flats rather than houses to achieve higher densities. 1 person suggested that we should be building small units for single people. It was also suggested that the university should develop homes for its own workers and that there are too many houses to rent in the city. 1 person suggested that it should be made easier for people to share housing. It was also suggested that less space should be given to cars (both roads and parking).

6 people felt that high density developments should not be encouraged because they are not in keeping with the character of the city, 5 because it will increase congestion and parking problems and 2 because it could result in increasing levels of antisocial behaviour.

Some people felt that decisions on height and density should be made on a case by case basis. Comments were received asking the City Council to think beyond the short term, to consider the type of environment that people want to live in, to research approaches taken in other cities, and to consider more innovative/sustainable solutions.

Reviewing the Green Belt/possible urban extensions

Graph of online questionnaire results: Urban extensions close to Oxford (on the Green Belt) would help meet future housing needs



19 people stated that they did not think that there should be any development on Green Belt land. The reasons given for this were:

- Oxford doesn't need to grow/is already too big/the city form is complete/Oxford should shrink, not grow (6)
- Green Belt should be protected/the Green Belt is what makes Oxfordshire great (11)
- Continuous growth is not sustainable/urban extensions are not sustainable (4)
- Increased pressure on natural resources/biodiversity (2)

18 people supported the idea of a Green Belt review with the possibility of urban extensions. The reasons given for this were:

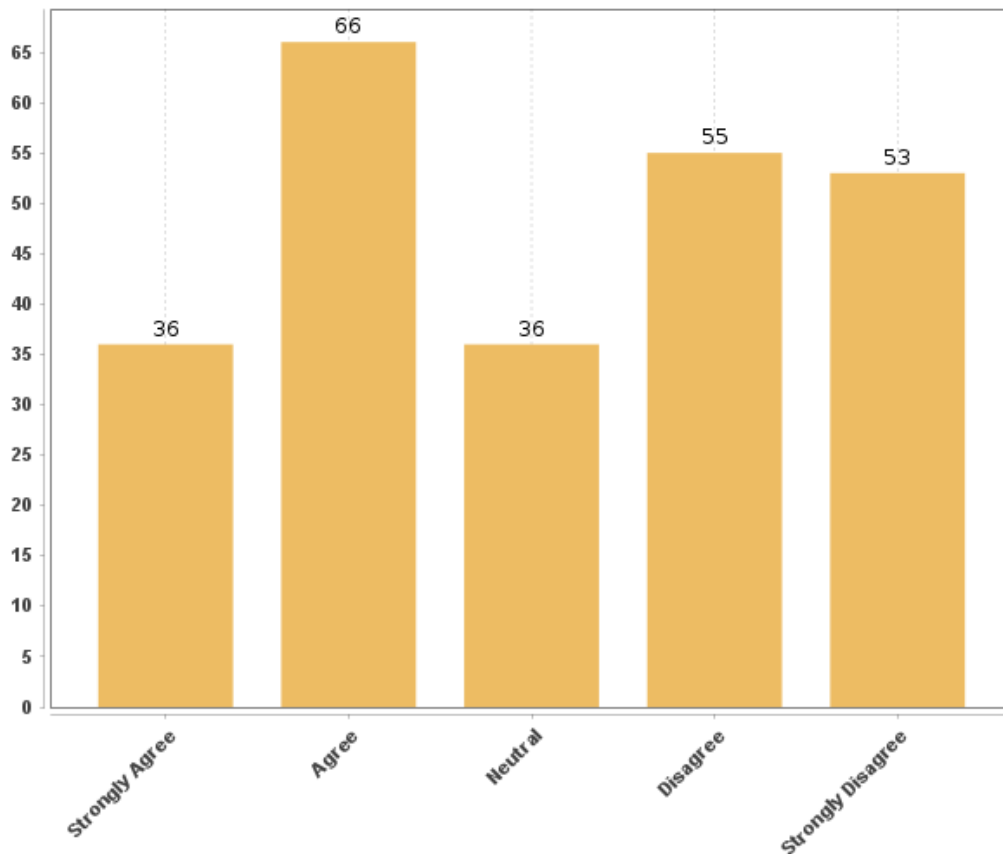
- this is better than over-developing existing sites in the city (3)
- it would allow green spaces within the city to be retained (1)
- that it would improve the quality of life in the city (2)
- Green Belt is not useful to Oxford (1)

Some people gave specific examples of when they felt an urban extension might be appropriate: only where there are good transport links (6); only if environmental compensation/gains can be made (2); only for key worker housing (1); only for social housing (1); and only where sprawl is not a problem (1). 1 person commented that it was difficult to comment on this without any specific proposals. Another person commented that a Green Belt review should be done jointly with neighbouring authorities in Oxfordshire to have a strategic approach rather than piecemeal development.

Some people suggested that development should take place elsewhere: build outside of Oxford (4); planned growth of surrounding towns and villages (4). It was also suggested that this should be supported by improved transport links between Oxford and surrounding settlements (1).

Building on green spaces

Graph of online questionnaire results: Some poor quality/under-used recreational areas could be partly developed for housing



Many people (60) wrote comments disagreeing that some poor quality/under-used green spaces could be partly developed for housing. The reasons given for this were:

- Under-used/poor quality recreational areas should be improved and brought back into use rather than developed (30)
- Development/population growth will increase demand for recreational spaces (7)
- Recreational areas are needed to support healthy lifestyles/quality of life (3)
- Any loss of green space is unacceptable/All of Oxford’s green space is needed (3)
- It is important that Oxford remains a green city for future generations (1)
- Developing green spaces is a ‘slippery slope’ (1)
- Access to recreational spaces should not be limited (1)
- Without recreational areas there will just be sprawl (1)

1 person commented that how poor quality/under-used green spaces are defined is a very sensitive issue and community consultation is vital. 6 people said that the golf course should be developed for housing. It was suggested that the golf course is under used (2) and that this would reduce need to build on Green Belt land (2). 4 people felt that it may be appropriate to build on some poor quality/under-used green spaces.

Allotments

2 people commented that allotments should be protected. It was suggested that incentives should be used to increase the use of allotments, including potential use by schools (1). It was also suggested that allotment land should only be used where there is local agreement (1).

Flood Risk

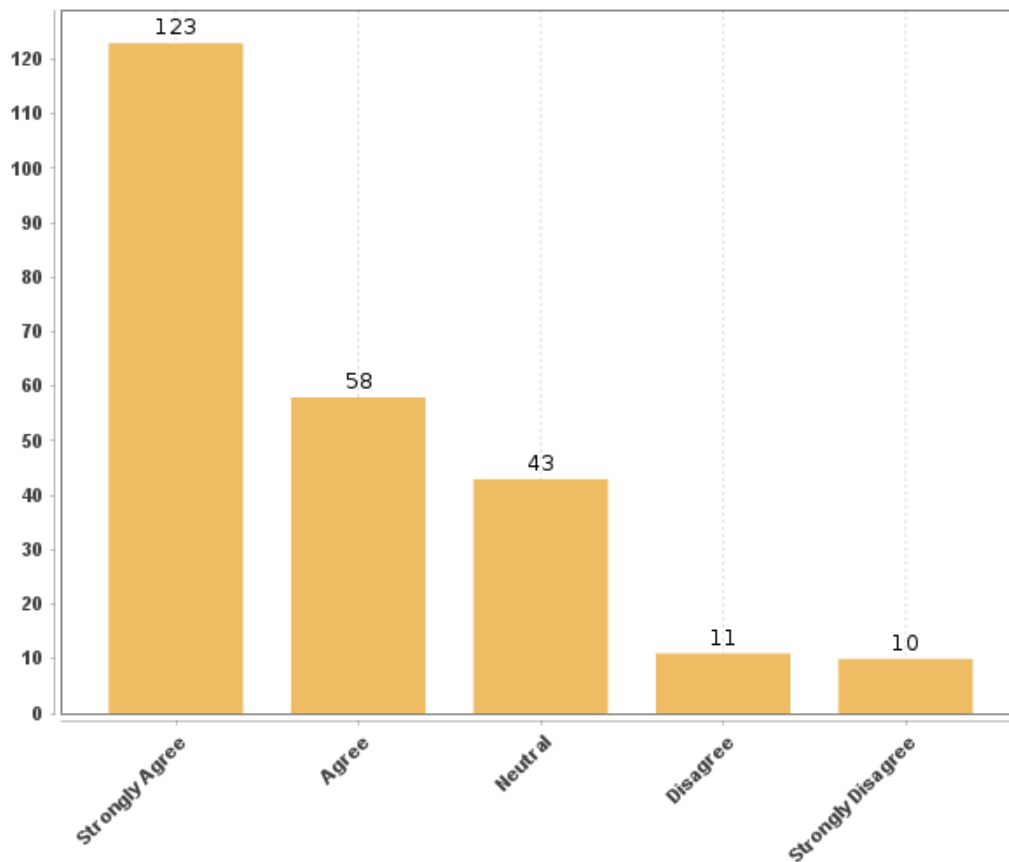
Don't build on flood plain (2) / consider how development of green spaces will affect flood risk (1)
Improve flood management so homes can be built on the flood plain (1) Consider building homes on stilts or helical piles (1).

Sustainable Buildings

2 people said that new buildings should be required to comply with eco-guidelines, with another person suggesting buildings should be zero carbon where possible. It was also suggested that carbon emissions from dwellings should be reduced by a 'fabric first' approach and that housing should have better insulation (2). 1 person suggested that all new developments should include systems to reduce or slow rain water runoff. Another person suggested that the council should provide subsidies to renovate old houses and make them more energy efficient.

Renewable Energy

Graph of online questionnaire results: New developments should be required to include on-site renewable energy generation



A range of comments were received in relation to onsite renewable energy generation:

- New buildings should have solar panels (3)
- Innovative heating solutions should be considered (1)

- Onsite renewable energy generation should be maximised to meet all of a development's energy needs (1)
- Non-residential buildings should be refurbished to include renewable energy generation (1)
- Community-level renewable energy generation works well (1)

Other people raised concerns about onsite renewable energy generation:

- Whilst onsite renewable energy generation is desirable, the focus should be on energy efficiency (1)
- It must be shown to work, not tokenism (1)
- Piecemeal onsite renewable energy generation is inefficient. The focus should be on large scale projects (1)
- Renewable energy is often ineffective and damages the environment (1)
- Unfloor heating is ineffective and expensive to repair (1)

Summary of wise use of resources comments received in emails and letters

Underused/efficient use of land

Would support a review of how land could be better utilised for both recreational and development purposes. (Oxford Brookes University)

The city council should explore all options for increasing housing supply within the city, including building:

- on previously developed land wherever possible;
- on greenfield sites, particularly under-used and/or poor quality recreational land;
- on existing residential back gardens;
- in-between existing buildings;
- at higher density; and
- taller buildings (Oxfordshire County Council)

References to re-use of previously developed land, considering Green Belt sites and higher density development are supported (Cherwell)

Support the proposals to use poor quality or under-used recreational areas for housing

Priority should therefore be given to allocating under-used open spaces outside the flood plain for development (Magdalen College)

Support for urban extensions close to Oxford/Green Belt review

It would be sensible re-designate some green belt land close to the city for housing (Solid State Logic)

Chiltern Railways believe there is a case for partial review of Green Belt in the Kidlington area (Chiltern Railways)

Consider that exceptional circumstances exist to justify the sites release from the Green Belt. The Council should support an urban extension. (Magdalen College) + (Merton College) + (Oxford Civic Society)

The city council should also consider removing land from the Green Belt within the city and allocating it for housing, although any sites considered must be aligned with sustainable transport routes. (Oxfordshire County Council)

Ruskin Fields could both help to meet the pressing need for more housing land in Oxford and also support Ruskin College's educational activities. (Ruskin College)

The SOGN has the potential to create a sustainable new community on the edge of Oxford, which is supported on the grounds that: a review of the Green Belt is justified; in the most sustainable manner; and development of the site will not compromise the purposes of the Green Belt. (Savills – on behalf of the land owners)

The City should undertake its own Green Belt review (University of Oxford, Christ Church, Exeter, Magdalen, Merton & St John's Colleges) + (City's Major Bus Operators) + (University of Oxford – Estates)

Good locations for urban extensions would include Wick Farm and St Frideswide Farm (on the boundary with Cherwell District)

Negative implications of urban extensions

Traffic mitigation measures would be required.

There will be large increases in traffic through south east Oxford's restricted road space.

Focus further growth in areas such as Bicester. Urban extensions close to Oxford, in the Green Belt, would be an unacceptable way to help meeting housing needs. (CPRE)

Urban extensions would be damaging to the character and heritage of the city (Oxford Green Belt Network)

Development to the edge of the city alone, without delivery of sustainable transport infrastructure would not be acceptable. (Oxfordshire County Council)

Local opinion is against urban extensions and to building on the Green Belt. (Wolvercote Neighbourhood Forum)

Land at Thornhill on Shotover Estate, is within South Oxfordshire District. (Trustees of Shotover Estate)

Energy efficiency and renewable energy policies

The Council's requirements for renewable energy go well beyond Part L of Building Regulations. This imposes additional cost on developers and therefore occupiers. CO2 emissions are better addressed by encouraging energy efficiency. (Magdalen College)

The local plan should require new development to ensure City Council waste and recycling collection systems can be accommodated. (Oxfordshire County Council)

Developments should be required to make an appropriate contribution to the overall energy efficiency of the City by mitigating their own impact. (University of Oxford – Estates)

Planning policies should be amended to shift the focus to energy efficiency.

Energy consumption-reduction measures, water consumption-reduction and management measures, and properly-considered waste management facilities should also be required with on-site renewable energy generation. (Oxford Civic Society)

Greater attention should be placed on green and eco credentials of new built forms. (Sunningwell Parishioners Against Damage to the Environment)

Any new policy requirement must:

- Be clear in the regulated and un-regulated loads it is assessed against and take adequate account of the viability of complying for certain high-unregulated load facilities such as those with data or medical uses;
- Be clear in the base-case any percentage requirement is assessed against;
- Have greater nuance to ensure the requirement is appropriate to the size of development;
- Take account of the energy hierarchy;
- Enable a strategic approach that enables an aggregated installations across multiple developments and supports initiatives such as City wide district heating schemes;
- Take account of the constraints of the City for renewables;
- Provide for post construction monitoring.

(University of Oxford – Estates)

Other comments

We are pleased to see an emphasis on locating development in sustainable locations in transportation terms. (Chiltern Railways)

Recommend a mini Integrated Water Management Strategy to be produced to support the promotion of a new settlement or an urban extension. Recommend a policy requiring new dwellings to meet a water efficiency requirement. Include a policy which specifically addresses the need for all development to incorporate SUDs within all proposed development. (Thames Water)

The Local Plan should ensure that existing commitments and new allocations come forward in a timely manner in order to ease the pressure on the local housing market, Local Plan policies will need to seriously consider alternative means of increasing the supply of housing without increasing land take. Potential options are:-

- increasing the densities
- taller buildings (Thomas White Oxford Ltd)

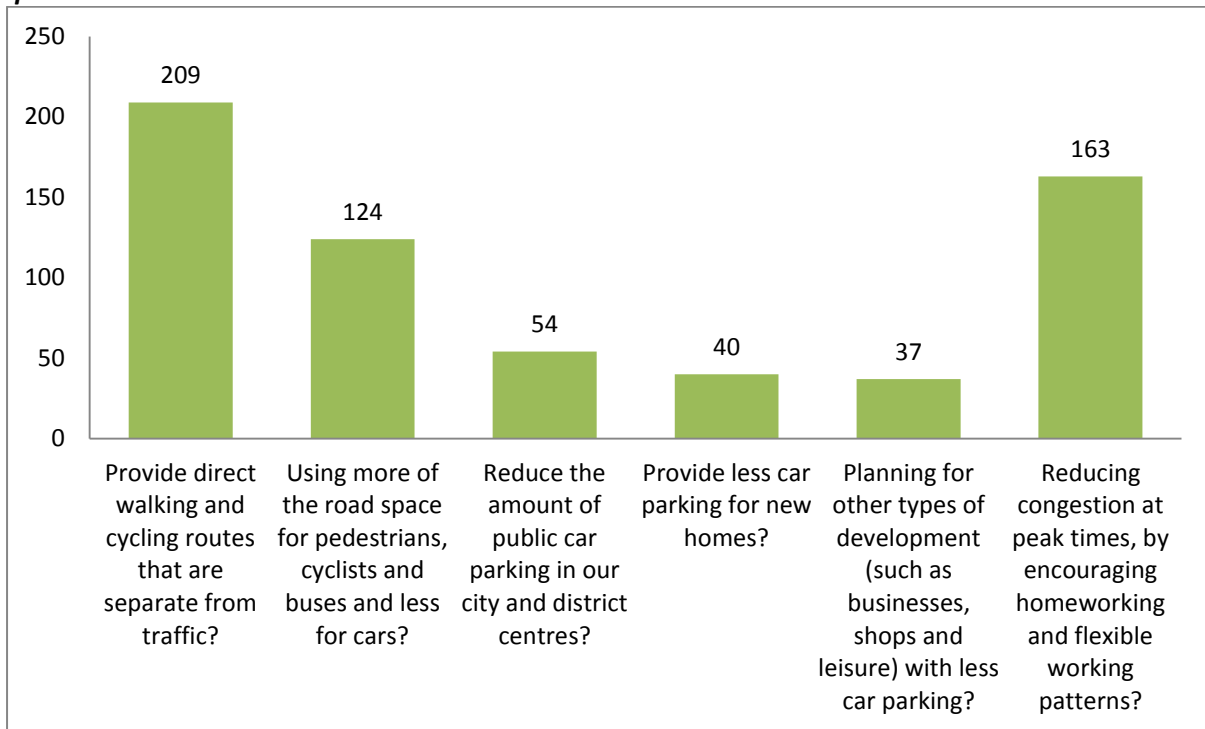
Any proposed housing development on the ridge or on the slopes facing into the city would be likely to detract from the setting and character. (Historic England)

Any green spaces requiring ‘improvement’ should be ‘improved’ without the need to sacrifice other green space.

THEME 4: MOVING AROUND THE CITY

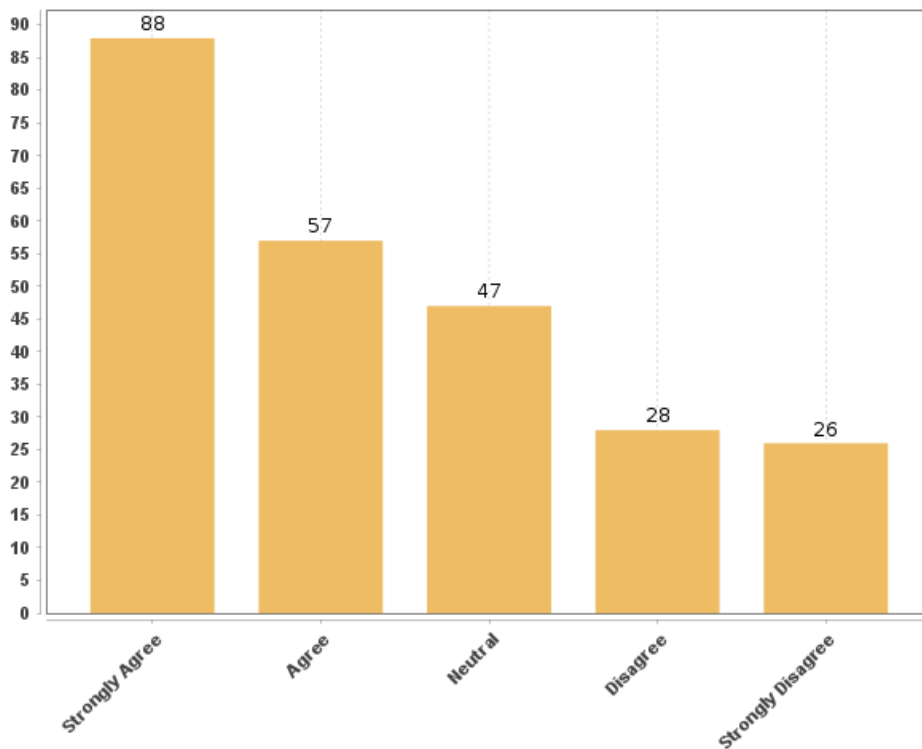
The following graphs illustrate the numbers of people who agreed with the statements on moving around the city. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written comments made to both the leaflet and online questionnaires is also provided and this is followed with a summary of the emails and letters.

Graph showing numbers who agreed with the statements relating to transport in the leaflet questionnaire



One-way radials

Graph of online questionnaire results: Road space should be reallocated from cars to buses, for example through the introduction of a one-way system for cars on Woodstock and Banbury Roads



Comments made include:

- Radials that are one-way would increase the already terrible congestion
- One-way systems could be widely introduced - eg on Divinity and Southfield Roads
- The question with potential one-way radials would be how to safeguard for accidents (dangerous for pedestrians and cyclists/congestion/alternative routes (11)
- Agree with Woodstock and Banbury Rds being one-way for all vehicles except buses
- More journeys should go around the edge of Oxford, rather than using radials and travelling through the centre.

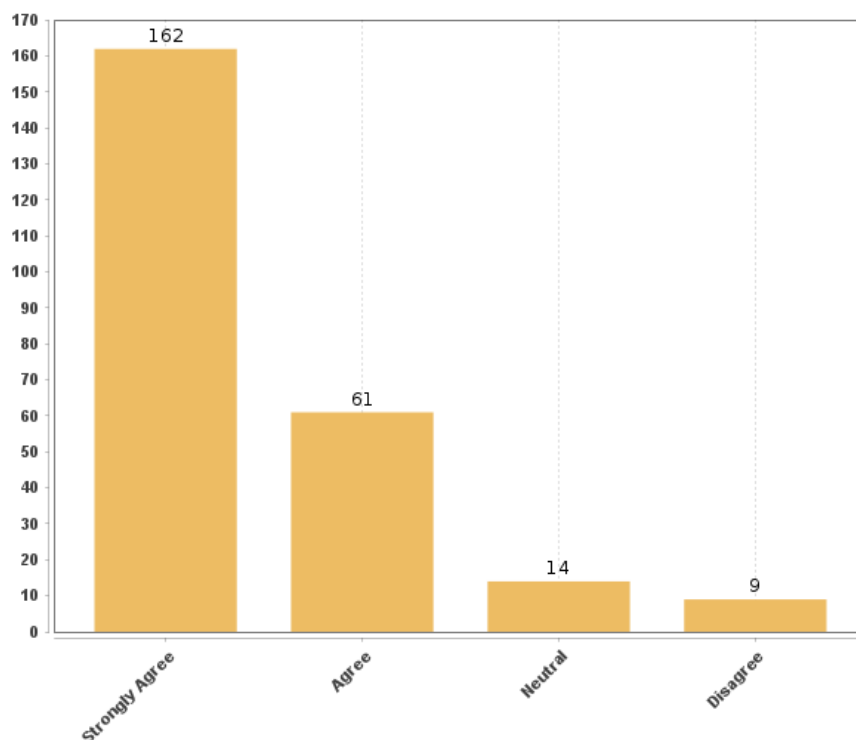
Car use/ priority

1 respondent said we must reduce car use in all possible ways, another said car owners should be penalised and another said we should restrict car ownership per home. However, 23 respondents said that it is important to recognise that some people will need to drive or want to drive. Other means of transport can be encouraged, but car driving should not be penalised. That would be bad for businesses. Some respondents pointed out that the city is for people and people use cars, that some people would have a much longer commute without using their car, that motorists aren't a 'cash cow' and cycling provision doesn't improve by 'taxing' motorists. Restricting the car disproportionately affects groups such as the elderly and disabled. Public transport links aren't good enough that the car isn't needed. Several respondents said the City Council seems to be anti-car.

8 respondents said that there are too many cars or car traffic/combustion engines should be reduced or eradicated in the city or city centre. A few said that should also apply to buses, and achieved with improvements to walking and cycling. Others said that improvements to buses were needed in order to reduce cars, eg free or cheaper buses.

Segregated traffic and cycle lanes

Graph of online questionnaire results: Walking and cycling routes separated from traffic should be provided



Many respondents (25) commented to say cycling and walking should be safe and segregated from each other and all other types of traffic for a range of reasons:

- Cycling and walking don't mix well (bikes are dangerous for pedestrians). Pavements must be safe. Plenty of space is needed for each.
- Cycles and buses don't mix well.
- Cycle lanes should be clearly visible from roads but on the road
- Space for cyclists should be taken from motorists not pedestrians
- Cycle lanes for commuters, running from and across the city centre to Kidlington, Parkway Station, along Eynsham Road etc, and around the edge of Oxford should be considered
- Cycle routes should be continuous, safe and joined up- there is a lack of practical lanes currently and nothing seems to get done to improve this

One respondent said there is no point having cycle paths as cyclists don't use them, another said cyclists should be obliged to use cycle lane, 1 said there should be more signage banning cycling on pavements and 1 said mixed roads work best.

Provision for pedestrians and cyclists

The Plan should promote activity, such as walking and cycling (3).

- Many respondents were keen to see cycling provision improved:
 - Cycling provision is poor and needs to be much safer, especially so it is accessible for all (across Oxford, or specific area-Headley Way, Iffley Road, Cowley Road, bottom of George Street, Windmill Road bikeway along Frieze Way to link A44 to new Oxford Parkway station)(22)
 - Oxford does not have high levels of cycling as the Council thinks- levels are low (1)
 - cycling should be the priority (1)
 - There should be cycle tracks away from cars to towns and villages outside Oxford to enable access into Oxford (1)
 - although there are limits to cycling, for example up Headington Hill (1)
 - More advertising/expansion of bike share scheme (2)

Roads should be safer for all, especially pedestrians (3) eg pedestrian crossings, zebra crossings, ramps at crossings, wider pavements.

- 5 respondents suggested pedestrianisation
 - of central areas (2)
 - Hythe Bridge Street (1)
 - Broad Street (2)
 - Queen Street (1)
 - Cowley Road (1)

Enhance/consider access for disabled (6). Those with disabilities should be considered when designing pedestrian and cycle routes (1). The increase in use of pavement mobility scooters, increased size of push chairs, larger wheelchairs must be considered (1)

More bike parking is needed in the town centre (1)

Public transport improvements

12 people commented to say that public transport should be improved to encourage and serve more people, to get people out of cars and as its better for the environment), and commented on ways in which that could be done:

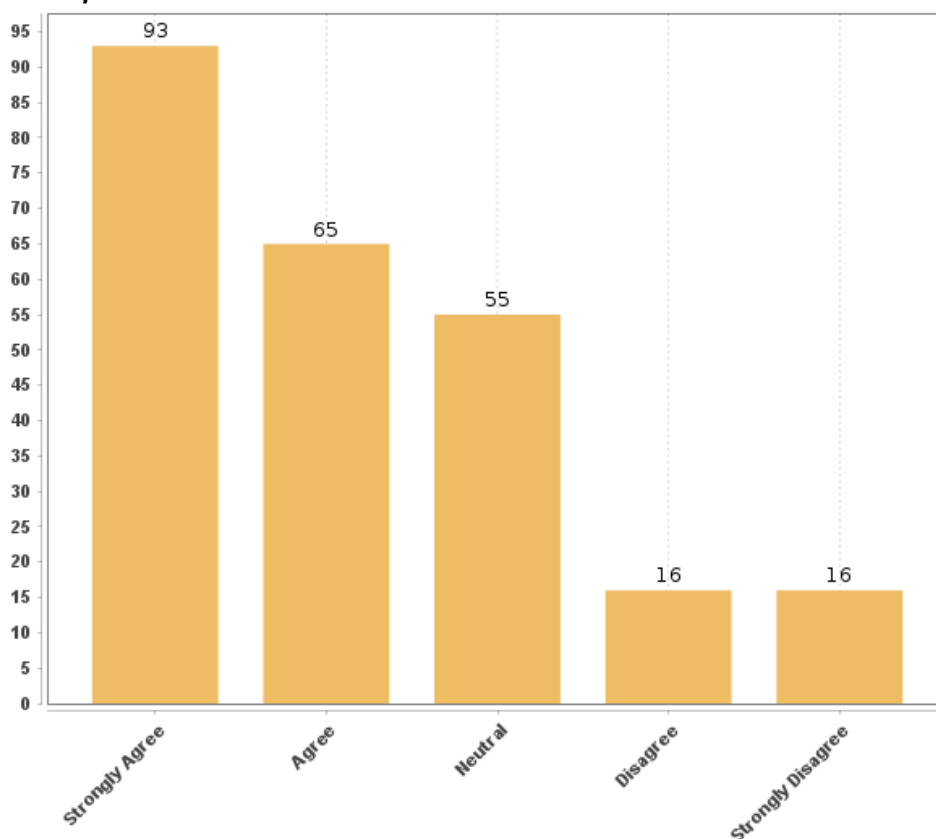
- bus prices must be cheaper/subsidised/cheaper than the car/taxis/free at point of use (15)
- buses should be more reliable and frequent /comfortable/fast/flexible (7)
- introduce small, light buses that run frequently without pollution, in place of big buses (3)

- there should be better routes around the ring road to avoid journeys to the city centre/improved services to parts of the city other than the centre and from outside the city (strengthen Oxford, Abingdon, Didcot route) (8) and also better connections between different parts of the city (1)
- bus lanes are needed (1)
- reduce buses going through the centre so they can keep to timetable (1)
- spaces between bus stops is too far (1)
- buses can be very slow because of long queues of people (1)
- look at potential for tram networks (6) to neighbouring feeder towns- Witney/Abingdon etc (2)
- keep long-distance buses out of the city centre (Tubes and airport buses) and people can travel to them on local buses provided (3)
- make far more use of rail and other urban transport (not only buses)

Several people had suggestions for improving Park and Ride facilities: encourage use by introducing a single fee for parking and bus (1) or don't charge people for using park and ride (1). Prices force many to live miles away and they have to drive. Decent accessible park and ride (more sites) is needed with frequent services (5).

Air quality/congestion charge/Low emission zone

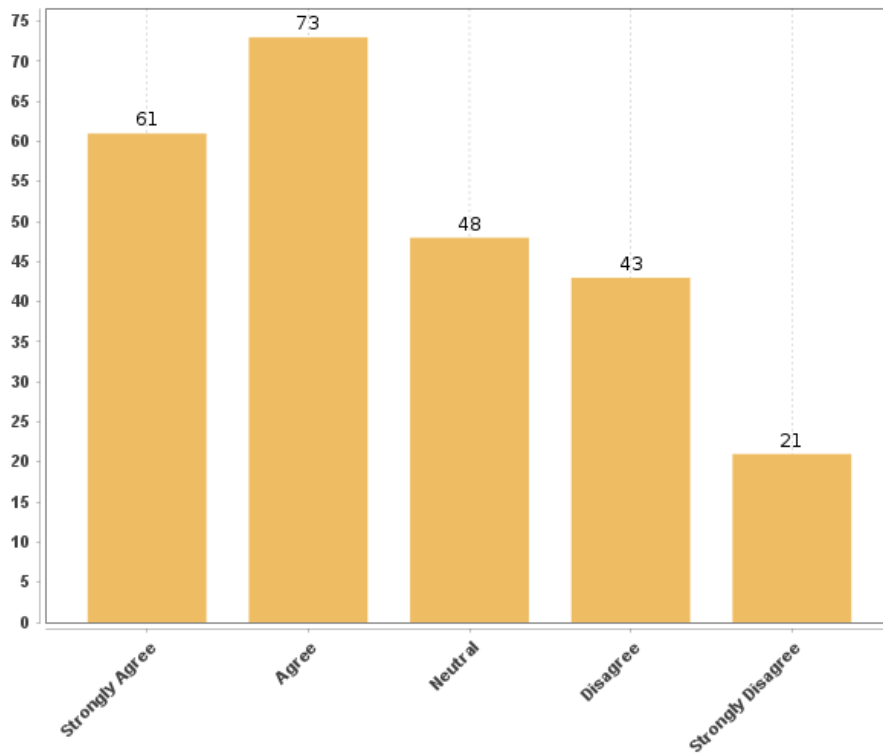
Graph of online questionnaire results: More restrictive emissions zones should be introduced



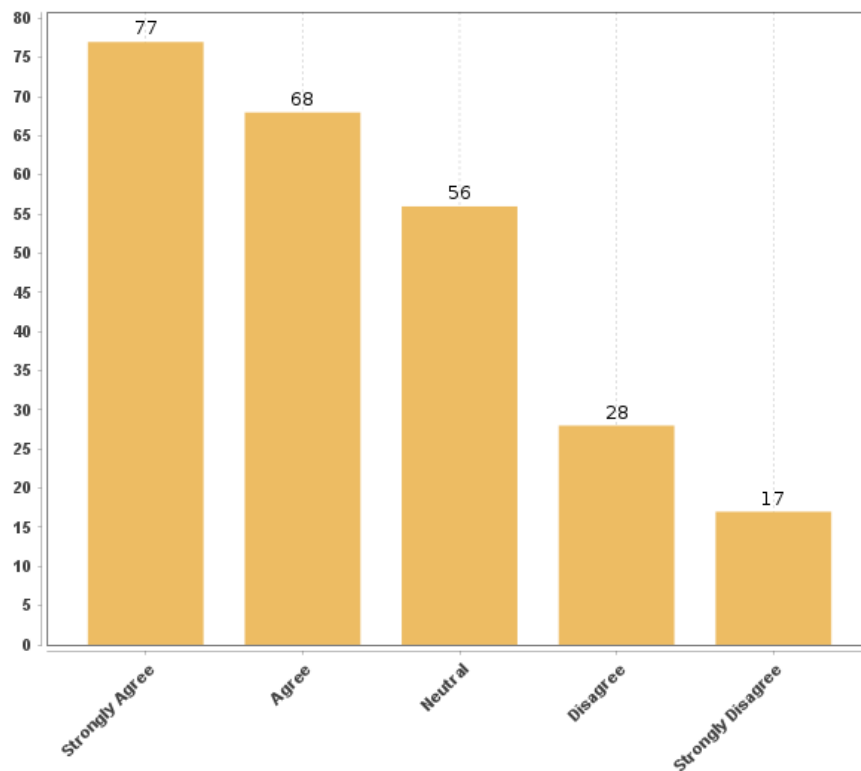
1 respondent commented to say that pollution from diesel vehicles is too high and is off-putting for cyclists. 13 said that poor air quality must be addressed urgently and 7 said there should be a congestion charge. 1 said that the emission zone does not help and another said it should be applied to all traffic. Others suggested that rather than restricting emissions, there should be incentives for electric car adoption and more electric charging points (2).

Parking

Graph of online questionnaire results: Numbers of parking should be limited for residential developments



Graph of online questionnaire results: Numbers of parking spaces should be limited for workplaces



Need for parking

Several respondents commented that people will always have cars and therefore need to be able to park them at home – unrealistic to think otherwise/will lead to parking problems (11). Residents are not the cause of the congestion and many need cars such as midwives, tradesmen, disabled/elderly (2), many who don't have time to park and ride but need to work eg part-time workers (1), families (1). Why stop people having cars? Homes need parking incorporated at the planning stage (1) visitors will need parking spaces also. More bike parking (5) more disabled parking (1) is needed. More parking around hospitals, the new multi-storey at JR should have been an underground car park (2).

Need parking to support shops and leisure (10). Reducing parking in the city will only encourage drivers to go elsewhere to shop, as many already do, or use out of town (4) not good for commerce in centre (11). Centre shops aimed at tourists not in cars (1). Lack of affordable parking is strangling local centres (1) or would be detrimental (1). There should be cheap/free parking available for cars as buses are very expensive/it would support shops (4). More park and rides may be the solution. Reducing car parking does not necessarily reduce car use. Flats without parking normally have to introduce some after a year or two (1). Not sure if more flexible working/home working would reduce congestion (1). More creative ways of adding parking should be considered- building down, over or up (2) could have multi-storey residents' parking close to homes (1)

Limit/disincentivise parking

We must reduce car use in all possible ways (1). Charges for workplace parking (3); levy should go to public transport (1) and public parking (1). Restrict workplace parking spaces (1). Charge colleges and private schools for parking (1) Reduce parking for commuters (not for shoppers). People need to learn there is no human right to parking (1). Would like to see fewer cars and less car parking in Oxford (1). Students should not be allowed to bring cars. Could limit in housing for singletons etc (not families) (1). Less residential parking should be available if located on a bus route. Try to encourage young and able bodied to walk/use public transport to centre and only provide parking for disabled people.

Limit parking spaces- parking numbers should be limited for all developments (1). Parking limited for HMOs. Permits across the city would help with this (2). Maximum of two permits per address (1) Stricter enforcement of parking restrictions (2)

Locating new developments

6 respondents noted the link between the location of developments and transport choices, saying that good transport will be needed if new residential areas are outside Oxford, that small local shops people can walk to should be encouraged, that park and ride locations would be good for new developments, that new affordable housing should be near workplaces, that the imbalance between people living and working here should be reduced and that Northern Gateway is not a good location for development. No job creation until traffic reduced to 1975 levels. Where small villages are losing shops and services no choice is left but to use cars.

Technology/new ideas

Electric cars and buses and e-bikes (6) including self-driving (1) micro-buses/smaller buses that don't destroy roads (11) car-clubs/car sharing (5), including the idea of 'state-owned' schemes with electric, autonomous vehicles. A long-term place to replace all motor traffic with self-driving taxis should be considered.

Other suggestions include: Car clubs (1), more types of public transport- tram, mono-rail, subways, Cycle taxis (quicker and cheaper than buses), Congestion charge (3)

Other transport comments

- Air quality is very poor in the centre
- Traffic congestion is the biggest blight in Oxford
- Encourage County Council not to do everything at the same time
- Build a road from the JR to ring road- Headington feels as if it is bursting with traffic
- Planning conditions should make flexible working mandatory. Employers being more flexible could be helpful in promoting walking and cycling
- Fix the pavement and road potholes
- Bike crime is out of control
- Open all parks for cycling
- The parking on Broad Street should be removed to make community space
- Encourage car sharing
- Better education and teaching for cyclists and law enforcement (3)
- The scale of Westgate is inappropriate
- The aim of every road 'improvement' scheme has been to speed traffic flow

Summary of moving around the city comments in letters and emails

Problems with transport/importance of improved sustainable transport

Congestion

Would be concerned if any material increase in traffic were to occur on the A34. Development cannot progress without the appropriate infrastructure in place. (Highways England)

Merton College controls land on which the Strategic Link Road may be located and would be pleased to engage in proposals to relieve congestion. Also controls land on strategic routes which may be suitable for park and ride to alleviate congestion. (Merton College)

Need improved investment in sustainable transport to minimise congestion and enable university functions to take place. (Oxford Brookes University)

Congestion charging in the centre. (Solid State Logic)

There is considerable traffic from the Wolvercote and Cutteslowe roundabouts, more dedicated direct buses from park and rides during rush hour could to help. (Wolvercote Neighbourhood Forum)

Air quality

We must recognise that buses create a pollution problem.

Air pollution needs to be minimised to encourage cycling.

The plan should address the traffic impacts associated with new development, particularly where this impacts on European sites and SSSIs. (Natural England)

Further solutions to reduce air pollution could be through the implementation of a city centre Zero Emission Zone. (Oxfordshire County Council)

Greatest short-term improvements in air quality are achievable through addressing tailpipe emissions from other sources. (City's Major Bus Operators)

More restrictive emissions zones should be introduced progressively (Oxford Civic Society)+(Oxford Friends of the Earth)+(University of Oxford – Estates)

Reducing car journeys/travel

The Local Plan should include policy that:

- Affirms how development will support access by walking, cycling and public transport, and is accessible for all.
- Include guidance on the need and scope of Transport Assessments and Travel Plans for developments
- Safeguard land for transport infrastructure.
- Ensure major developments on the edge of the city and in the urban extensions are supported by high quality public transport and cycle infrastructure. (Oxfordshire County Council)

“New development should be delivered in locations close to established sustainable transport networks” is too restrictive. (South Oxfordshire and Vale of White Horse District Councils)

Employment developments should be mixed with the intention that the employment and housing is co-located as far as is possible. (Sunningwell Parishioners Against Damage to the Environment)

Workplace parking

Car park spaces should be subject to Workplace Parking Levy. Cycle-parking spaces should be substantially increased and to higher standard. Schools need high-quality convenient access by cycle and ample cycle parking. (Oxford Civic Society)

Restricting free parking spaces should reduce congestion. This should be done through a strict allocation of number of spaces rather than charging employers. (Oxford Friends of the Earth)

Limited workplace parking with high licence fees. (Solid State Logic)

Consider permit parking at employment sites only to accommodate car-sharing. Strongly support workplace parking levy in city centre. (City’s Major Bus Operators)

Welcome restricting car usage through traffic control measures and a form of demand management, which could include limiting working parking. (University of Oxford – Estates)

Residential parking

Car park spaces should be limited or removed entirely.

Ample cycle parking must be a requirement of all new developments, to a higher standard than at present. (Oxford Civic Society)

Limiting the number of parking spaces in new housing developments needs to be done in conjunction with the availability alternative modes of transport. (Oxford Friends of the Earth)

Consider dedicated parking provision for car clubs to be made throughout residents’ Controlled Parking Zones, as well as in new developments. (City’s Major Bus Operators)

Must be opportunities for walking and cycling from housing that is near the city.

General parking

Innovative means of providing parking alongside new development should be considered (Cherwell)

The Local Plan should include new parking standards. A more fundamental review of parking standards should be considered (Oxfordshire County Council)

“Zero parking” developments are justifiable especially in high-density mixed use hubs.
(City’s Major Bus Operators)

Support development which promotes low or no car parking. (Oxfordshire County Council)

Road space allocation/reallocation

There will be limited opportunities in Oxford to separate traffic types, introducing trams on major arteries could be cost effective particularly as a significant investment in improving these roads is needed. (Ox Friends of the Earth)

Free parking at the Park & Rides paid for by a congestion charge. (Solid State Logic)

Significantly improved bus journey times should be an aim (City’s Major Bus Operators)

A one-way system for the Woodstock and Banbury Roads would be extremely unpopular.
(Wolvercote Neighbourhood Forum)

Lye Valley (road) as a Home Zone and consider other areas too (1)

Walking and cycling

Wish to see the Local Plan create a comprehensive network of cycle routes. Paths and cycle-ways should be separated from traffic.

Walking and cycle routes and facilities for sport, recreation and leisure should be created, linked up, signed and maintained properly. (Oxford Civic Society)

The Local Plan should include policy that:

- outlines how development will support access by walking, cycling and public transport.
- Includes design standards for pedestrian and cycle infrastructure
- Safeguard land for transport infrastructure, particularly public transport, walking and cycling.
(Oxfordshire County Council)

Much better provision of cycle routes. (Solid State Logic)

Walking and cycling routes separated from traffic should be provided. (Oxford Friends of the Earth) +
(University of Oxford – Estates)

Rail

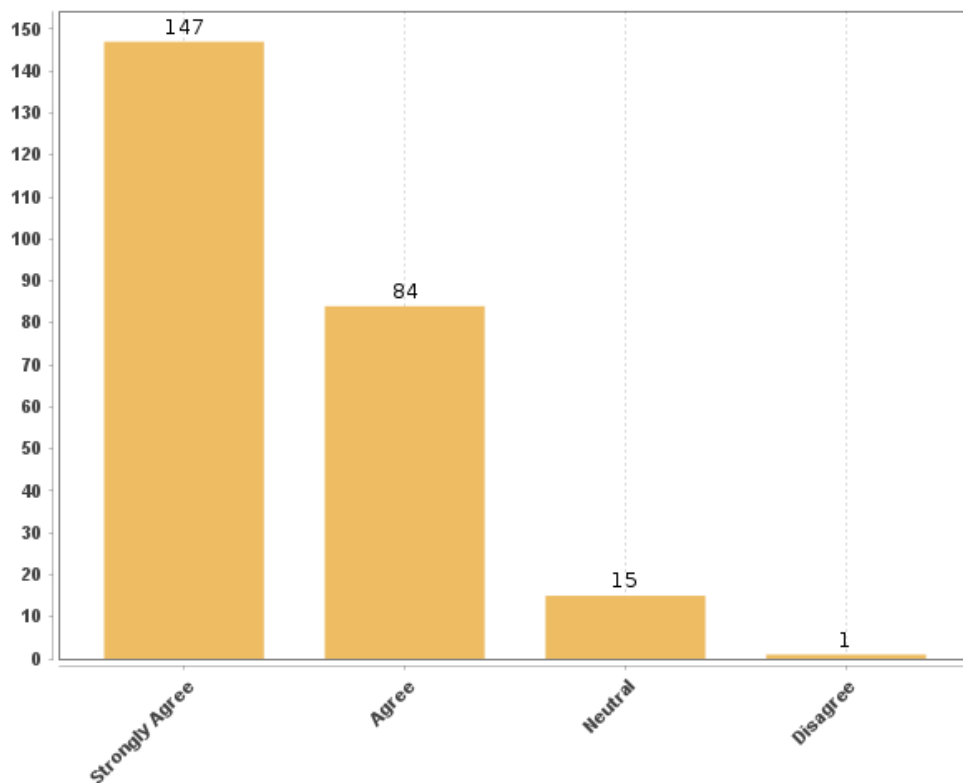
The Local Plan should identify the Cowley Branch as a key transport project. The service specification and capacity provision should come first, then station design. (Chiltern Railways) +
(Magdalen College)

THEME 5: STRONG COMMUNITIES, HEALTH AND WELLBEING

The following graphs illustrate the numbers of people who agreed with the statements on strong communities, health and wellbeing. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written comments made to both the leaflet and online questionnaires is also provided and this is followed with a summary of the emails and letters.

Active travel

Graph of online questionnaire results: Walking and cycling routes and facilities for sport, recreation and leisure should be made available to help physical and mental wellbeing



1 person commented that active travel should be encouraged, as it reduces carbon emissions, air pollution, and improves health. Another commented that use of public transport should also be encouraged (especially for older people) to stay healthy.

1 person felt that adequate walking & cycling routes are already available in Oxford, whilst another felt that transport into the city by bus and park and ride could be improved. It was also suggested that the needs of older and vulnerable people, who cannot cycle and have limited walking capacity, need to be considered (1).

It was also suggested that walking and cycling routes and leisure facilities shouldn't be in the same question (1).

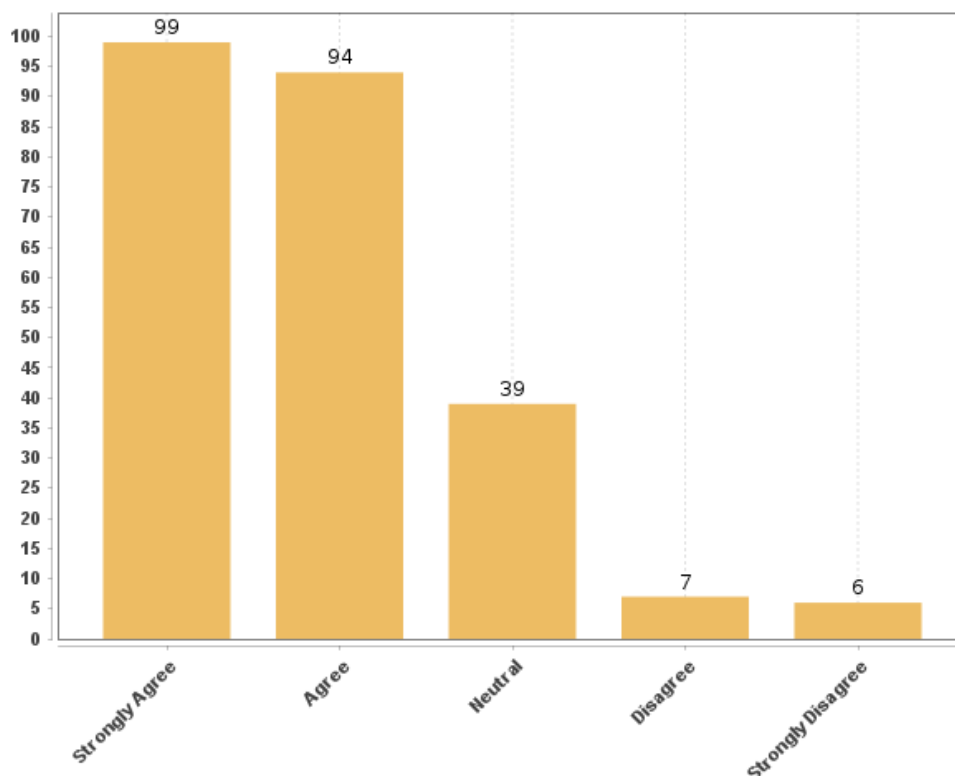
Housing and inequality

1 person commented that good quality housing is essential to strong communities. 4 people commented that inequality is created by housing issues, with one stating that people are 'being

marginalised because impoverished communities are ghettoised in Oxford'. It was suggested that mixed housing types, including putting social housing in less deprived areas, is needed (2).

Key worker housing

Graph of online questionnaire results: Provision of more key worker/staff accommodation should be encouraged as it would help support schools and hospitals



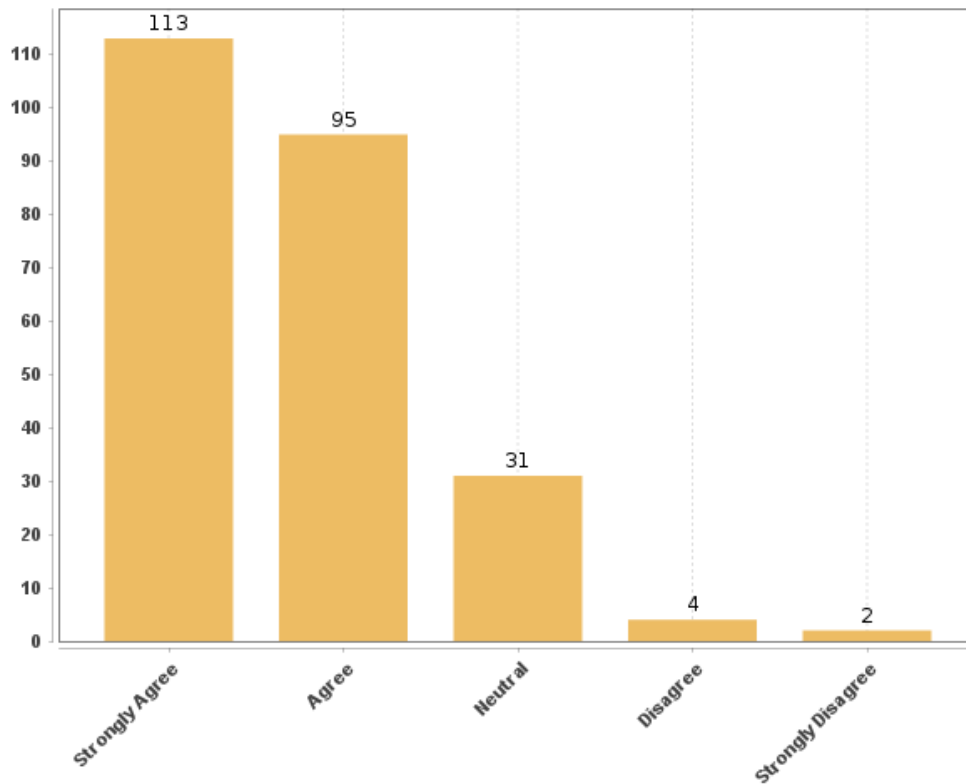
Some people questioned the provision of key worker housing:

- If you sort out the overall housing crisis, key worker housing won't be needed (1).
- Housing allocated for key workers skews the market and makes it harder for those on low incomes (1).
- If key worker accommodation is tied to someone's job, will they lose their home if they change their job? (1)
- Cleaners are the lowest paid but don't qualify as key workers and many struggle to afford to travel to work (1)

One person commented that making it possible for key workers to live in Oxford should be a high priority. Another person commented that car parking at the hospitals and universities should be moved underground, enabling flats built on the current car park sites.

Health services

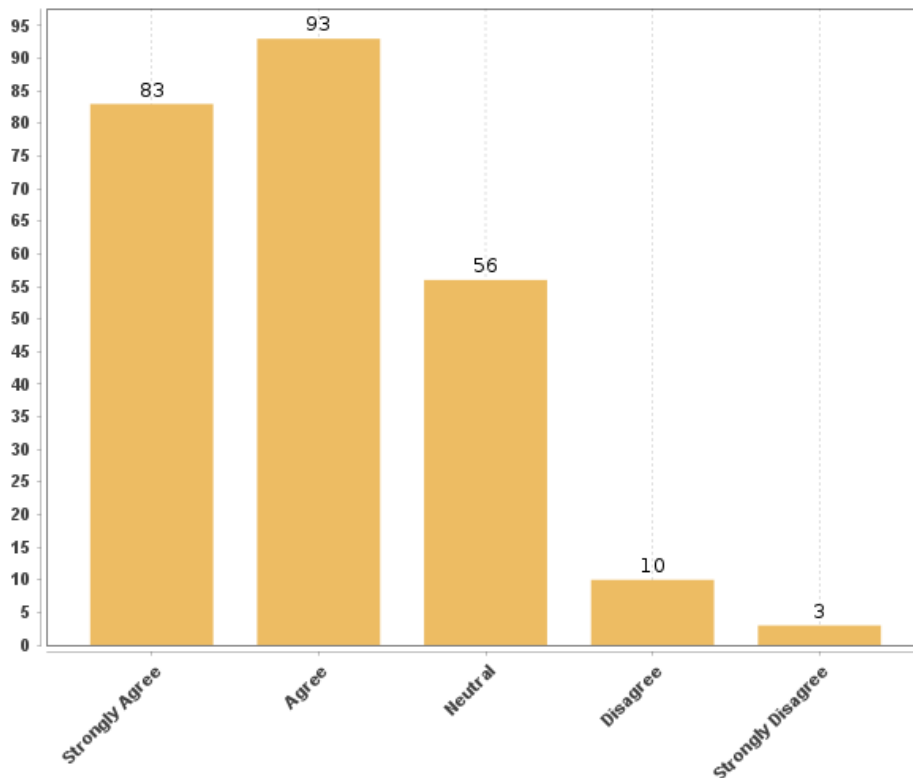
Graph of online questionnaire results: Local facilities such as GPs, hospitals and medical research should be strengthened to support the health services



- Facilities should be local, but Dr's and hospitals are illness, not health services (1)
- Current medical provision and community facilities in North Oxford are inadequate, i.e. Five Mile Drive (1)
- Where is the data on this? I have no idea what GP provision is like in the city (1)
- Focus on health promotion. The healthier we are, the less health services we need to cater for (1)
- Alternative Health facilities should be put on a par with NHS facilities going forward (1)
- Fund the NHS, raise community pride (1)
- GPs and hospitals are the health services (1)
- I don't see how the City Council can influence the GPs and hospitals (1)
- Hospital & University development contributes to the housing crisis (1)
- I don't see why 'medical research' has been included (1)

Community facilities - level of provision

Graph of online questionnaire results: Space/facilities should be provided for communities to gather and interact



1 person felt that existing facilities are generally good, but that these should not be reduced. Another felt that there are not enough community centres or meeting places in Oxford. 2 people suggested that local facilities should be expanded given expected population growth. Another commented that many community services are being closed or privatised.

It was suggested that the focus should be on improving facilities in the most deprived areas, with better support for local support workers (1). It was also suggested that the universities should support the provision of community facilities (1).

Community sports facilities

2 people commented that closing Temple Cowley Pools has reduced facilities and that this should be reinstated. 2 people also suggested that sports facilities/services should be subsidised or free. It was also suggested that more should be done to promote access to sports facilities (1) and that sports facilities should be supported by staff to ensure maximum benefit (1). 1 person suggested that an outdoor swimming pool and recreational areas should be created at Wolvercote Meadow.

Community Green Spaces

3 people stated that access to public green spaces should be preserved/promoted. With 1 person commenting that trees and woods also have an important role to play in helping to improve air quality. It was also suggested that more facilities such as improved allotments and community gardens could help inequality issues (1).

Other community facilities

5 people commented that children's centres in Oxford should not be closed. It was also suggested that access to arts and culture should be promoted (1). One person suggested that loss of pubs and churches is limiting community gathering spaces (1). Sandford Cafe was put forward as an example of a community effort (1).

The built environment and social interaction

It was suggested that buildings need to be configured to encourage interaction, with the examples of Vauban and Freiburg being given (1). It was also suggested that indoor and outdoor spaces are needed for communities to gather in a very local area (1). Another person suggested that places for interaction already exist and if people want to, they can and do use them (1). It was suggested that co-housing schemes could supervise communal facilities (1) and that home zones are important in building communities as informal communal spaces right outside the front door (1).

A few people raised concerns about designing the built environment to encourage social interaction:

- Don't force community interactions through spending unwisely (1)
- The state isn't much use at getting "communities to interact". Sounds like East Germany 1960. (1)
- This smacks of 'social engineering'. Not part of the remit. (1)
- In my experience elsewhere, the energy for social interaction is long-term key people, not property. (1)
- Life satisfaction is a result of personal fulfilment, not community spaces. (1)

Jobs /income/skills

Some respondents stated that inequality, including in educational attainment, is very bad in Oxford (1) and that more should be done to develop mentoring, knowledge exchange & volunteering opportunities in the city (1). It was also suggested that more adult education will help people learn new skills (1).

1 person suggested that a universal basic income would be desirable, whilst another person commented that there will always be poor people and none of these options address this.

Summary of communities, health and wellbeing comments in letters and emails

Provision of facilities for sport recreation and leisure

High-quality, attractive, lit, cycleway interconnections between homes, parks, leisure centres, playgrounds etc should be a very high priority.

Protecting and improving the Council's sports facilities and designing places that encourage physical activity. (Sport England)

Local facilities

There has been increased housing and student accommodation numbers but a reduction in facilities. Need improved access to community facilities and services.

The Council should look at options which encourage the use of under-used green and open spaces. (Magdalen College)

Land should be protected to provide new and expanded schools at locations selected to give sensible geographic coverage, to limit travel, and to facilitate active travel modes. (Oxford Civic Society)

Should a large proportion of growth be allocated towards Central / West Oxford a new primary school site should be considered. There is an existing shortage of primary schools in the west of Oxford. (Oxfordshire County Council)

Need to provide more graduates and skilled employees. Also need to serve less affluent suburbs better, improve education in these areas. (Solid State Logic)

Consider how to assess the need for indoor sports facilities over the plan period. (Sport England)

Key worker/staff accommodation to support schools and hospitals

All schools in the City face difficulties in recruiting and retaining staff. Council policy on key worker accommodation includes provision for primary and secondary. (Magdalen College) + (Oxfordshire County Council)

Need to recognise key worker housing as an effective way of providing affordable housing. University of Oxford – Estates)

Space/facilities for communities to gather and interact

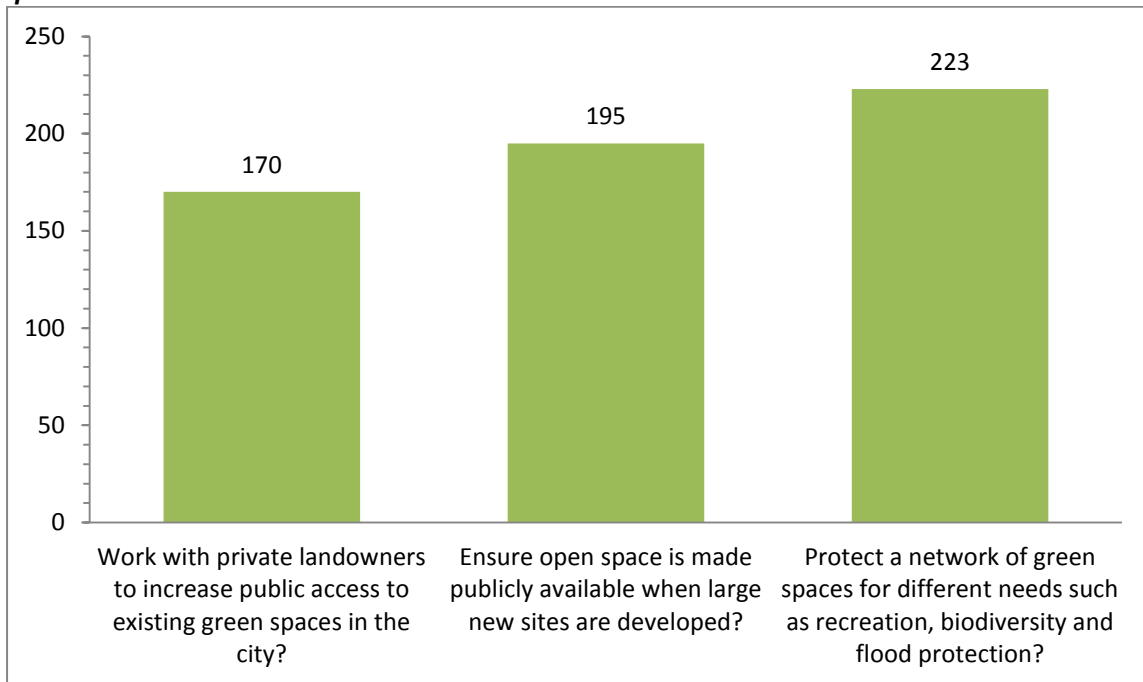
Plan should protect the retention under local community ownership or control of community centre and boatyard facilities on the canal in Jericho.

The need and potential usage should be assessed properly on a neighbourhood basis.(Oxford Civic Society)

THEME 6: GREEN AND OPEN SPACES

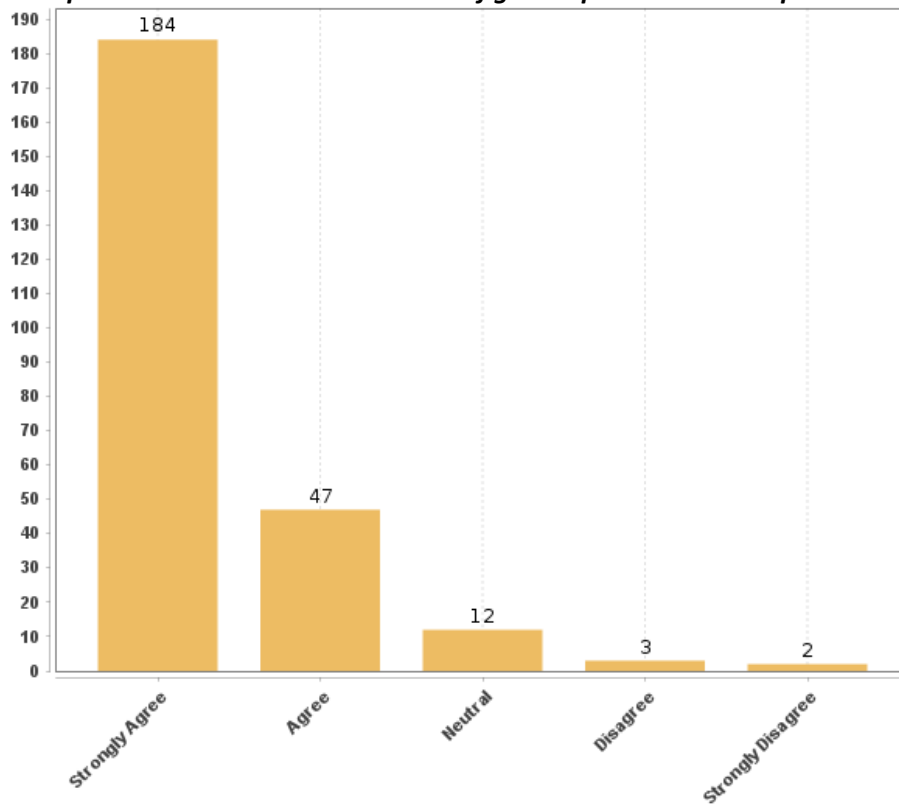
The following graphs illustrate the numbers of people who agreed with the statements on green and open spaces. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written comments made to both the leaflet and online questionnaires is also provided and this is followed with a summary of the emails and letters.

Graph showing numbers who agreed with the statements relating to green spaces in the leaflet questionnaire



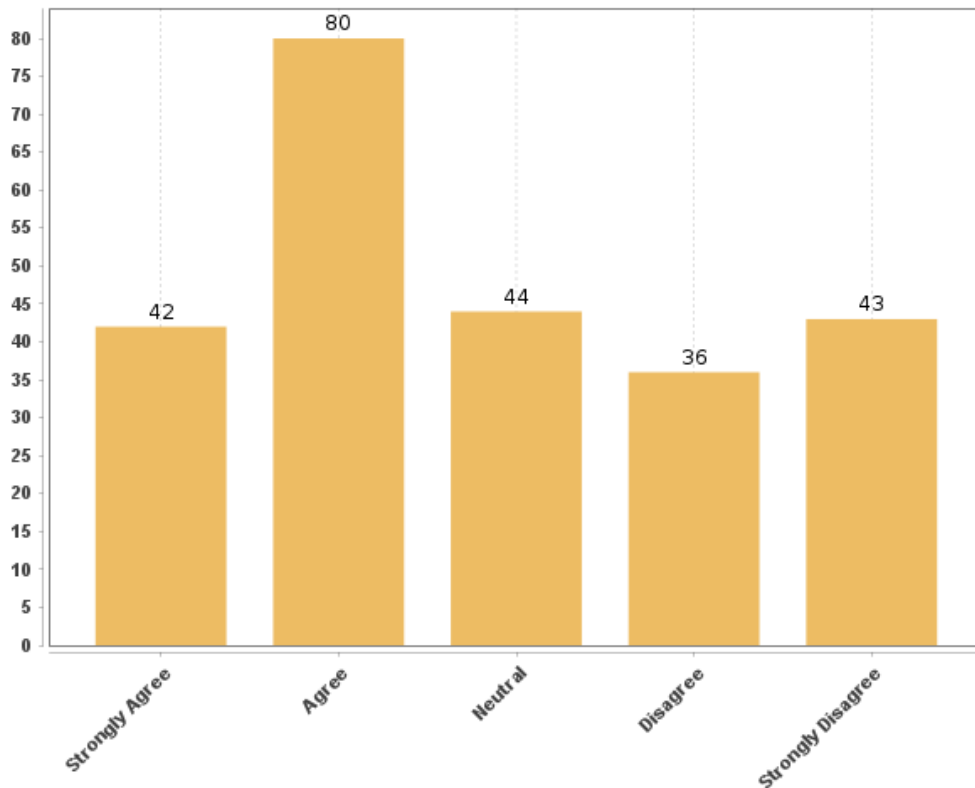
Value of green spaces

Graph of online questionnaire results: A network of green spaces should be protected



Protection of green spaces

Graph of online questionnaire results: Development on less sensitive green spaces should be allowed if it brings improvements to public open space



39 respondents pointed out the importance of greenspace and their enjoyment of it, many saying they felt it critical that green spaces are protected - most talking about quantity, 1 talking about quantity and quality and 1 in terms of quality. Small, large, natural spaces, parks, sports pitches and playing fields were all mentioned. The importance to quality of life and health and mental wellbeing was mentioned by 7 respondents. 3 respondents were concerned that losing some green space would be a slippery slope and that it is irreversible and that the council can't be trusted to control it. 1 respondent was concerned most green space had been lost already and 1 thought development on brownfield land should take precedence.

21 respondents pointed out the importance of green land for flood protection, 1 highlighting the importance of woodland particularly (with the added advantage of improving water quality), and 1 suggesting new development should not have been allowed on Earl Street as it flooded surrounding homes and 1 concerned about tarmacking flood plains, such as the planned Seacourt extension, 1 concerned about Port Meadow and 1 saying they should not be built on without SuDS and clever design, such as stilts.

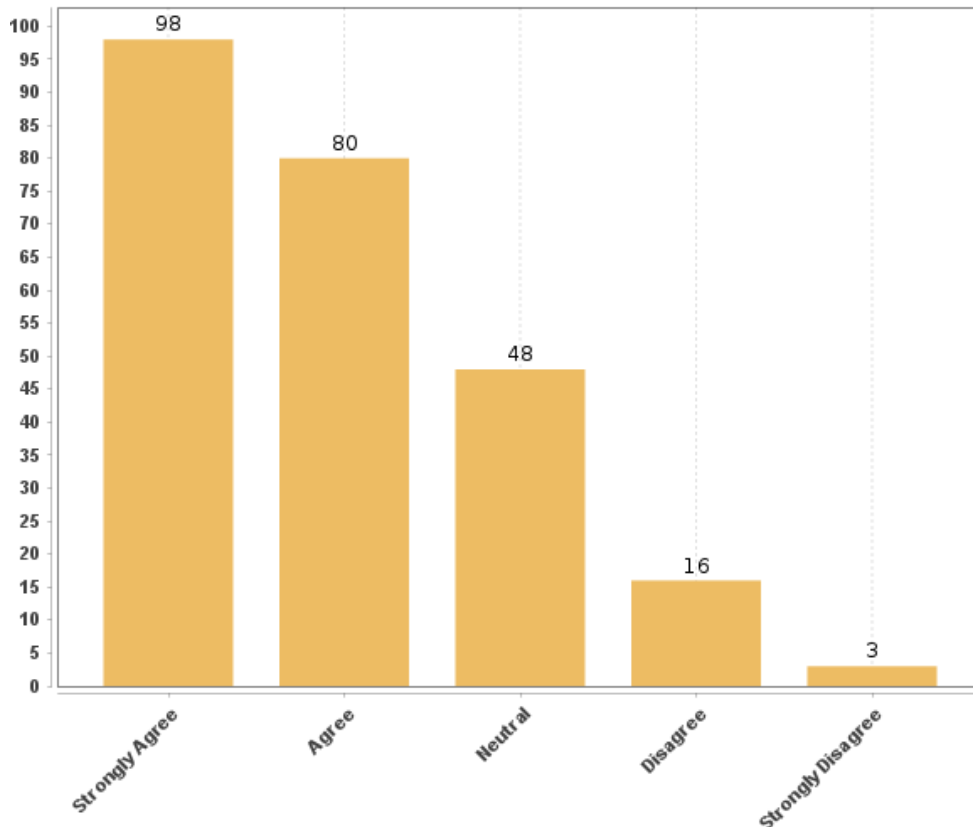
6 respondents noted the importance of green spaces for biodiversity, with worries that biodiversity is being lost, the importance of wildlife corridors being noted and specific sites of concern mentioned, 3 respondents referring to the Lye Valley SSSI area and 1 to Rock Edge Nature Reserve and 1 saying landowners should be encouraged to manage green areas for biodiversity.

11 of these respondents questioned who would define 'less sensitive' green spaces, and how they would be defined. 6 respondents thought some green spaces could potentially be developed, 1 of these referred specifically to the golf course, saying it is 'an indecent waste of space for a relatively

small elite of people' others saying using some green space may be ok if it improves quality and access to green spaces, which might be more important than quantity, or if it's limited to council/housing association space, and if it is sensitively done, for example low density and keeping it green.

Public Access to Private Spaces

Graph of online questionnaire results: Public access to existing private green spaces and recreational facilities should be sought



23 respondents were keen to see more public access to private open spaces, many feeling that too much green space in the city is limited to University use (1 respondent referred specifically to the University tennis courts on Abingdon Road), and also the WM Morris site was mentioned as needing to come back into public use. 1 respondent noted there is already access to many college grounds.

River areas and flood protection

1 respondent said that they treasure the 'scruffy, tranquil' places around the river and would not like them tidied up or publicised. 6 respondents considered that the river areas are underused and 'tatty', especially in the centre where they could be beautiful amenity spaces, important for leisure and tourism, and paths should be improved, perhaps into avenues on at least one side of waterways or wildlife parks created.

Allotments

7 respondents said it is important that we protect allotments, and 1 of these wondered about transforming dilapidated allotments into food business opportunities.

Green Belt

1 respondent said more homes should be built on the green belt, 3 respondents said that green space inside the city needs protection more than green belt, with a better option being to extend into the Green Belt, for example between Oxford and Didcot/Abingdon. 2 respondents said that there should be no building on the Green Belt and the city must use its own resources.

Amenity space

13 respondents pointed out the importance of amenity green spaces, saying that green spaces within developments large and small are important to avoid 'concrete jungles', and 3 respondents saying there should be better communal areas for flats with families and where there are small houses, and 1 saying it is important existing gardens aren't concreted over. 2 said it is important that we check we will get something functional, not left over space in odd corners.

Care for green spaces

5 respondents said that green spaces need to be better looked after, for example no dogs in playgrounds, more dog waste bins, and people behaving better, 1 respondent suggesting more wardens or police presence and there should also be more affordable options for youth.

Other comments

1 respondent said that integration of vegetation and buildings is important, 1 said there is a need to reduce housing density, not increase it, and 1 said building on Northern Gateway increases housing and pollution pressures and is not a good use of land. Another respondent said we should not be developing any large new sites. 1 respondent said the ice rink should be protected and a swimming pool is needed in the city centre. More community use of spaces for events like Common People was suggested. 1 respondent wondered about compulsory purchase of unmanaged woodlands, to be donated to the Oxford Community Land Trust. Another idea was for a volunteering scheme for willing neighbours to look after green areas. It was suggested by 1 respondent that the amount of open space should be linked to the population. More facilities for disabled users was also mentioned. Green roofs for new large buildings should be mandatory and publicly accessible. 2 respondents said they appreciate green spaces as they are.

Summary of green and open spaces comments in letters and emails

Network of green spaces

This network needs to be accessible by quiet safe cycling and walking routes that link the nodes of the green spaces. (Natural England)

Where possible, visitors and commuters into Oxford should have the choice to take a green route into the city centre. (University of Oxford – Estates)

An appropriate network linking green spaces needs to be agreed and new links made if necessary. The network should be designed to contribute to recreation and biodiversity and include wildlife corridors. (Wolvercote Neighbourhood Forum)

Public access to existing private green spaces

Whilst there is a case for improving public access to private spaces and encouraging the sharing of facilities, this should be voluntary. (Magdalen College)

Support the Council in seeking public access to existing private green spaces and recreation facilities. (Wolvercote Neighbourhood Forum) + (CPRE) + (South Oxfordshire and Vale of White Horse District Councils)

All spaces and facilities need to have ample cycle parking. It would ease the pressure on the publicly-accessible green infrastructure if better arrangements for access were made available by private landowners. (Oxford Civic Society)

Potential for development on less sensitive green spaces

Object to the loss of a green space and would be seeking enhancement of “a less sensitive” green space. (CPRE)

We agree that many of the green spaces contribute to the special character of the city and may have historic significance too e.g. Port Meadow. We would therefore support their protection and enhancement. However, we accept that it is the case that not all areas of open space make such a contribution and that it may be acceptable to consider the development of these, subject to any other contribution they may make to other important matters e.g. biodiversity or recreation or flood relief. (Historic England)

There is a role for selective development where s106 contributions can fund improvements to the accessibility of other, more environmentally or aesthetically valuable spaces. (Magdalen College)

Less sensitive green spaces (including those in the Green Belt) should be under continuous review and considered for employment growth. (Merton College) + (City’s Major Bus Operators)

A range of different sites from small-scale sites to opportunities for large scale developments should be considered. A priority should be to improve the quality and increase the use of recreational areas. Development on less sensitive green spaces should be considered, if it facilitates improvements to public open space, and contributes to the optimisation of land use. (Oxford Civic Society)

Welcome the City Council reconsidering existing restrictive planning policies of blanket protection of public open space. (South Oxfordshire and Vale of White Horse District Councils)

There should be no further use of playing fields and other recreational land as demand for these will grow as the population increases. (Solid State Logic)

The Council’s PPS advises protection of all playing field provision in the City and we would expect to see this reflected in the draft plan. (Sport England)

Development on less sensitive green spaces should be allowed if it brings improvement to public open space. (West Oxfordshire District Council)

Concept must not be used as justification to build urban extensions in the Green Belt (Sunningwell Parishioners Against Damage to the Environment)

Balance the development of poor quality and under-used land by the conservation of other land as a high quality amenity space. (University of Oxford – Estates)

Lower-quality recreational spaces should be made fit for purpose rather than developed. If a proposal is made to develop existing green space, the local community should decide if there are compensating improvements offered by the developer. (Wolvercote Neighbourhood Forum)

Comments on specific green spaces

Concern about Lye Valley SSSI, should be stronger designations to discourage speculative developers. SuDs not being maintained. Intensification of development may mean even more impermeable surfaces, so green spaces ever more important. Flood protection value of Lye Valley and golf course also.

Policies should protect and conserve Headington's green spaces and their associated biodiversity. (HNP) Jericho is very short of green spaces.

Some designated sites within the City are particularly vulnerable to development pressure. These include Oxford Meadows SAC and Lye Valley SSSI. An up-to-date evidence base will be needed to inform assessment of any likely effects on these sites of proposals and policies within the Local Plan. (Natural England)

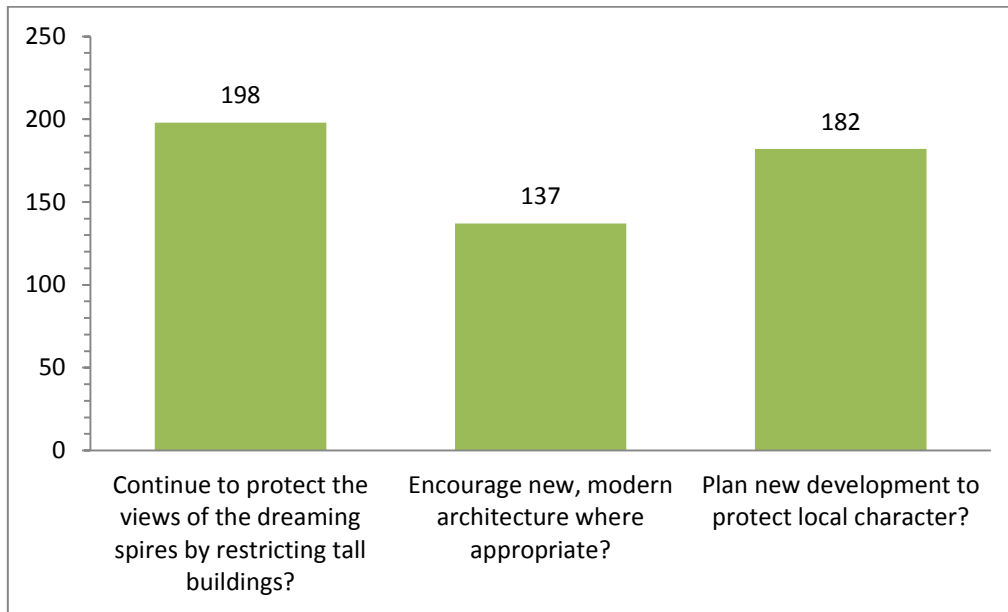
Support the possibility of building on Greenfield sites within the City's boundaries. (West Oxfordshire District Council)

The surplus land on the Summer Fields site has the potential to accommodate appropriately residential development and commercial activities. (Governors of Summer Fields School)

THEME 7: DESIGN AND HISTORIC ENVIRONMENT

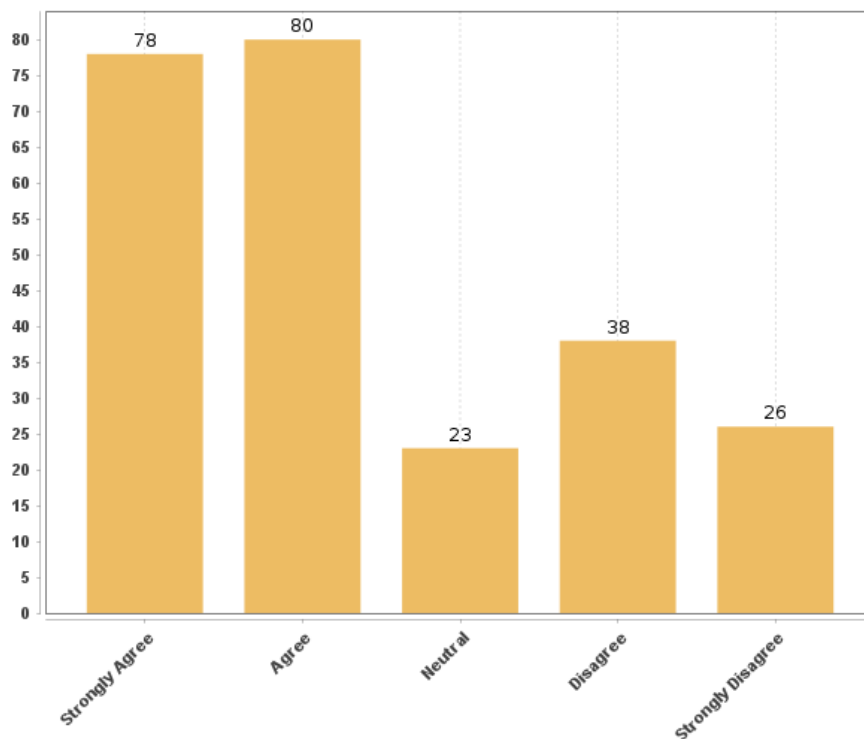
The following graphs illustrate the numbers of people who agreed with the statements design and the historic environment. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written comments made to both the leaflet and online questionnaires is also provided and this is followed with a summary of the emails and letters.

Graph showing numbers who agreed with the statements relating to design in the leaflet questionnaire



Building Height

Graph of online questionnaire results: Taller buildings could be located in some areas if well designed



8 people stated that they did not want to see taller buildings being built in Oxford. Reasons given were: taller buildings are oppressive & create wind tunnels (1); taller buildings will have a negative impact on the historic environment (2); Oxford’s views are irreplaceable (1); taller buildings mean that there will be more office and residential uses which will increase the city’s carbon footprint (1);

and taller buildings will increase the city’s population (1). 2 people said that higher buildings have always been unsuccessful in Oxford.

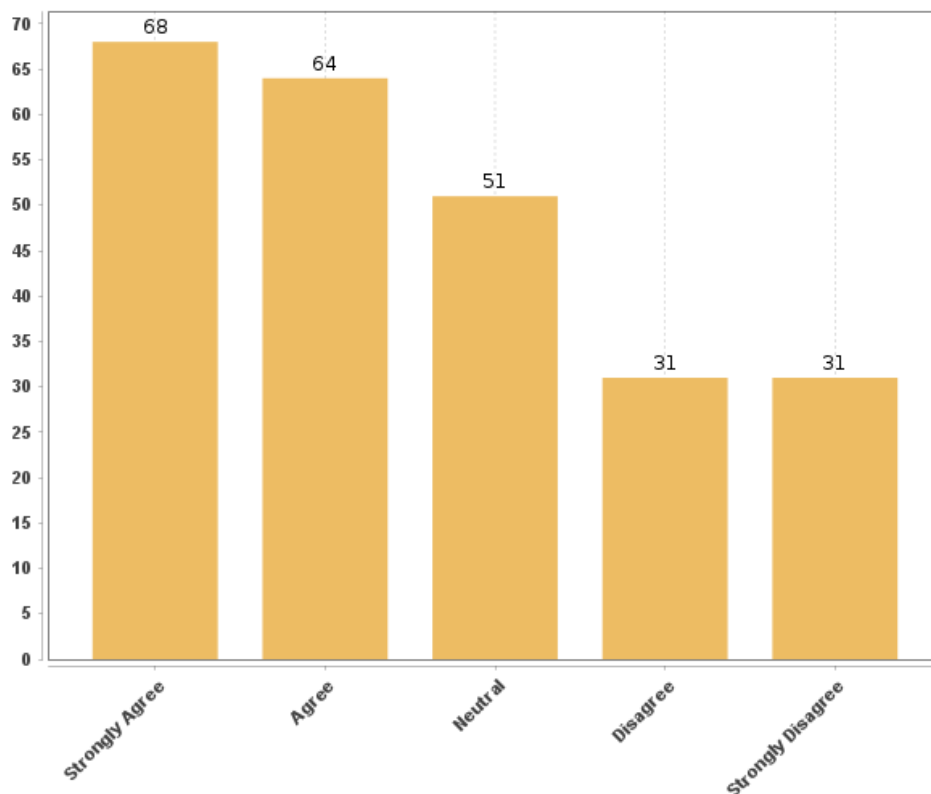
A number of people felt that taller buildings could be acceptable if...

- Oxford’s historic skyline is protected (9) / View cones are maintained (6)
- They respond sensitively to the city’s character and built heritage (4) / They make a positive contribution to Oxford’s skyline (1)
- They are of high quality architectural design (4)
- They are located in less sensitive areas (12) / Not in the City Centre (7) / Not in Conservation areas (2) / They are located at the edge of the city (3) / Not at Northern Gateway (1)
- Building higher reduces the need to build on green spaces (3)
- Taller buildings are only permitted for residential uses (1)
- Policies limit height to no higher than four storeys (1)
- They are a last resort (1)

Some people felt that building higher is necessary to cope with growth (3). 1 person commented that taller buildings are more energy efficient. It was also suggested that there could be a ‘happy medium’ between individual units and tower-blocks, such as condominiums (1). 1 person said that they would prefer to see new towns on restored railways lines, rather than in the city itself.

1 person commented that the needs of people should be prioritised above protecting views, whilst another person suggested that not all view cones are important. 1 person commented that the skyline sometimes feels fake and that it is a bit like living in a theme park.

Graph of online questionnaire results: Modern architecture and higher densities should be encouraged



Building Densities

Many people felt that higher density developments should be encouraged (10). It was suggested that densities should be higher in North Oxford (1) and that it should be made easier to convert shops to housing (1). One person commented that protecting views should not be used as an excuse for keeping density low.

Several people felt that higher density development could be appropriate if:

- It is only built in appropriate locations (4)
- Overcrowding is avoided (1)
- Infrastructure is provided to support this (2)
- Development is of good architectural design (2)
- It does not harm the city's character (1)
- Parking restrictions are imposed (1)

6 people suggested that higher density development should be avoided. Reasons given for this included: this doesn't solve problems (1); existing densities should be respected (1); high densities can cause stress and conflict (1); high density housing is not done well in the UK so don't try (1). One person suggested that densities should be reduced, not increased.

Use of Modern Architecture

28 people were in favour of seeing more modern architecture in the city. 4 people suggested that innovative/radical/cutting edge design is part of Oxford's character. A further 4 people suggested that Oxford should not be stuck in the past. 9 people commented that they wanted to see a mix of new and old buildings in the city. 2 people commented that exciting modern architecture should not only be used for university buildings.

A number of people felt that modern architecture could be acceptable if:

- It responds to Oxford's character and heritage(12)
- It is well designed (9)
- It doesn't mimic character of historic buildings (3)
- It is not generic (1)
- It doesn't copy designs from elsewhere (1)
- Only well-known/the best architects are used (3)
- The overuse of concrete is avoided (4)
- The overuse of glass is avoided (3)
- Square/boxy developments are avoided (2)

3 people commented that modern architecture is not appropriate in Oxford. 2 people said that they prefer traditional architecture. It was suggested that modern architecture is destroying the character of Oxford (1) and that all buildings should mirror existing buildings in the area (2). 1 person said that there should not be modern buildings in city centre, whilst another person said buildings should only be modern on the inside. It was also suggested that not all developers have the money needed to achieve design quality (1).

Modern architecture people said they liked:

- Blavatnik (3)
- Barton Park (1)
- Centre for Asian Studies, Marston Road (1)
- New University/College developments generally (2)
- Railway side developments at Waterside/Unipart (1)

Modern architecture people said they didn't like:

- Castle Mill student accommodation (15)
- Blavatnik (2)
- Centre for Middle Eastern Studies (1)
- St Anne's new library (1)

Historic Buildings / Heritage

6 people commented that the protection of the historic environment in general should be prioritised. 1 person suggested that there should be more conservation areas. Another person suggested that heritage shouldn't make the city unaffordable (1).

Sustainability / Environment

1 person commented that it is vital to address global warming and air pollution, whilst another suggested that all new development should be stopped until the threat of climate change has been lifted.

It was suggested that all new homes should have solar panels as standard (1). It was also suggested that green roofs should be mandatory on new buildings, with public access encouraged on large buildings (1). 1 person commented that innovative approaches should be used to accommodate energy efficiency measures on historic buildings (1). Holistic approaches to ecological building (1) and the adoption 'PassivHaus' (Passive House) design principles (1) were also suggested. 1 person commented that trees should be considered early on in the design process.

Residential Developments

A range of comments were received specifically in relation to the design of residential development:

Housing tenures:

- Avoid ghettoization (1)
- Priority is building cheap, affordable homes for key workers like nurses and teachers (1)
- Focus on affordable housing (1)

Type of housing

- Avoid overly large houses that only accommodate a single family (1)
- Build 'family-friendly' blocks of flats e.g. traffic free inner courtyards with play areas (1)
- Oxford needs family houses not flats so taller buildings are not so useful (1)
- Two bedroomed homes complement terraced housing and flats (1)
- Consider mixed use buildings for work and home e.g. Paris (1)

Dwelling sizes

- Houses are already too small with too little green space (1)
- Provide enough space in new homes to reflect the modern lifestyles (i.e. more white goods in kitchens, complex recycling, etc) (1)

Development sites

- Build residential units over park and ride sites (1)
- Single storey housing along Oxpens seems a wasted opportunity (1)
- Build more homes where college owned land is not being used (1)
- Force colleges to rent empty premises (1)
- Gardens need protection (1)

Use good architects for social housing (1)

Incentivise home improvements to improve some areas (1)

City Centre Developments

It was suggested that a 'business district' could be created in the city centre (1) and that unattractive and/or disused city centre buildings should be renovated/demolished (2). It was also suggested that reference should be made to the Oxfordshire Creative Cultural Heritage & Tourism Investment Plan (1). Need more space for tourists in the city centre - narrow pavements are dangerous (1). Support independent local business (3). Fewer charity shops (1). Shop fronts should not detract from historic character in City Centre (1). Continue to provide public toilets and bins (1). Character/views are important for tourism (4).

Protect local centres (1). Don't join-up the villages by building between them (1). Jericho and Summertown are valued for local character but Cowley is unpleasant (1). The use of the word "villages" is inappropriate. These places are geographically administratively and socio-economically suburbs (1).

Support farmers markets (1).

Other General Comments on Design

Design quality is important (5). A strong design steer is needed (2). Good design is subjective (2). More public art (2). More inspiring public spaces (1).

Oxford projects should be beautiful rather than functional (1). Buildings should be functional as well as aesthetic (1). Architecture should be humane, not sterile (1). More attention should be given to quality and style of materials (1).

1 person commented that new development is not needed, with another suggesting that large scale expansion and development is not suitable in Oxford. It was also suggested that all teaching should be online so that everyone who wants to study in Oxford can do so and this would reduce the amount of people in Oxford and bring education to all worldwide(1).

Comments on the planning process/approach

- More involvement of local people (2). Public views are ignored (2).
- Views/character have not been well protected (6). Views spoilt by tree growth (1). Strong policies are needed to protect views (1).
- Need to be clearer about what local character is (1).
- Do not dictate architectural details (1). More aesthetic control (1).
- City Council not able to make design judgements (1). Stop and reverse bad design (1).
- Greater consideration of context (1)
- Tighter controls on the universities and colleges (3)
- Development should benefit local people (3)

Summary of design and historic environment comments in letters and emails

Taller buildings

Taller building would severely impair Oxford's famous skyline but they may be preferable to urban sprawl if well designed and carefully sited.

Historic England supports the Local Plan seeking to protect the skyline of the city centre through a general height restriction. (Historic England)

Monotonous continuity of building heights should be avoided. (Oxford Civic Society)

Support the protection of views but should widen this to include bulky buildings. The outward views from the City are also important. (Oxford Green Belt Network)

Building heights policy should be reviewed to allow taller buildings in some locations. (South Oxfordshire and Vale of White Horse District Councils) + (Solid State Logic) + (West Oxon)

Taller buildings need to be pursued with care so that the important characteristics of the city are maintained. (University of Oxford, Christ Church, Exeter, Magdalen, Merton & St John's Colleges)

Taller buildings need to be located on the best public transport corridors. (City's Major Bus Operators)

The use of the 'Carfax height' as a limit on building height has been a blunt instrument and has resulted in most new development being built up to the height, creating an excessively uniform sky line. (University of Oxford – Estates)

View cones

Concerned at any intrusion into the setting of Oxford or into significant views into, out of or over Oxford. (Historic England)

Welcome the City Council reconsidering existing restrictive planning policies on view cones. (South Oxfordshire and Vale of White Horse District Councils)

The Oxford Viewcone Assessment should be used to inform a more flexible approach, with taller buildings being clustered in areas which do not impinge in a material way on the historic skyline. (Magdalen College)

'Oxford View Cones Study' may need to be updated in order to address the possibility of taller buildings in the City. (Thomas White Oxford Ltd)

Protection of key views is of particular importance. Oxford's View Cones may need to be reviewed to specifically address the potential for taller buildings. (University of Oxford, Christ Church, Exeter, Magdalen, Merton & St John's Colleges)

Higher density

Dividing large residential plots and infilling between existing buildings can deliver more housing without compromising quality of life and services. Increase housing densities on new build. (CPRE)

The opportunity presented by the Oxpens site should be maximised. Density should be optimised on all sites across the city. (Oxford West End Developments Ltd)

Higher density development is supported providing that these are in areas of good accessibility. (Oxfordshire County Council)

Support for higher density. City Council should do all it can to achieve higher densities whilst maximising standards of urban design. (West Oxfordshire District Council) + (Sunningwell Parishioners Against Damage to the Environment) + (South Oxon and Vale of White Horse DCs)

Higher density developments need to be located on the best public transport corridors, where walking and cycling can be complemented by bus use. (City’s Major Bus Operators)

Increasing densities would not only dramatically reduce land take, but also make it possible to accommodate all of Oxford’s actual need within the City. (CPRE)

Higher densities will increase the viability of public and sustainable forms of transport and city-wide district heating infrastructure. (University of Oxford – Estates)

Modern architecture

Well designed and built modern architecture should be encouraged.

Nuffield College will bring a new vibrancy to the West End.

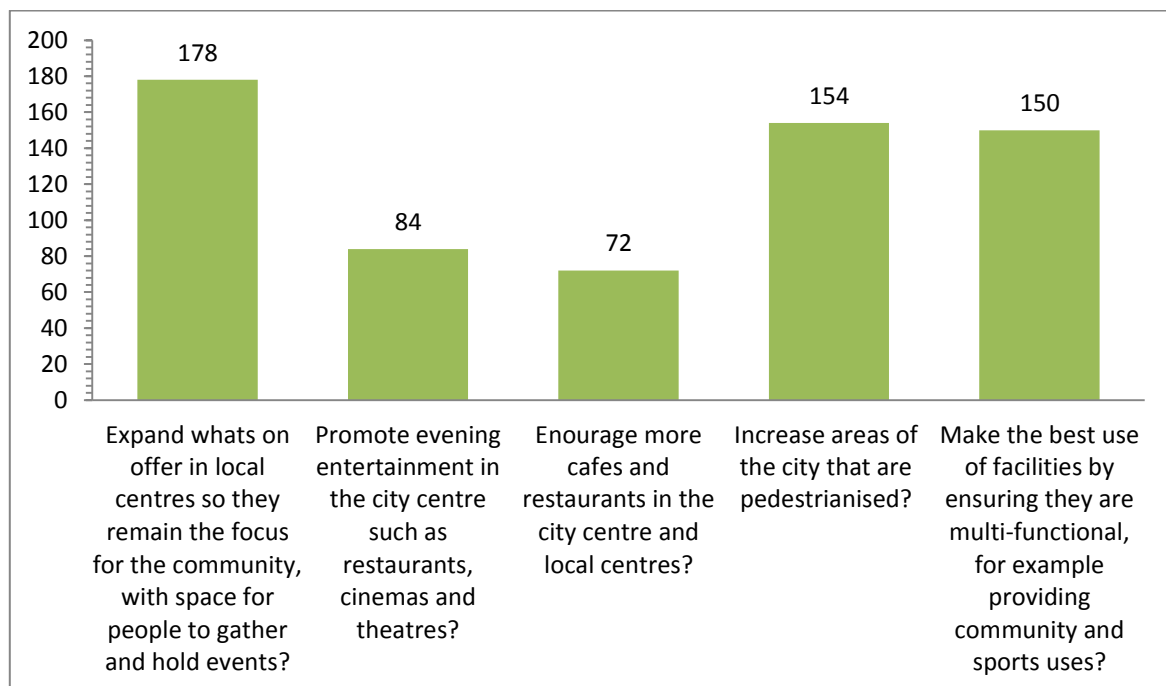
Modern architecture and higher densities should be encouraged (Oxford West End Developments)

Should feature more flexible design and space standards. (Thomas White Oxford Ltd)

THEME 8: CENTRES, SHOPPING , ENTERTAINMENT AND LEISURE

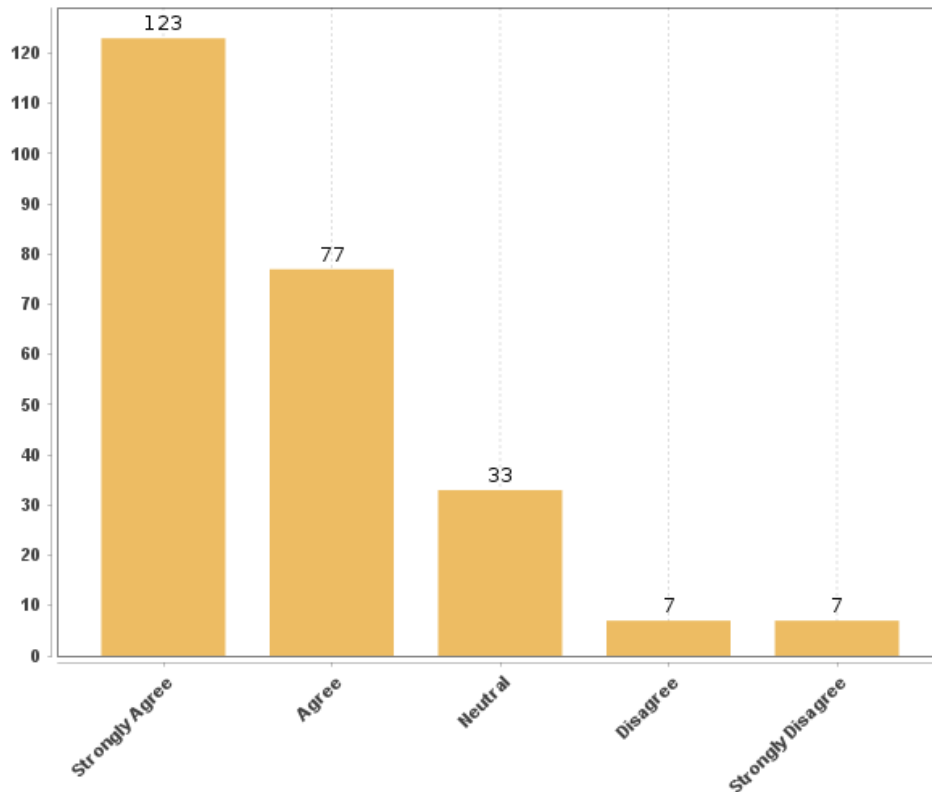
The following graphs illustrate the numbers of people who agreed with the statements on centres, shopping, entertainment and leisure. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written comments made to both the leaflet and online questionnaires is also provided and this is followed with a summary of the emails and letters.

Graph showing numbers who agreed with the statements relating to design in the leaflet questionnaire



Pedestrianisation

Graph of online questionnaire results: Pedestrianisation should create a more pleasant environment for users



Several respondents commented to say they agree with pedestrianisation:

- Agree with greater pedestrianisation (4)
- Agree but these areas must be easily accessible (3)
- Agree but must not increase traffic congestion and pollution in the surrounding area (2)
- Agree but needs to be enforced (1)
- Agree but need to keep buses moving (1)

Some respondents suggested particular areas for pedestrianisation:

- Pedestrianisation of Hythe Bridge Street to create a more pleasant walk from the station (1)
- Stop buses returning to Queen Street (1)
- Pedestrianisation of Cowley Road to allow outside cafe seating (1)
- Pedestrianisation of Cornmarket to allow outside cafe seating (1)

Some respondents wrote further comments showing some reservations about pedestrianisation:

- Also need to consider the needs of those who cannot walk, or only walk short distances (2)
- Pedestrianisation of district centres would restrict access into city centre (1)
- Need to view total picture for pedestrianisation, not isolated parts (1)
- Pedestrianisation has not improved the city centre (1)
- Pedestrianisation can leave streets feeling lonely and unsafe at night if not well used (1)
- Reduce the polluting traffic so that pedestrianisation is less needed (1)
- Pedestrianisation reduces cycling (1)

Some respondents made comments about the way that pedestrianisation should take place:

- Also need to consider cyclists (3)
- Conflicts between cyclists and pedestrians in pedestrian areas (2)

- Need to provide more cycle parking facilities (1)
- Pedestrianisation should also allow some cycling, 'cyclists are guests', see Dutch cities(1)

Transport/Access - other

Several respondents wrote further comments relating to transport and access to the centres:

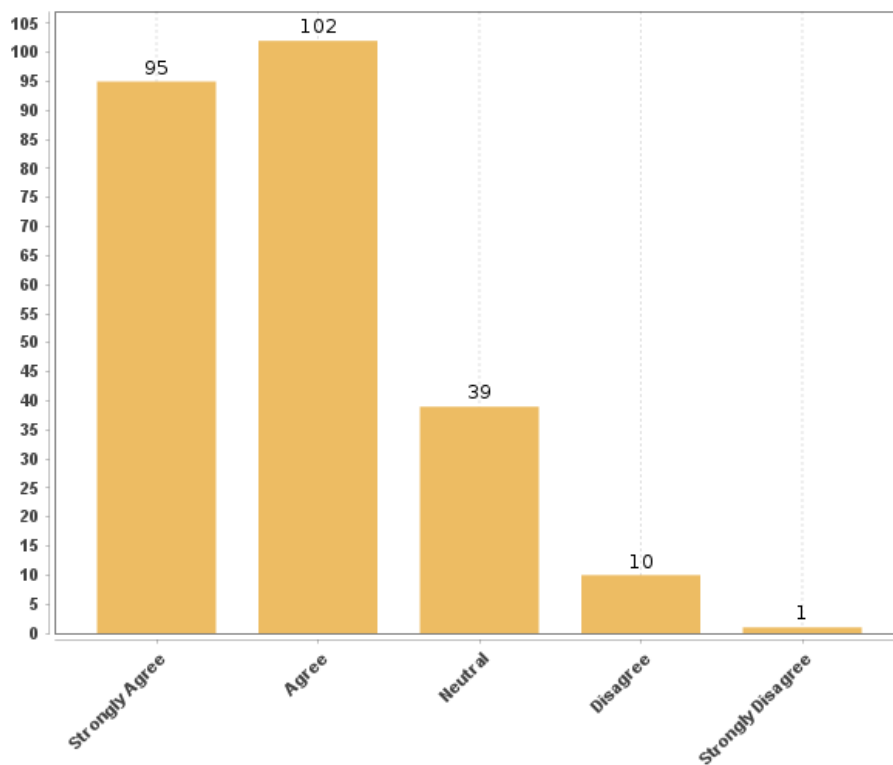
- Parking costs in Oxford are too high compared with surrounding towns (1)
- Car parking is important in local centres (1)
- Introduce a city centre congestion charge (1)
- 24hr public access to centres is important. No developer controlled public spaces (1)

Trees

5 respondents wrote further comments to say we should increase tree planting in centres.

District Centres

Graph of online questionnaire results: Local centres should be enhanced to provide a greater range of facilities for local needs



Maintain distinct character of each centre (2)

Shops and facilities can be easily accessed in most areas (1)

Several respondents commented on specific centres:

- Blackbird Leys needs a wider variety of facilities (3)
- City Centre rents are too high (1)
- Cowley Road should have a central feature/area (1)
- Cowley Road needs more retail (1)

- Cowley Road new pavement is poor (1)
- Cowley Road has too many food outlets (1)
- Cowley Templars Square should be moved outside the ring road to preserve local shops (1)
- Cowley Templars Square needs improvements and better traffic controls (1)
- Headington should have a central feature/area (1)
- West Oxford needs a district centre – this could be near Waitrose and linked to Osney Mead (1)
- Should consider Botley (1)
- Too many estate agents and charity shops in Headington (1)

9 respondents made further comments to say that we should encourage community centres in the districts, and that adequate facilities are needed for the population. It was pointed out that there is no community centre in Marston (1), 1 respondent said East Oxford needs a community hub and information, 1 said that there are not enough facilities in Headington and 2 said community centres are not in the best locations, eg in Headington. It was seen as important that community facilities stay in control of local people (1).

Several respondents wanted to see improvements to the environment of district centres or a broader range of activities offered:

- Encourage cafes and entertainment in districts (1)
- Districts need attention – empty stores and no street life (2)
- Don't allow too many restaurants or banks etc in the district centres (1)
- Encourage an evening culture in the districts (2)
- Improve the street scene of districts – cleaner environment (1)
- Encourage more in districts over the city centre – need more life (2)

Retail

Encourage local, independent retail / cafes (13)

- By not increasing Covered Market rents (1)
- By lowering business rates for local independent businesses (2)
- Lowering rent for local business (2)
- By protecting the covered market (3)

More independent cinemas and theatres (1)

Retail less important with increasing online shopping (4)

Many shops have already been priced out (1)

Many respondents wrote further comments on the type of shop or use they would like to see in the city centre or district centres, or that they would like to see less of:

- More hobby shops (1)
- Limit the number of betting shops (2)
- Limit the number of estate agents (3)
- Limit the number of chain coffee shops (20)
- Encourage better quality cafes in the centre (1)
- Create a more European atmosphere (outdoor dining) (2)
- Limit the number of tanning salons (1)
- Limit the number of tourist shops (1)
- Have enough restaurants (15)
- More family orientated restaurants (2)
- Less Fast Food (2)
- Shortage of restaurants (1)

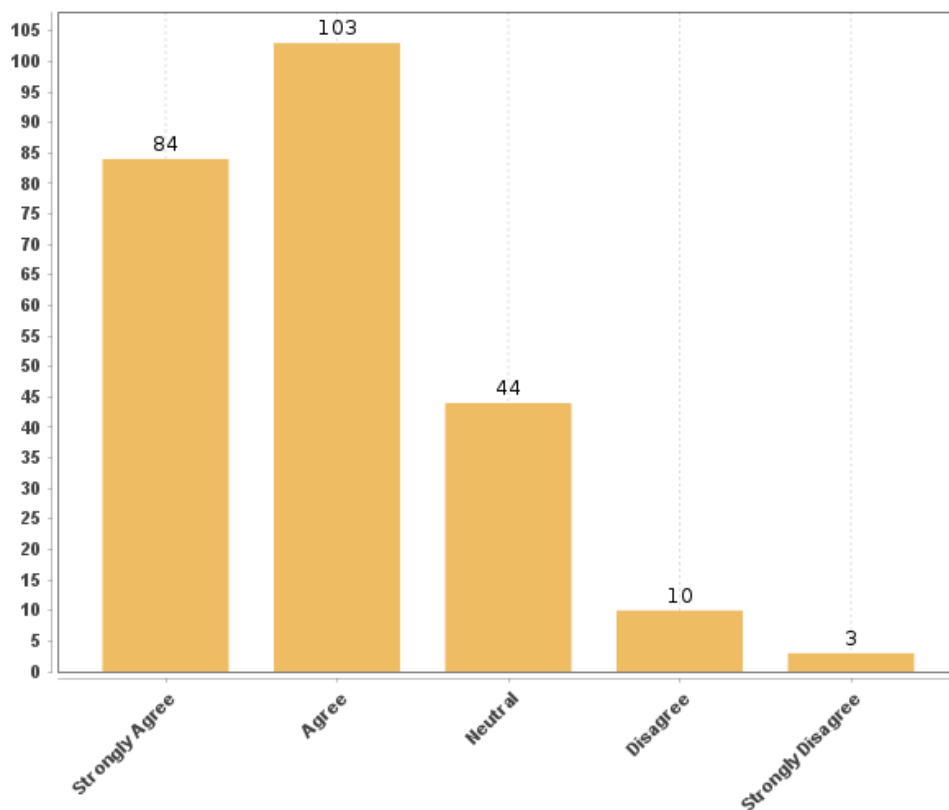
- Improve the quality of restaurants (1)
- Don't need any more shops/ shopping developments (4)
- Make sure there are adequate supermarkets in town for those without cars (1)

Small shops with on street frontages, not large scale shopping malls (1)
 Need a variety of shops (2) not just for students (1)

Have shops mixed into residential areas, not just on central roads (1)
 Any out of town developments should be self-sustaining (1)
 Develop centres for the community, not financial gain (2)
 Discourage out-of-town shopping developments (1)
 Encourage out-of-town retail with adequate parking (1)
 Better shopping quality in line with Swindon and Reading (1)
 Drone delivery system (1)

Other uses

Graph of online questionnaire results: Modern high streets should include other uses alongside retail



Most centres already include other uses (1)
 Multi-functional facilities (2)
 Increase general range/diversity of uses (unspecified) (2)
 Centres should also include: residential (6); health/social care uses (2); leisure uses (3); community facilities (2); workshop spaces for small businesses (1)

Already too many empty shops – find new uses (1)

Allow for non-commercial activity (1)
Create cultural hubs for multiple use (3); need a large performance hall (2)
Centre should adapt and not be micro-managed (1)
The centre has enough chains + restaurants. No need for more but need to look after the entertainment: recycling, cleaning and protecting users. (1)
Preserve the centre's character (1) enough leisure stuff and cafes
Oxford's economy cannot exist on consumption alone, need producers of new ideas, businesses and productive events to mobilise our great city centre and surrounding areas.

Evening Entertainment

Do not increase eating and drinking outlets (2) as they lead to antisocial behaviour (2); they are bad for health (1)
More evening entertainment would need more control. (1); Increased policing in the centre at night (1); Increasing night time economy could overstretch the police. (1)
Do not need more evening entertainment. (4)
More evening entertainment(2); Non-alcohol based (1); Inclusive of all demographics (1); More family orientated evening activities. (1); New Year concerts in town hall – Brilliant (1)
Can schools be used better during holidays and in evenings (1)

Leisure ideas

Broader and more diverse leisure activities (3)
Develop the facilities in the city for the people both days and evenings in keeping with the character of the city. (1)
Encourage Oxford's cultural spaces (1); Promote and support cultural activity not only to attract visitors but for the wellbeing and community cohesion and enrichment of local community (1)
Already enough entertainment and leisure space in Oxford. (1)

Summary of centres, shopping, entertainment and leisure comments in letters and emails

Local centres should be enhanced to provide a greater range of facilities

Centralisation of larger-scale facilities does not enhance the sustainability or diversity of shopping, entertainment or leisure in neighbourhoods. May lead to decline of local facilities.

These centres and city centre sites must have good cycle access and parking. Oxford should provide facilities for their visitors. Enhancement of local centres that unlock a greater range of facilities for local needs would also present an opportunity to provide sustainable transport hubs (Oxfordshire County Council)

Local centres should be enhanced to provide a greater range of facilities for local needs and those high streets should include other uses alongside their traditional retail focus. (Sainsbury's Supermarkets Ltd)

Local centres should be enhanced and provide space for people to gather and that the facilities that local residents identify as necessary should be provided. (Wolvercote Neighbourhood Forum)

Mix of uses in high streets

The Westgate Centre will move the centre of gravity for retail and commercial activity further west, which could provide an opportunity to review other areas, such as the eastern end of the High Street as their viability will be impaired. (Magdalen College)

There is a pressing need for alternative uses to be encouraged and supported in the city centre. Recommend that forthcoming planning policies reflect the Government’s approach in the GDPO between A1 and A2 uses. Recommended that Oxford City Council undertake a review of the existing requirement that A1 uses within a frontage are maintained of at least 80%, and that, this is removed or substantially reduced. (Metro Bank)

Modern high streets should include other uses alongside their traditional retail focus. (Oxford Civic Society)

There should be sufficient flexibility in policy so that vacant premises, do not remain vacant for prolonged periods but also seek to group A1 uses together within the primary and secondary shopping areas / frontages. Policies should be drafted in such a way to drive footfall to the centre. (Sainsbury’s Supermarkets Ltd)

Mixed developments offer a better opportunity to respond to development needs. (University of Oxford – Estates)

We do not consider that there is any need for more evening entertainment and restaurants to be provided. If the suggestion that the modern high street should include other uses alongside traditional retail outlets means the provision of housing, it would be welcome. (Wolvercote Neighbourhood Forum)

LIKES AND DISLIKES ABOUT OXFORD

The Environment

Respondents noted a variety of likes and dislikes about the built and natural environment of Oxford:

Likes	Dislikes
<u>Built environment</u> Architecture/Beautiful buildings (36) Spectacular projects (Blavatnik, Physics Building) (1) Pushes boundaries in architecture (1) Historic Buildings/ History (71) University/College buildings (7) Mix of old and new buildings (14) Beautiful environment (9) Conservation Areas (1) Views (2) The fact that it is not built up with high rises & high density developments (1) Wide, open streets, lack of tall buildings (1) <u>Natural environment</u> Green spaces/setting - general (103) Mix of built and natural environments (19)	<u>Built Environment</u> Litter (3) Recent unsightly developments (12) <ul style="list-style-type: none"> ▪ more in-keeping with historical architecture (5) ▪ Ugly, Post-war buildings (1) ▪ Lack of resident input (2) Poorly maintained public areas (11) Too much concrete (1) Blocked pavements (2) More civic responsibility for their street (3) Railway station area is poor environmentally (2) Gloucester Green is unsightly (1) Central and north Oxford are attractive, the poorer south is neglected (1) Unattractive street furniture (1) More bin collections (1) Ugly wheelie bins (1) Not enough to bring communities together (1)

<p>Proximity to the countryside (23) Green Belt (4) The benefits of the Green Belt in terms of visual amenity, recreation, health and well-being, together with the need to protect these benefits.</p> <p>Parks – university and local authority (36) Allotments (6) Rivers/canal (29) Flood plain retention (1) Wildlife/biodiversity (9) Trees (2)</p> <p>Port Meadow (10) Shotover (7) Christ Church Meadows (7) Lye Valley (5) Rock Edge (2) Cutteslowe Park (2) Hogacre Common (1) Bury Knowle (2) Headington Hill (3) South Park (7) Florence Park (1) Cowley Marsh Park (2) William Morris Sports Field (1) Botanical gardens (2)</p> <p><u>General</u> Oxford is a compact city that has a green feel and a long, varied history. Many ancient buildings are still in everyday use.</p> <p>Its uniqueness, its greenness, the river and waterways, the historic built and natural environment</p>	<p>Poor street environment (1) Better solutions in powering the city (1) Conservation of historic buildings (1) Excessive noise pollution from emergency vehicles (1) Lack of seating in the centre (1) Council paving over in public spaces (1)</p> <p><u>Natural Environment</u> More green trees/ areas (5) in city centre (2) Improved parks (1) Protect green areas while still developing (1) Paving over residential gardens (3) Lack of protection of natural heritage (1) Waterways <ul style="list-style-type: none"> ▪ Anti-social behaviour by the riverside (1) ▪ areas next to river should be promoted more (2) Traffic pollution (36)</p>
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City Centre

Respondents mentioned a number of likes and dislikes concerning the city centre:

Likes	Dislikes
<p>The Covered Market (6) Gloucester Green Markets (2) Seasonal street markets (1)</p> <p>Castle Quarter (1) Cornmarket (2) High Street (2) Broad Street (3) St Giles (3) Radcliffe Square (1) New Inn Hall Street (1) Frideswide Square - new layout (2)</p> <p>Buskers (2) Accessible church towers (1) Trees (1)</p>	<p>More green areas in the city centre (2) Need more facilities/ investment (5) in estates (4) centrally (1) Need a concert hall and other culture spaces (2) Lack of safety in the centre at night (3) Excessive drinking in the centre in the evening (2) Improve recreational areas (1) More diverse city centre (1) Cuts to services and facilities (2) Cost of leisure centres/ activities (2) Protect community assets (1) Unightly central areas (1) Make the Town Hall more accessible (1) Keep the centre historical – not Westgate centre (1) Too busy/overcrowded in the centre (3) too many tour groups and coaches (1)</p>

Clean city centre (2) High City Centre Parking Charges (1) Mix of uses (1) Regeneration of run down areas (1)	
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Retail

Respondents mentioned a number of likes and dislikes concerning the retail offer:

Likes	Dislikes
Range of the retail offer (3) Presence of major chain stores (1) Independent shops (5) Bookshops (2) Bikesshops (1) Blackwells (1) Boswells (1) Ducker's shop, Turl Street (1)	Increase retail in surrounding settlements – not Oxford (1) More modern shops (1) Poor retail (non-specified) (7) Clothing too expensive (1) More small / local retailers (12) More diversity in shops (4) Modern retail damaging the city (5) Opening hours of shops (office hours) make them harder to visit (1) More markets (1) Quality businesses – not tourist (5) Too many empty shops (3) encourage temporary uses (1) Alternative uses of these spaces (1) Not enough shops, better to go out of Oxford for shopping (1) Stop trying to make Oxford a retail centre (2) Constant closing of pubs (1) Too many non-retail shops (cafes, bars, hairdressers etc) (2) Too many mobile kebab serveries (1) Too many charity shops (1) Encourage district centres (1) More technology and business centre (1) Expensive shop rent in town (1)

Universities and Students

Some respondents consider the universities bring a variety of benefits to the city, others noted problems they see relating to them:

Likes	Dislikes
Mix – Town and Gown (2) A place of learning, research and innovation (4) A world class centre for education (7) Presence of Universities (9) University events/activities/continuing education (5) University provides an excellent working environment (1) Students: A very mixed and fluctuating population (3); The positive attitude they have (1). Impacts of universities/students on city atmosphere: During term time I love the buzz of a city engrossed in learning (1) I like how Oxford varies so much throughout the year. During the university holidays it feels like you own the city, and when the students are back, there is vibrant activity (1)	University owns too much land and had too much control (2) Lack of access through university land (1) More involvement/ better contribution to city (8) Get rid of the colleges (1) Planning blunders by the university – failure of planning control (2) Colleges need to be more open to residents of Oxford (5) university facilities more publicly accessible (2) More purpose-built student accommodation (3) Students should have to live outside ring road (1) Better student integration into the community (3) Limit number foreign students (1) Too many students - HMOs (1) Disjointed council-university relationship (2)

Oxford's economy and growth

Some respondents appreciated Oxford's world-leading position in science and technology, and the employment opportunities that exist. Others thought that growth was leading to overcrowding.

Likes	Dislikes
<p>Employment/job opportunities (7) Variety of businesses (3) High skilled workforce (1) Oxford offers significant and growing opportunities for enterprise (1) Oxford is a historic City of great architectural and natural beauty yet is simultaneously a world-leader in science and technology.</p>	<p>Expansion beyond what the city can sustain (1) Don't need to expand as a city (7) <ul style="list-style-type: none"> ○ Growth at expense of quality of life (1) ○ No Room to expand (1) ○ Exacerbating housing problems (1) University blocking growth (1) Overcrowding (4) Green belt <ul style="list-style-type: none"> ○ Expand onto green belt (8) ○ Protect green belt (4) Over-emphasis on employment within the city (3) Improve infrastructure and services before expanding (2) Lack of progress hurting the city (2) Stop building on floodplains (1) Diversify employment opportunities (1) Pursue out of town developments (1) Opportunities to develop within the city (2) Redevelop disused buildings (1) New expansive development need more consideration before beginning – infrastructure (1) Pressure from council to build more houses and business (1)</p>

Community/social

Many respondents commented positively about Oxford's diversity and community spirit, but others noted that there are social problems, particularly inequalities, across Oxford:

Likes	Dislikes
<p>Diversity/multi-cultural (60) Oxford's people (interesting, educated, motivated) (14) Community spirit (6) Interest in common good (1) Engaged communities (1) Welcoming of refugees and those in need (1) History of social justice and workers' rights (Oxfam, Cowley union, two Muslim Mayors) (1)</p>	<p>Lack of funding in youth centres (3) More activities and places to socialise for children/ students (2) Poverty and the rich/ poor divide (15): Living wage (1); More balanced development (3) Beggars and homelessness (14): More shelters for the homeless (6); Need to move them on from the city centre (3) Anti-social behaviour (6) Crime (1) Traveller site in Kennington (1) Harassment by charity workers (1) Excessive immigration (1) Tourist buses making St Giles unsightly (1) Ensure tour groups register and are supervised (1) Try to segregate tourists and residents to make shopping easier for residents (1) Too many tourists (5) Too many large groups of tourists (3)</p>

Travel and Transport

Many respondents appreciated the ability to move around the city by walking, cycling and bus. Good transport links to the rest of the county and internationally were also appreciated. However, many commented that transport around the city is one of the biggest issues in Oxford, in particular in terms of levels of connection:

Likes	Dislikes
<p>Ability to cycle around the city (32) The large, very visible cycle park at the railway station wows first-time visitors and makes the best possible statement about our cycling culture in Oxford (1) Ability to walk around the city (9)</p> <p>Good public transport links (6) Good bus service within the city (frequent, comprehensive) (13) <ul style="list-style-type: none"> • Only on the main arterial routes (2) • the use of low pollution technology on the buses (1) • Good evening/night time services (1) • Having a free bus pass (1) Good bus links with wider Oxfordshire area (2) Good rail links (4)</p> <p>Central location, good links with the rest of England (11) Proximity /connections to London (9) Good bus links to London (7) Good bus links to the airports (6)</p> <p>Car clubs (1) Park and ride (2) Leadership on sustainable travel e.g. electric car provisions (1) Don't have to rely on a car (2) The 20mph speed limit (1)</p>	<p>Traffic/ congestion (83) <ul style="list-style-type: none"> ○ limit private cars/ encourage public transport (25) ○ too many / poor traffic lights (5) Too difficult to park (14) Too much parking (5) <ul style="list-style-type: none"> ○ surface level areas taken up by parking(2) ○ encourages cars (2) ○ Reduce visitor permits to residents (1) ○ increase price of permits (1) ○ Street parking on busy roads causes congestion (4) Improve links to the rest of the country (1) Poorly planned and laid out (1) Encourage active travel (7) Pedestrians and cars competing for space (3) Excessive and poor quality road works (10) Lack of maintenance on roads and pavements(4) Overcharging on the Park & Ride (5) Car Pool lanes (1) More Bus Lanes/ bus only zones/ park and rides (4) Better/ more comprehensive public transport (28) <ul style="list-style-type: none"> ○ rural links (3) ○ Too slow (5) ○ co-ordination of city services and single payment method (oyster) (3) ○ More bus routes (2) ○ Better advertising of public transport (5) ○ Public transport too expensive (6) ○ Cycle hire integrated with other travel systems (1) ○ Insufficient train station (4) Victimising car users (3) Pedestrianize the city centre (13) Too expensive to reach the centre (1) Trams or local railways lines (13) Infrastructure too in favour of motorists and not for pedestrians (5) More pedestrian footpaths (3) Need a congestion charge (7) New Ring Road away from residential areas (4) Too few west-east roads (1) Cars parked in places they shouldn't (1) Lack of safety on roads (1) Buses need to be less polluting (1) Park & Ride only benefits commuter – residents still need to drive in (1) Ban tour buses (1) Too much development without improving infrastructure (8) Lights favour pedestrians too much (1) 20mph speed limit/ speeding issues across Oxford (4) Improve facilities at Park & ride (1) Improve road system surrounding Oxford (2)</p>

	<p>Bus stop clogging the roads (2) Allow all residents a parking permit (1)</p> <p>Cycling</p> <p>Expansion of Cycle Lanes (20) More connectivity (8) Poor existing design (8) Cycle lanes segregate from traffic and pedestrians (25) Aggressive cyclists (2) Parked Bicycles blocking footpaths (1) Cyclists disobeying traffic laws (1) Cyclists cycling into pedestrians (2) Lack of bike racks in town centre (8) Better protection of cyclists – dangerous cycle routes (12) Driver attitude to cyclists (2) Improve and promote existing cycle lanes (15) potholes and street furniture (8) On street parking blocking cycle lanes (2) Cycling in the centre during out of bound hours (1) Subsidised Cycling equipment (1) Dislike how Queen street does not allow cycling In the day (1) Poor sign posting for cyclists on the road (2) Oblige cyclists to use cycle paths/ lane (1) More one-way systems to free up space for cyclists (2)</p>
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Politics, Local Government and Leadership

Various comments, both negative and positive, were made on this subject:

Likes	Dislikes
<p>Liberal politics (1) Labour/Green Council (1) A council that is trying to engage meaningfully with people (1) Council that values culture (1) Pushes boundaries in social policy (1) Responsive and good city council (1) Strong political leadership (1) Tolerant and forward thinking politics seeking to protect and house the most vulnerable (1) Political openness (1) Pro-public transport policies (1) Serious about tackling pollution (1) Good recycling service (2) Good public services (1) Low Carbon Oxford (1)</p>	<p>Failure of local government to get things done (2) NIMBYism (1) Overlapping council & responsibilities and disjointed relations (4) More efficient services needed (2) Funding grievances (1) Residential wishes overridden (1) Dissatisfaction with the planning system (5) <ul style="list-style-type: none"> ○ Piecemeal developments with no overall strategy absence of a clear vision for the city(3) ○ People’s wishes ignored (1) ○ Rejection of interesting developments (1) ○ More input and decision making by local people (1) ○ Inappropriate planning decisions regarding extensions (1) <p>Education <ul style="list-style-type: none"> ○ Schools in Oxford poor (8) ○ Unable to attract teachers (1) ○ Best students being creamed off by private schools (1) ○ New schools need to have the effects of its creation properly looked into – congestion (1) ○ City Council should take over management of education (1) </p> </p>

The ‘feel’ of the city

Many respondents had positive comments to make about the ‘feel’ and atmosphere of the city:

Likes
<p>General atmosphere, non-specified (2) Vibrant (7) Exciting (1) Full of life (1) Youthful (4) There is a real buzz around the city (1) Noise of people (1) Cosmopolitan (8) International (9) Pleasant + relaxed, except in city centre during tourist season (1) Tranquillity (1) Civilized (1)</p>

Unique (2)
 Innovative (1) Creative (1) Progressive (1) Science oriented (1)
 Changing/improving/regeneration (3)"Oxford is on the crest of a wave of change, which is very exciting to bring my children up in" (1)
 Cultural openness (1) Accommodating (1) Liberal (2) Open minded people (1) Openness (1)
 Friendly (4) Convivial (1) Nice people (1)
 Alternative culture (1)
 Safe (6) Safe at night (1) Safe environment for and students (1)
 Clean (1)
 Compact/small (17)

- Not too big or busy (2)
- I can go out and about and nearly always bump into someone I know (2)
- Feeling at home (1)
- With lots of history that can still be seen and felt everywhere (1)
- yet it has a huge amount going on (1)
- But has worldwide reputation (1)

 Generally a good place to live/work (2)
 The social, cultural and 'green' environmental conditions, supported by a successful economy.

Many respondents said that they like the green, quiet suburbs (4) and the different characters of urban villages (12), their local facilities (6) and their history (1). The following centres were mentioned positively:

- Cowley Road (12)
- Headington (4)
- Summertown (5)
- Temple Cowley (1)
- Marston (1)
- St Clements (1)
- Jericho (4)
- Need to develop a local centre for West Oxford/Osney (1)

Activities/facilities

Likes

Schools
 Good schools (7)
 Hospitals and Healthcare
 Quality of hospital healthcare provision (9)
 Wide variety of things to do (10)
 Community events and festivals were valued by 8: (Cowley Road Carnival (6); Open doors (1); Dance week (1); Alice's Day (1); Christmas lights (1); FloFest (1))
 30 mentioned the variety of cultural activities: Museums (22); Theatres (8); Outdoor theatre (1); Cinemas (7); Art galleries (5); Music venues/concerts (8)
 Restaurants (15); Cafes (5)
 Community centres (2)
 Children's centres (2)
 Libraries (6)
 Pubs (7)
 Church (1)
 Thames Valley PSO's based in St Aldates Police Station (1)
 General sports/leisure/recreation facilities (6)
 Oxford ice rink (1)
 Jordan Hill playing Field (1)
 Cycling clubs (1)
 Gyms (1)
 Swimming pools (1) outdoor swimming (1)
 Hinksey outdoor pool and park (1)
 SOAP (1)
 The little train and play area in Cutteslowe Park (1)

Housing

Dislikes

Housing is too expensive (60)

- More housing (14)
- increased density (8)
- Taller buildings (3)
- Less (student) HMOs (5) Purpose built students housing (4)
- Restrict buy-to-lets (2)
- More social/ affordable housing (5)
- More housing for key workers (10) Dislike term 'key workers' (1)
- More protection for tenants (1)
- Restrictions on second homes (2)
- Increase council tax on expensive properties (1)
- Promote Shared Housing (5)
- Poor quality/ poorly conceived housing extensions (3)
- Houses on stilts (2)
- More self-builds (6)
- Lack of support for young professions, especially on short term contracts (1)
- Community led housing schemes (1)
- Cost of housing means a failure to retain skilled workers (1)

Poor quality housing (11)

Less luxury developments (1)

Better housing mix across Oxford (3)

Poor connectivity (1)

Build housing outside of Oxford (1)

More purpose built housing for the elderly (1)

More subsidised housing (1)

Dislike the 'sprawling suburbs' (1)

Move retail outside of Oxford to make way for housing (1)

Transient tenants effecting the sense of community (2)

High density housing produces too much traffic (1)

More eco-friendly housing (1)

Need to consider parking in new housing developments (1)

Too focused on employment (2)

More mooring for houseboats (1)

Summary of 'additional comments' received through the paper and online questionnaires

Travel Infrastructure

- Road Maintenance
 - Condition of roads need to be improved (3)
 - Drains on roads poorly maintained (1)
 - Favour gravel over paving to improve drainage (1)
 - Road Works
 - Restriction how many road works can take place simultaneously (1)
 - More aesthetic consideration when repairing public surfaces (1)
 - Time limit on road works (1)
- Traffic Management
 - Too much traffic (8)
 - Lack of rising bollards (1)
 - Parking

- Dislike of current parking system (2)
 - Restrict parking (1)
 - Lack of parking (4) causes traffic (1)
 - More short stay parking (2)
 - Drop-Off zone in the town centre (1)
 - Ban drop off zones around schools (1)
 - Affordable parking (2)
 - Issues with hospital parking (visitor and staff) (1)
 - Some roads should be 'no parking at any time' – Hollow Way (1)
 - HMO's causing parking issues – punish households with more than two cars (1)
 - Permit parking across the whole city (1)
 - Maximise car club parking (2)
 - Protect disabled parking (1)
 - More underground parking (2)
 - Planning and traffic
 - Need new houses which forbid car ownership (1)
 - Need to keep thinking about the infrastructure (1)
 - Lack of long-term planning for traffic (1)
 - Plan for the invention of driverless cars (1)
 - Replace all traffic in the town centre with a fleet of self-driving taxis (1)
 - Divinity and Southfield Roads should be a one way system (1)
 - Stricter speed limits (3)
 - Make sure new estates have good transport infrastructure (1)
 - Discourage private cars (4)
 - Introduce a boat commuting service (2)
 - Innovative new ideas needed to help traffic (2)
 - Arterial roads too busy (1)
 - Traffic enforcements (rat-run through Marston Village) (1)
 - Improve major roads surrounding Oxford (1)
 - Plan traffic to favour buses, cyclists and pedestrians (2)
 - Delivery lorries causing problems in central Oxford (2)
 - More Zip Cars (1)
 - Police need to take a greater interest in road safety (1)
 - More car sharing (2)
 - Businesses more accountable for the traffic they cause (1)
 - Reduce the need for travel (1)
 - Inefficient and poor taxi service (1)
 - De-pedestrianize the town centre (1)
 - More pedestrianisation in the centre (3)
- Public Transport
 - Bus Specific
 - Too many buses on major routes (1)
 - Better bus connections in Oxford(8)
 - Better bus connections to nearby towns (2)
 - Electric buses (1)
 - Emphasis on the importance of buses (2)
 - Bus companies need to be more concerned with social matters than money (2)
 - Buses should be allowed in the town centre (3)
 - Move bus depot from the town centre (1)
 - More Park and Rides (1)
 - More Bus lanes (1)
 - Stop taxis using bus lanes (1)
 - Buses more accessible for prams (1)
 - Allow motorcycles to use bus lanes(1)
 - Park and rides in nearby towns will not help traffic (1)

- Use Park and Ride centres as centres for economic activity (1)
 - Free Bus passes to under-18s (1)
 - Use of electric buses needs thinking through – charging infrastructure (1)
 - Re-consider the ‘joined-up’ transport hub at Oxpens (1)
 - Better Bus information (1)
 - Free electric buses paid for by doubling the parking charge (1)
 - Re-think the bus monopoly in Oxford (1)
 - Rail-specific
 - Extend the railway network(5)
 - Better local network e.g. to Witney (3)
 - Better connection to the national network (2)
 - Electrification of railway will increase the commuter population (1)
 - Improve Oxford station (2)
 - More train links within Oxford (1)
 - Oxford Parkway was a success – more out-of-town transport (1)
 - One/ better payment system for public transport (3)
 - Encourage public transport for pupils (1)
 - Reduce cost of public transport (1)
 - Need easy connection to the airports (1)
 - Gloucester Green depot needs upgrading (1)
 - Need to strategize our traffic plans with county (1)
 - Free public transport for over 60s (1)
 - Need new rail and bus station in Oxpens development (1)
 - Oxford requires a tram system (4)
- Cycling and Walking
 - More/ better cycle ways (6)
 - Improved cycle links to Park and Rides (1)
 - Safer cycling routes needed (2)
 - Cyclists not observing the highway code (1)
 - Segregate cycling and pedestrian lanes (2)
 - Extend the cycle hire system (1)
 - Widen paths by the river to accommodate cyclists (1)
 - More footpaths connecting green spaces (1)
 - Remove bicycle traps (1)
 - Bike sharing would be appreciated (1)
 - More bicycle parking (4)
 - Cycle parking should be a pre-requisite for new developments (1)
 - Need a pedestrian map of Oxford (1)
 - There have been many recent improvements for cyclists – keep going (1)
 - Delivery service via bicycle (1)

Universities

- Expansion of the universities
 - Don’t allow university facilities to take over (1)
 - No room for the universities to expand anymore (2)
 - University should be required to improve the public sector if it wants to expand (2)
- Influence of the universities
 - Oxford University has a massive say in a lot of decisions (1)
 - Ban the University from sitting on council committees (1)
 - The university should be the principal driver for all development decisions (1)
 - Too many students congesting the city centre (1)
 - University has a stranglehold on Oxford (1)
 - University should contribute to improving energy efficiency (1)
- Student Accommodation
 - A great need for more student accommodation (2)
 - Move student housing outside the ring road (1)
 - Universities should build their own accommodation (1)

- Brexit may alleviate the student housing problems (1)
- Shouldn't be allowed to accept more students if there is no more accommodation (1)
- Clear out City Council offices at St. Aldates to make way for student housing (1)
- Need to do more to help students – the cap on HMOs has only increased rent (1)
- Integration
 - Universities need to be more integrated with Oxford (2)
 - Try to engage more with the students (1)
 - Encourage university to be more open (also facilities) to residents (2)
 - Should do more in local outreach projects (1)
 - Joint developments with the university should be explored (1)

Education/ Youth

- Children and parents ought to be involved with planning (1)
- Fight obesity by encouraging cycling to school and other activities (1)
- Have the large private schools release some of their land for housing (1)
- Schooling
 - Improved schools (1)
 - More Schools (3) Rather than expanding existing schools (1)
 - Better education opportunities for all (2)
 - Local education – not commuting to school (1)
 - Dislike the struggle to attract teachers (1)
 - Education could help improve deprived people/areas (2)

Community and Well-Being

- Community
 - Need good local communities (3)
 - Need a stronger Oxford identity across the city (1)
 - More public events (1)
 - Accessible mediation for neighbour disputes (1)
 - Work in partnership with local social enterprises and universities (1)
 - Needs to solve the social issues/tension it has (2)
 - Oxford is no longer a good place for the elderly (1)
 - Stop allowing historic pubs to change their name (1)
 - Youth of today have it too easy (1)
 - Larger police presence in the town centre (1)
- Government
 - Establish Parish councils for districts which lack a structure (1)
 - More cooperation with other councils (4)
 - Needs closer partnership with churches (2)
 - Need a unitary authority (3)
 - More value for money from the council (1)
 - OCC is destroying Oxford (1)
 - Need a strategy to keep Oxford in the EU despite Brexit (1)
 - Better advertising of OCC services (1)
 - OCC is doing a great job (2)
 - Difficulty in arranging a discussion about planning with councillor (1)
 - Lack of transparency (1)
- Diversity
 - Enjoy the multi-cultural nature of Oxford (2)
 - Support a mix of cultures through twinning and collaboration (1)
 - Minimise public spending on minority interests (1)
 - Encourage communities to adopt Oxford ideals and British values (1)
 - Best thing about Oxford is its diversity – keep it this way (1)
- Inequality
 - Poverty in Oxford (3)

- Massive class divide in Oxford (2)
- Discrimination and racism in Oxford (1)
- Some districts of Oxford feel neglected (3)
- More support for the homeless (6)
- Remove homeless people and monitor begging more (1)
- Clear focus on helping all sections of the community (2)
- Well-Being
 - Traffic Pollution issues (11)
 - More bold action about pollution – close roads (1)
 - Public need more authority to deal with pollution (1)
 - More trees (1)
 - Need to address this before developing (1)
 - Low emission zones (1)
 - Bin collection too infrequent (2)
 - Improve healthy food accessibility and affordability (1)
 - Need to limit anti-social behaviour (3)
 - Remove all charges for Redbridge recycling centre (1)
 - Improve access to healthcare (1)
- Community Facilities
 - Need more support for community centres (1)
 - Don't concentrate facilities in the town centre (1)
 - More facilities and activities for the elderly (1)
 - Public libraries and street furniture is run down (1)
 - Prioritise public furniture, equipment etc over cars in residential streets (1)
 - Protect facilities (1)
 - Create more facilities (1)
 - More adult outdoor exercise facilities (3)
 - More facilities for the youth (5)
 - Need a concert hall (1)
 - Total lack of clean public toilets in central Oxford (1)
 - Problems with OCC swimming pools (1)
 - More art in the centre of Oxford (1)
 - People only care about community assets when they are about to be lost (1)
- Environment
 - Enjoy the amount of green space (1)
 - Need a better connection to the river (1)
 - Need more public spaces (2)
 - Lots of great public spaces but they aren't used well (1)
 - Need more dog parks, separate from children playing etc (1)
 - Pedestrian areas tacky and open to traffic fumes (1)
 - Need cleaner streets (2)
 - Some pavements need widening (2)
 - Thank you for taking care of the green spaces (1)
 - Turn off traffic lights from 11pm to 7am to save electricity (1)
 - Better maintenance on green space and greenery (1)
 - Better wildlife conservation – protect SSSI sites (1)
 - Improved tracking and prosecution of illegal dumping (1)
 - Do not make recycling sites harder to access (2)
 - Make all new developments have sustainable energy plans (1)
 - Glad to see some solar panels but need wind turbines (1)
 - Use hedges instead of fences (1)
 - More eco developments (5)
 - retrofitting old buildings to make them more eco-friendly (1)
 - OCC should have the highest eco-building standards (1)
 - Need public access to private green spaces (2)

Housing

- Affordable/ social housing
 - Make developers provide more social housing (3)
 - Need to provide affordable/ social housing (12) with adequate services (1)
 - Families who outgrow their social housing should be moved to larger ones (1)
 - Stop sale of social housing (1)
 - Social housing with unused bedrooms should be downsized (1)
 - Use prefabs to make cheaper housing (1)
 - Need to make sure housing goes to local people who need it (2)
- Key workers
 - Oxford too expensive for key workers (2)
 - Should not build housing solely for key workers but have a better housing policy all round (1)
 - Definition of key worker must be expanded to those who are paid less(2)
- Where to build more housing
 - Need more housing (7)
 - More housing outside the ring road (2)
 - Housing crisis will not be solved solely by building more houses (1)
 - Build dwellings/ businesses in back gardens (1)
 - Do not destroy Oxford by building business and houses inside the green belt (2)
 - Available building land should solely be used for housing, not further employment (1)
 - Forbid the building of expensive housing (1)
 - Need more purpose built housing for the elderly (1)
 - Encourage large North Oxford properties to convert into flats (1)
 - Don't build more poor quality and ugly houses (1)
 - Should the council support self-build? – very slow to build (1)
 - Ban basement projects (1)
 - Encourage basement building (1)
 - Prioritise housing over retail and employment (5)
 - Redevelop existing housing areas to make them more dense (1)
- Landlords
 - Stop buy-to-let landlords (1)
 - Scrap the HMO license (1)
 - Stricter HMO licenses (1)
 - Licensing all private landlords (1)
 - Council should not pay high rents to private landlords (1)
 - Ceiling on rent should be introduced (1)
- Developers and housing
 - Housing should be in public, not developer interest (1)
 - Responsibility of developers (non-specified) (1)
 - Need taller housing (2)
- Price of housing
 - Housing expensive but wages not weighted (1)
 - Increase council tax for some (1)
 - Cannot afford a family home (1)
 - More affordable homes for the elderly (1)
 - Need more houses to attract young people (2)
 - People have to leave the city to buy (1)
 - Houses are expensive because sellers can get away with prices, not because they are expensive to build (1)
 - Being pushed out by high rents and the cost of living (1)
 - Promote cohousing and coop housing (2)
 - In reality 'affordable' housing in Oxford is still very expensive (1)
 - High council tax (1)

Future of Oxford

- Growth
 - Size of Oxford
 - Enjoy it being small (2)
 - Too overpopulated (5)
 - Focus development in led full places (1)
 - The bigger the population the more problems Oxford has (2)
 - Need a population limit (1)
 - Historic sites cannot cope with new population (1)
 - Want to see it shrink a bit – it's a country town (1)
 - Need to stop growth of any kind due to climate change (1)
 - Growth should be on an appropriate scale (3)
 - Dislike the growth imperative (1)
 - Need to evaluate growth vs sustainability (1)
 - Push for economic growth wrong (1)
 - Current level of growth unacceptable (3)
 - Nearby towns should grow, not Oxford (1)
- Development
 - Building Quality
 - Sensitive development needed (2)
 - High architectural quality in new buildings (3)
 - More creative in Building new business and living spaces (1)
 - Oxford needs to retain its character (5)
 - No more poor quality/ ugly developments (2)
 - Oxford is boring (1)
 - Should be more influenced by European cities (1)
 - Floodplains
 - Consider what farmers upstream grow to control flooding (1)
 - Encourage environment agencies to dredge the river (1)
 - Need to build on floodplains with floating steel structures (1)
 - Should not develop the floodplain (3)
 - Need to fund and follow the Oxford Flood Alleviation Plan (1)
 - Need more flood protection (1)
 - Excavate parts of the flood plain for elevated housing (1)
 - Preservation
 - History must be preserved (2)
 - Green space must be preserved (10)
 - Green Belt must be preserved (5)
 - If we build on the green belt we must find a way of incorporating lost vegetation (3)
 - Continual desire to build on all available green space and historic buildings (1)
 - Loss of green space acceptable if there were proper improvements (1)
 - Rather build on farmland than increase the density too much (1)
 - Council Staff destroying the Town Hall (1)
 - Conservation status has not helped protect areas (1)
 - Ancient forests rightly have same protection status as buildings (1)
 - Employment
 - More employment hubs (1)
 - Move employment sites to more suitable settlements (1)
 - Mover employment hubs to the outskirts of Oxford (1)
 - More Employment in Oxford will exacerbate problems (2)
 - Encourage start-up businesses in Oxford (2)
 - Should not protect key employment sites – respond to market (1)
 - Should allow all employment sites to be redeveloped as housing (2)
 - Encourage employment which pay unskilled workers a good wage (1)
 - Too many commuters in Oxford (1)
 - Development Policy

- Create more walkable neighbourhoods (1)
- Planning for development should be beyond formal borders of Oxford (1)
- This might all be overdevelopment – Brexit (1)
- City is stuck in the 1960's or 70's (1)
- Oxford too hesitant in development – be brave (3)
- Should keep development inside the greenbelt (1)
- New town development needed – not just splodges added on (1)
- Too much development in areas with not enough services (4)
- Better cooperation to minimise self-interest in development (1)
- Better integration and coordination across Oxford's developments (1)
- Improve energy efficiency (1)
- Oxford is pursuing a policy of 'Golden Bricks' (1)
- Favour brownfield over greenfield sites (1)
- Encourage mixed use developments (1)
- Need better internet connectivity (2)
- Oxford should be interesting and innovative (2)
- Land use
 - Hospitals be taller, freeing up land for housing (1)
 - Paving over land is causing flooding (2)
 - Churchill should not expand until Southfield golf course is developed (1)
 - Open spaces needed (1)
- Who should lead development?
 - Community led development (1)
 - Development should not be driven by developers (1)
 - Help communities draw up their own local plan (1)
 - Greater input by communities (1)
- Specific Developments
 - Dislike the Northern Gateway Project (2)
 - Want speedway and greyhound track back (1)
- Regeneration
 - Need to regenerate areas without driving people out with increased prices (1) – Black Bird Leys
- Resulting traffic
 - Creating even more employment in Oxford without address the traffic (1)
 - Any new hotels should be on the outskirts to help traffic (1)
 - Cannot justify further development unless it is to reduce traffic (1)

Tourism

- Tourist Activities
 - So much to see and do in Oxford (1)
 - Visiting groups have a bad attitude and need guidelines (1)
 - Should preserve history for tourists, not turn Oxford into a theme park (1)
- Levels of Tourism
 - Overdevelopment may destroy tourism in Oxford (1)
 - Visitors to Oxford are important and should be protected (1)
 - Too many tourists (6)
 - Have we reached the point where we cannot accommodate any more? (1)
 - Limit their numbers (1)
 - Need to balance the needs of tourists and the needs of residents (1)
- Tourist Information
 - Create a guide of historic sites – like Basingstoke (1)
 - Tourist information centres shouldn't run its own tours – favour independent tour guides (1)
 - More electronic/ mobile interactive information (1)
 - Develop trails (1)
 - Promote Oxford more as a centre of culture (1)

Business and Retail

- Retail
 - Need affordable rent on retail units for independent retailers (3)
 - Not enough useful shops and too many coffee shops and restaurants (2)
 - No proper shops – city centre turning into a theme park (1)
 - Black Bird Leys lacks a range of shops and eateries (1)
 - Maintain a good mix of quality shops (1)
 - Westgate development should have dedicated areas for local retailers and restaurants (1)
 - Encourage street markets bringing in healthy food (1)
 - More shops selling essential, everyday items (1)
 - Covered market needs investment (1)
 - More continental feel to cafes – outside eating (2)
- Industry
 - Focus on science and education, not industry (2)
 - Don't oppose future nuclear power station at Didcot (1)
- Commercial Development
 - Commercial developers should set up in neighbouring towns (1)

Planning

- Planning Policy in general
 - Tougher approach to planning (1)
 - More flexibility in planning (1)
 - Planning for the past twenty years has been very poor (1)
 - Poor use of assets (2)
 - Consider what other cities are doing (1)
 - Lots of careful forethought needed before plans are enacted (1)
 - Objections to OCC projects are ignored anyway (1)
 - Improving one thing can lead to the deterioration of another (1)
 - Read Oxford Civic Society newsletter (1)
 - Improvements needed in the town centre (1)
- New Local plan
 - Plan includes clear criteria (1)
 - Like what they have seen (2)
 - Should have a chapter on supporting local food (1)
 - Ratio of 5.75ha of public space per 1000 population should be maintained (1)
 - Draft Headington local plan should be incorporated into the new local plan (1)
 - Neighbourhood plans should be respected (2)
 - Needs to be a single overarching plan – not things in isolation (1)
 - Oxford's plan should consider the context of the country as a whole (1)
 - More involvement from other professionals in the plan (1)
 - Keep what is best and alter the rest (1)

Hotels

- The new Local Plan should allow greater flexibility for change of use from hotel use

Flooding

- A combination of sluice management, drain cleaning, ditch clearance and localised pumping would be an extremely cost effective approach over the long term. Establish a dedicated Conservancy or Trust to take responsibility for water management. SFRA needs to include the updated climate change allowances Local Plan should apply a sequential, risk-based approach to the location of development to avoid flood risk Increase the scope of the Strategic Flood Risk Assessment to a level 2 SFRA
- The potential for the Western Conveyance Channel should be acknowledged and investigated.
- Counter the pressure to develop areas of higher flood risk, and take measures to reduce the dwellings at risk of flooding.

Ecology

- Local plan should reflect the aim of the WFD of achieving good ecological classification in the city's waterbodies.
- The Lye Valley needs policies for its safeguarding
- The Local Plan should set criteria based policies to ensure the protection of designated biodiversity and geological sites.

General comments on preparation of new Local Plan

- The preparation of a new Local Plan to replace the variety of documents that make up the Local Plan currently is to be welcomed
- The preparation of a post-NPPF plan is to be welcomed
- As the period extends to 2036 the City will need to identify its objectively assessed housing need to cover that period. Specific consultation exercises should be held with developers and land owners, to identify barriers to housing supply
- We continue to support the West End being treated as a strategic allocation. The approach to dwelling mix and typology in the West End should be re-considered
- Appropriate water services infrastructure should be in place. Set a water consumption limit of 105 (l/h/d) for residential development. Ensure developing land affected by contamination will not create unacceptable risks
- Establish a standard of green space provision
- Local Plan policies should regard the impact of the unprecedented scale of institutional development in Headington in recent years
- Local Plan should subsume policies set out in the Headington Neighbourhood Plan, demonstrate how its historic evidence base has informed and influenced the Plan's policies and site allocations, conserve, improve access to and enhance the historic environment, contain an overarching strategic policy to deliver the conservation and enhancement of the historic environment. Local Plan should also demonstrate how the historic environment has influenced its choice of sites, encourage tree planting, make implicit reference to the need for development and transport planning to be completely integrated, encourage sustainable buses or rapid transport. Provision needs to be made for sufficient volume and range of quality of hotels, other accommodation, recreational facilities and transport arrangements. The Local Plan needs to recommend how the public realm can be improved
- The City Council achieve a balance between jobs and housing that is currently lacking. There is no reference to the role of the Green Belt in encouraging urban regeneration
- Introduce a Supplementary Planning Document that supports community enterprise including house building
- The Local Plan should set a requirement and programme for site specific SPDs or AAPs, in areas of major development/change. It is important that the impact of future development has the ability to be mitigated and that any infrastructure requirements are funded by developments individually
- Re-providing some appropriate open space and sports facilities from within the city boundaries to the green belt could free up land for housing. We remain extremely concerned that the plan-making programme could ultimately delay the provision of housing. (South Oxfordshire and Vale of White Horse District Councils)
- Consider whether a shorter timetable to adoption is possible
- Believe in the permanence of the Green Belt not increased urban sprawl. Planning for continuation of Park & Ride is simply antiquated.
- A specific Policy on water and sewerage infrastructure, within the New Local Plan, is required. Either carry forward the wording as set out in Policy CS17 or alternatively include suggested policy wording and supporting text
- Preparation of the new Local Plan provides the opportunity to incorporate Local Enterprise Zones and Local Development Orders to encourage economic activity
- Need to make radically better provision for interchange between cycling and buses services, and between different bus routes
- Would like to see a policy to establish a standard of green space provision linked to population which is similar to the current Policy CS 21 in the Oxford Core Strategy
- Would like to see the Local Plan retain the Oxford Urban Village model