

Oxford City Council

**CONSULTATION STATEMENT
Summarising the Local Plan 2036 Preferred Options
(Regulation 18) Consultation**

October 2018

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1. Introduction

The Oxford Local Plan 2016-2036 sets 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.

The current report demonstrates how planning officers have taken account of the public feedback to the preferred options as received during the Regulation 18 consultation, and how the proposed submission draft has been shaped in response.

The report covers:

- (i) An overview of the Preferred Options consultation, including which bodies and persons were invited to make representation and how they were consulted;
- (ii) A summary of the received responses to the preferred options; and,
- (iii) A demonstration of how the proposed submission draft has been shaped in response to the public feedback.

The next stages for the emerging local plan are as follows:

Proposed Submission consultation (programmed for Autumn 2018)

Following the analysis of comments received during the Preferred Options Consultation, we have produced the Proposed Submission Draft. We will consult on this for a period of 6 weeks between 1st November and 13th December 2018. Comments in relation to this must be received in writing (or by email) as they will be submitted to the Secretary of State.

Examination (programmed for Summer/ Autumn 2019)

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.

Engagement throughout the Local Plan process

Involvement of local communities and other stakeholders from the outset in the preparation of planning policy documents has been a key priority for the council. The main stages of consultation to date on the Oxford Local Plan 2016-2036 are as follows:

- Preparatory Work (2016)
- First Steps consultation (June - August 2016)
- Preferred Options (Regulation 18) consultation (30th June and 25th August 2017)

First Steps consultation (June-August 2016)

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. 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 meet people in their everyday lives rather than expecting them to come to a specific consultation event. With this in mind the Local Plan team attended a variety of events that were already arranged across the city such as the Leys Festival and the Cowley Road Carnival.

2. Preferred Options consultation process

a. Who was consulted and how?

1.1. The City Council conducted an extensive consultation exercise over the Summer of 2017 to publicise the project and engage the Oxford community in the Preferred Options Stage of the plan making process. The Preferred Options consultation aimed to involve residents, workers, employers, students and visitors to Oxford as well as stakeholders and service providers.

The Preferred Options consultation aimed to involve the whole city by delivering a questionnaire door-to-door across the city (approximately 60,000 properties). Letters were sent to various organisations and individuals, which included the statutory stakeholders and a wide range of interest groups, developers and agents.

Direct contact with the following individuals or organisations was made either by email or letter:

- Door-to-door delivery across the city (approximately 60,000 households)
- Statutory consultees (42 statutory) (see **Appendix 1**)
- Those on the City Council's online consultation database with an interest in Planning and Regeneration
- Additional local groups and organisations who were likely to be interested (250) (see **Appendix 2**)
- Respondents from the First Steps Consultation who wished to be kept informed of further stages in the Local Plan process (250)

b. Consultation methods

At this stage in the Local Plan project the material that was published was focussed on presenting the preferred policy options, and providing the evidence base that had led to the development of the policy options and to the preferences for those options. The consultation focussed on asking consultees whether they agreed with the Council's preferences for the policy options. In order to make this information accessible and to engage with a wide range of parties/people and levels of interest a ranges of materials were produced with different audiences in mind:

For people with 5-10 minutes to get involved:

- Leaflet (equivalent 2 sides of A3) with basic information and simple 'Strongly Agree – Strongly Disagree' questionnaire with a freepost reply
- Social media comments could be left in relation to videos and short posts

For stakeholders and those with more interest/time:

- Local Plan Preferred Options Document
- Draft Sustainability Appraisal
- Background Papers
- Green Belt Study
- Structured online questionnaire to comment on Preferred Options Document (in addition to option of submitting written feedback on the council website, by email or by post)

The materials described above were available:

- On the Council's website
- In St Aldate's Customer Service Centre
- In 7 local libraries and the central library
- On request

In addition to being delivered to every household in the city, the leaflet was made available:

- In 7 local libraries and the central library
- In St Aldate's Customer Service Centre and the Town Hall
- In 30 community or leisure centre locations

The Preferred Options Consultation was publicised through the following channels:

- The LDS was published before the First Steps consultation and shows when each consultation stage will take place. The First Steps consultation also included information on the next stage (Preferred options)
- Early engagement with interest groups, including through the planning User Group, who were informed of the upcoming consultation in January 2017
- Attendance at local groups and forums, eg a jointly organised Civic Society/Planning User Group forum
- Notifying those on the City Council's online consultation database (all those interested in planning or other relevant topics- 400+)
- Notifying statutory consultees and Duty to Cooperate bodies
- Notifying 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)
- A press briefing with the Oxford Times
- Posters distributed to all community noticeboards in the city
- Electronic adverts inside Oxford Bus Company buses during the first week of the consultation
- Your Oxford published on 9th June and distributed to households across the city
- Mailouts from community and amenity groups to their own members
- Local members

The Preferred Options document was approved by City Executive Board on 15th June 2017. Before that meeting it was considered at Scrutiny Committee on 12th June.

Drop-in events were held at the following times and venues. These were widely advertised through the posters displayed on all community notice boards, as well as on our website, on electronic adverts inside Oxford Bus Company buses during the first week of the consultation and mentioned at meetings held before and during the consultation.

Sun 2 nd July:	Cowley Road Carnival 11-5; Cowley Road	Sun 23 rd July:	Summertown Farmers Market 10-2; Banbury Road
Sat 8 th July:	Leys Festival 12-4; Blackbird Leys Park	Fri 4 th August:	Templars Square Shopping Centre 11-1.30
Sun 9 th July:	Race for Life 10-4; University Parks	Sun 6 th August:	West Oxford Community Café/Centre 11-1.30
Mon 10 th – Fri 14 th July:	Pop-up shop 11-2; Ship Street	Sat 12 th August:	Town Hall Drop-in Session 11-1.30; Long Room, Town Hall
Sat 15 th July:	Headington Funday 2-5; Bury Knowle Park	Sun 13 th August:	Cowley Classic Car Show 11-5; Cutteslowe Park
Sun 16 th July:	South Oxford Farmers Market 9.30-12; Lake Street	Sat 19 th August:	Elder Stubbs Festival 11-5; Elder Stubbs Allotments

3. Format of this report

The report is arranged the preferred options according to chapters, each of which corresponds to the structure of the proposed submission draft. For each option, there are graphs showing the number of comments received in strong agreement, agreement, neutral, disagreement or strong disagreement. These are taken from the full comment forms (blue bar graphs) and also from the short leaflets (green bar graphs).

Beneath the graphs there is an additional comments box containing comments received from the leaflet, the full online comment form and in freeform letters and emails sent directly to the Planning Policy team. These comments were often made in addition to responders completing the questionnaires, but not always. It should be noted that the numbers referred to in this box only relate to the number of additional comments made in relation to each option; these numbers are independent of the numbers shown in the graphs (which reflect the results of the questionnaire element of the comment form and leaflet).

The additional comments box is followed by a Council response box. This contains the council's response to the received feedback including a discussion of how they have informed any changes. It also shows the relevant policies that correspond to the preferred option within the proposed submission draft.

4. Layout of report

Preferred Option (PO)	Proposed Submission Draft Chapter	Pages
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<p>Opt 1: Protecting Category 1 employment sites</p> <p>Opt 2: Protecting Category 2 employment sites.</p> <p>Opt 3: Making best use of Category 3 employment sites</p> <p>Opt 4: Controlling low density B8 uses</p> <p>Opt 5: Teaching and research</p> <p>Opt 6: Sites for small businesses and start-up spaces for other employment uses (e.g. creative industries, virtual offices)</p> <p>Opt 7: New academic floor space for Private Colleges/language schools</p> <p>Opt 8: Opportunities for local employment, training and businesses</p>	<p>C2. Building on Oxford’s economic strengths and ensuring prosperity and opportunities for all</p>	<p>10 – 17</p>
<p>Opt 9: Overall housing target for the plan period</p> <p>Opt 10: Determining the priority types of Affordable Housing</p> <p>Opt 11: Determining the approach to setting the level of the Affordable Housing requirement</p> <p>Opt 12: Meeting intermediate housing or employment sector specific needs based on local affordability approaches</p> <p>Opt 13: Providing affordable housing from larger sites</p> <p>Opt 14: Affordable housing financial contributions from small sites</p> <p>Opt 15: Contributions towards affordable housing from other development</p> <p>Opt 16: Mix of dwelling sizes to maintain and deliver balanced communities (‘balance of dwellings’)</p> <p>Opt 17: Thresholds for mix of dwelling sizes (‘balance of dwellings’)</p> <p>Opt 18: Change of use from existing homes/loss of dwellings</p> <p>Opt 19: Houses in Multiple Occupation (HMOs)</p> <p>Opt 20: Linking the delivery of new University academic facilities to the</p>	<p>C3. Creating a pleasant place to live, delivering housing with a mixed and balanced community</p>	<p>18 – 37</p>

<p>delivery of University provided residential accommodation</p> <p>Opt 21: New student accommodation</p> <p>Opt 22: Affordable housing financial contributions from small sites</p> <p>Opt 23: Accommodation for travelling communities</p> <p>Opt 24: Homes for Boat Dwellers</p> <p>Opt 25: Privacy and daylight</p> <p>Opt 26: Housing internal space standards</p> <p>Opt 27: Outdoor space standards</p> <p>Opt 28: Accessible and adaptable homes</p>		
<p>Opt 29: Making use of previously developed land</p> <p>Opt 30: Density and efficient use of land</p> <p>Opt 31: Green Belt</p> <p>Opt 32: Energy efficient design and construction</p> <p>Opt 33: Carbon reduction in non-residential development (demonstrated through BREEAM)</p> <p>Opt 34: Carbon reduction from residential development (not mutually exclusive)</p> <p>Opt 35: Sustainable Retrofitting of Existing Buildings</p> <p>Opt 36: Water efficiency (residential)</p> <p>Opt 37: Community energy schemes, heat networks and Combined Heat and Power (CHP)</p> <p>Opt 38: Flood risk zones</p> <p>Opt 39: Flood risk assessment</p> <p>Opt 40: Sustainable drainage</p> <p>Opt 41: Surface and groundwater flow and groundwater recharge</p> <p>Opt 42: Health Impact Assessment</p> <p>Opt 43: Air quality assessments</p> <p>Opt 44: Air Quality Management Area</p> <p>Opt 45: Protection of future</p>	<p>C4. Making wise use of our resources and securing a good quality local environment</p>	<p>38 – 56</p>

<p>occupants against nuisances such as noise and light</p> <p>Opt 46: Lighting and light pollution</p> <p>Opt 47: Noise and noise pollution</p> <p>Opt 48: Contaminated land</p>		
<p>Opt 49: Managing the overall amount of Public Open Space in Oxford</p> <p>Opt 50: Creating a green infrastructure policy designation</p> <p>Opt 51: Securing net gain in Green Infrastructure provision, particularly public access to open spaces</p> <p>Opt 52: Ensuring that new developments improve the quality of Green Infrastructure</p> <p>Opt 53: Biodiversity sites, wildlife corridors. Species protection independent ecological assessment (accounting)</p> <p>Opt 54: Playing pitches</p> <p>Opt 55: Allotments</p> <p>Opt 56: Protecting and promoting watercourses – Making more of blue infrastructure</p> <p>Opt 57: Species enhancement in new developments</p> <p>Opt 58: Trees affected by new development</p> <p>Opt 59: Green/brown roofs and walls</p> <p>Opt 60: Enhanced walking and cycling connections</p>	<p>C5. Making wise use of our resources and securing a good quality local environment</p>	<p>57 – 68</p>
<p>Opt 61: Creating successful places</p> <p>Opt 62: Responding to Oxford's character and site context</p> <p>Opt 63: Creating an integrated high quality public realm and setting of buildings</p> <p>Opt 64: Secure by design</p> <p>Opt 65: High quality design of new buildings</p> <p>Opt 66: Building heights</p> <p>Opt 67: Altering existing buildings</p> <p>Opt 68: Shopfronts and signage</p>	<p>C6. Enhancing Oxford's unique heritage and creating quality new development</p>	<p>69 – 84</p>

<p>Opt 69: Stores for bikes, waste and recycling</p> <p>Opt 70: High Buildings, view cones and high building area</p> <p>Opt 71: Listed buildings and their setting</p> <p>Opt 72: Assets of Local Heritage Value</p> <p>Opt 73: Conservation areas</p> <p>Opt 74: Important parks and gardens</p> <p>Opt 75: Scheduled Monuments</p> <p>Opt 76: Defining areas likely to have archaeological deposits</p> <p>Opt 77: Provisions for sites that include archaeological remains</p> <p>Opt 78: Archaeological remains within listed buildings</p>		
<p>Opt 79: Transport Assessments and Travel Plans (include servicing and delivery plans)</p> <p>Opt 80: Supporting city-wide pedestrian and cycle movement</p> <p>Opt 81: Supporting walking, cycling and public transport access to new developments</p> <p>Opt 82: Tourist coaches</p> <p>Opt 83: Scheduled coaches (i.e. long distance coaches to London and the airports)</p> <p>Opt 84: Safeguarding Cowley Branchline</p> <p>Opt 85: Car parking standards – residential</p> <p>Opt 86: Car Parking standards – non-residential</p> <p>Opt 87: Controlled parking zones (CPZ)</p> <p>Opt 88: Cycle parking standards – residential</p> <p>Opt 89: Cycle parking standards – non-residential</p> <p>Opt 90: Off-street public car parking</p> <p>Opt 107: Area Action Plans</p>	<p>C7. Ensuring efficient movement into and around the city</p>	<p>85 – 96</p>

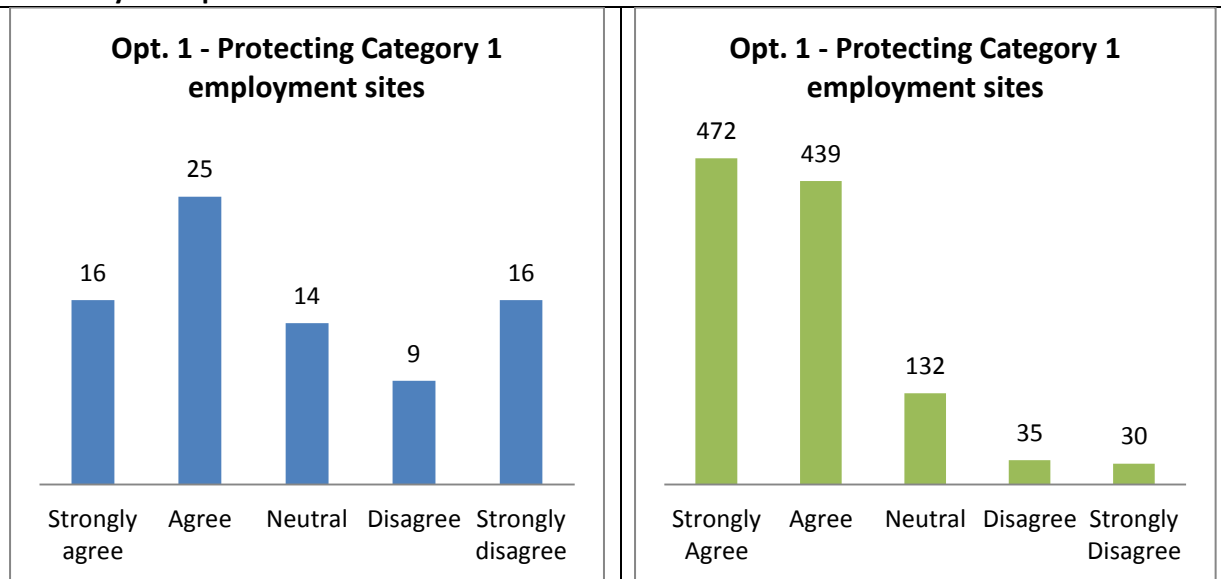
<p>Opt 91: Hierarchy of centres for town centre uses</p> <p>Opt 92: Widening the role of district centres</p> <p>Opt 93: The “sequential approach” and “sequential test”: location of town centre uses</p> <p>Opt 94: “Impact Assessment”: threshold for requiring an impact assessment for applications for town centre uses that are not located in existing centres</p> <p>Opt 95: Primary and Secondary Shopping Frontages of the city centre</p> <p>Opt 96: Primary and Secondary Shopping Frontages of district and local centres</p> <p>Opt 97: Evening economy: cultural and social activities</p> <p>Opt 98: Tourist/Visitor attractions</p> <p>Opt 99: Short-stay accommodation (hotels and guest houses)</p> <p>Opt 100: Infrastructure and developer contributions</p> <p>Opt 101: Delivering High Quality Ubiquitous Digital Infrastructure</p> <p>Opt 102: Waste water and sewerage infrastructure</p> <p>Opt 103: Access to education (state primary and secondary schools)</p> <p>Opt 104: Primary healthcare services</p> <p>Opt 105: Community facilities</p> <p>Opt 106: Pubs</p>	<p>C8. Providing communities with facilities and services and ensuring Oxford is a vibrant and enjoyable city to live in and visit</p>	<p>97 – 112</p>
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5. Analysis of comments and council response

C2: Building on Oxford’s economic strengths and ensuring prosperity and opportunities for all

Opt. 1: Protecting category 1 employment sites

Summary of responses to PO



Additional Comments

There were a few additional comments about what further uses should be allowed on these sites, a few saying housing and others saying definitely not housing. Some comments referred to particular sites that should or shouldn't be in the list of category 1 sites. A few commenters preferred option B or wanted a combination of A and B. Some comments said some of these employment sites are ideal for housing.

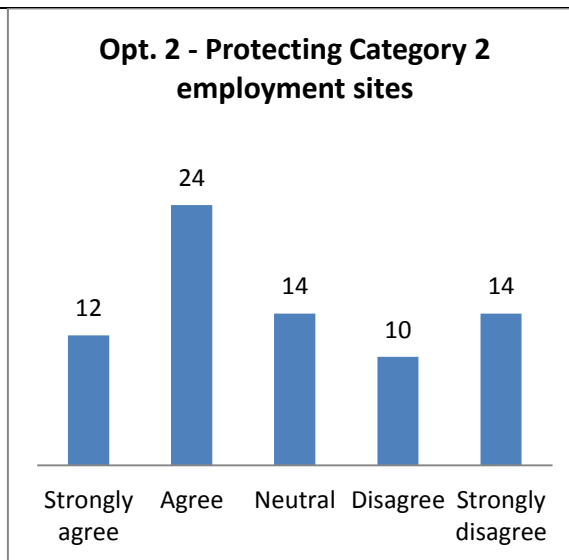
How these comments were taken into account in the proposed submission draft

Policy E1 of the PROPOSED SUBMISSION DRAFT addresses in detail the employment sites in the city. The hierarchy of employment sites as used in the DRAFT was informed by an Employment Land Assessment in conjunction with previous economic studies and input from property agents. These are expanded within the DRAFT and background information. Category 1 and 2 sites are identified in an appendix. The main preferred option is reflected in the policy and as such there is restricted flexibility on the uses that will be supported on category 1 sites due to their high level of importance to the local economy.

The development of other uses is closely restricted to those that directly support the main economic function of the site, start-up businesses and employment linked housing (subject to Policy H3) and as long as there is no loss of floorspace.

Opt. 2: Protecting category 2 employment sites

Summary of responses



Additional comments

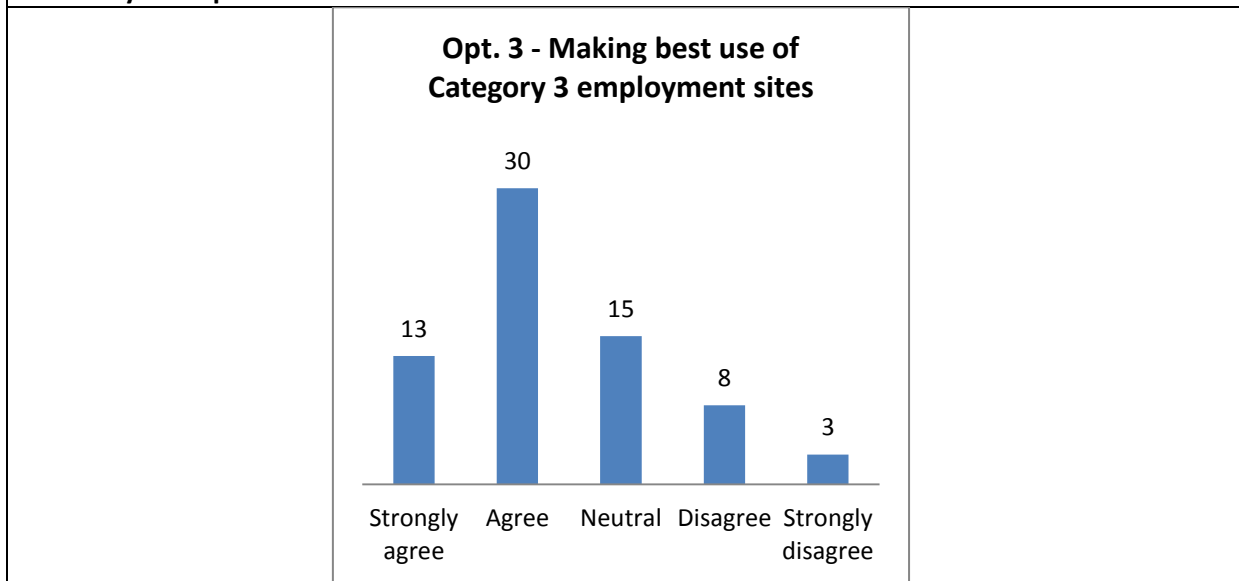
There was some support for this PO although the majority of comments were concerned that some sites were being protected at the expense of providing sites for housing. A mix of employment and housing on the same site should be considered in some instances. Some questioned the value of some of the sites listed as Category 2 sites.

How these comments were taken into account in the proposed submission draft

The hierarchy of employment sites as used in the PROPOSED SUBMISSION DRAFT was informed by an Employment Land Assessment in conjunction with previous economic studies and input from property agents. These are expanded within policy E1 and background supporting information. Category 1 and 2 sites are identified in an appendix. Category 2 sites are subject to a lower level of protection than category 1 sites although they provide an important diversity of employment opportunities in the city. However there is scope for the development of other uses on such sites, including housing or community uses, subject to compliance with specified criteria within the policy.

Opt. 3: Making best use of category 3 employment sites

Summary of responses



Additional Comments

Although there was some support for this PO it was recognised that the Category 3 sites are offering employment to non-graduate Oxford residents and should be protected. In addition, these sites often offer opportunities for new start-up companies to find sites. A mix-used neighbourhood adds more vibrancy to a community.

How these comments were taken into account in the proposed submission draft

The hierarchy of employment sites as used in the proposed submission draft was informed by an Employment Land Assessment in conjunction with previous economic studies and input from property agents. These are expanded within policy E1 and background supporting information. Whilst category 3 sites are on the lowest hierarchy of protection, any development resulting in the loss of employment space must still be justified by evidence of lack of use or unsuitability.

Opt. 4: Controlling low density B8 uses

Summary of responses																									
<p>Opt. 4 - Controlling low density B8 uses</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>17</td> </tr> <tr> <td>Agree</td> <td>24</td> </tr> <tr> <td>Neutral</td> <td>22</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>3</td> </tr> </tbody> </table>	Response	Count	Strongly agree	17	Agree	24	Neutral	22	Disagree	1	Strongly disagree	3	<p>Opt. 4 - Controlling low density B8 uses</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>412</td> </tr> <tr> <td>Agree</td> <td>481</td> </tr> <tr> <td>Neutral</td> <td>139</td> </tr> <tr> <td>Disagree</td> <td>42</td> </tr> <tr> <td>Strongly Disagree</td> <td>25</td> </tr> </tbody> </table>	Response	Count	Strongly Agree	412	Agree	481	Neutral	139	Disagree	42	Strongly Disagree	25
Response	Count																								
Strongly agree	17																								
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Neutral	139																								
Disagree	42																								
Strongly Disagree	25																								
<p>Additional comments</p> <p>Many respondents were in support of this option. It was recognised that the dramatic increase in online retail means that there does need to be suitable infrastructure to support larger volumes of local delivery of small parcels and clamping down on B8 uses could have an adverse impact on both residents and businesses.</p>																									

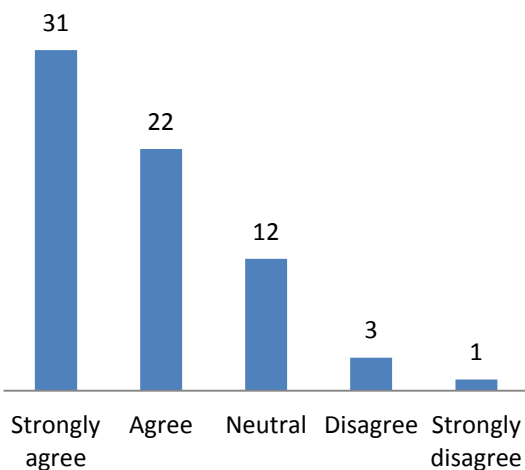
How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. Policy E1 of the proposed submission draft contains criteria that must be complied with in order for the loss of B8 space, including the requirement to demonstrate lack of demand for the use or need within the local economy or community.

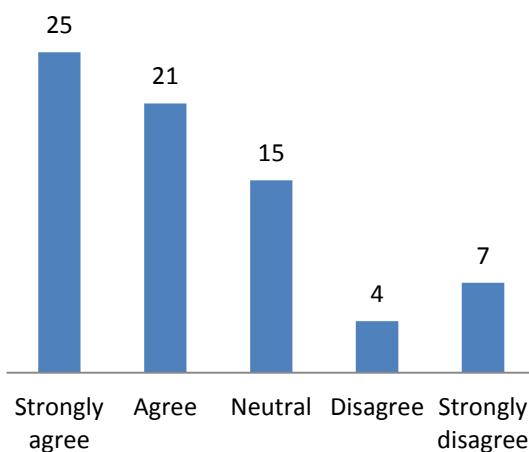
Opt. 5: Teaching and research

Summary of responses

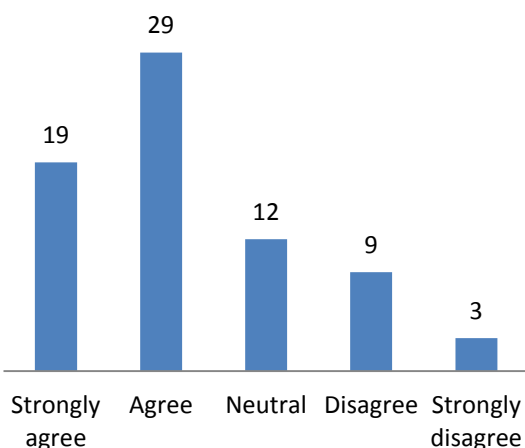
Opt. 5A - Teaching and research



Opt. 5C - Teaching and research



Opt. 5D - Teaching and research



Additional comments

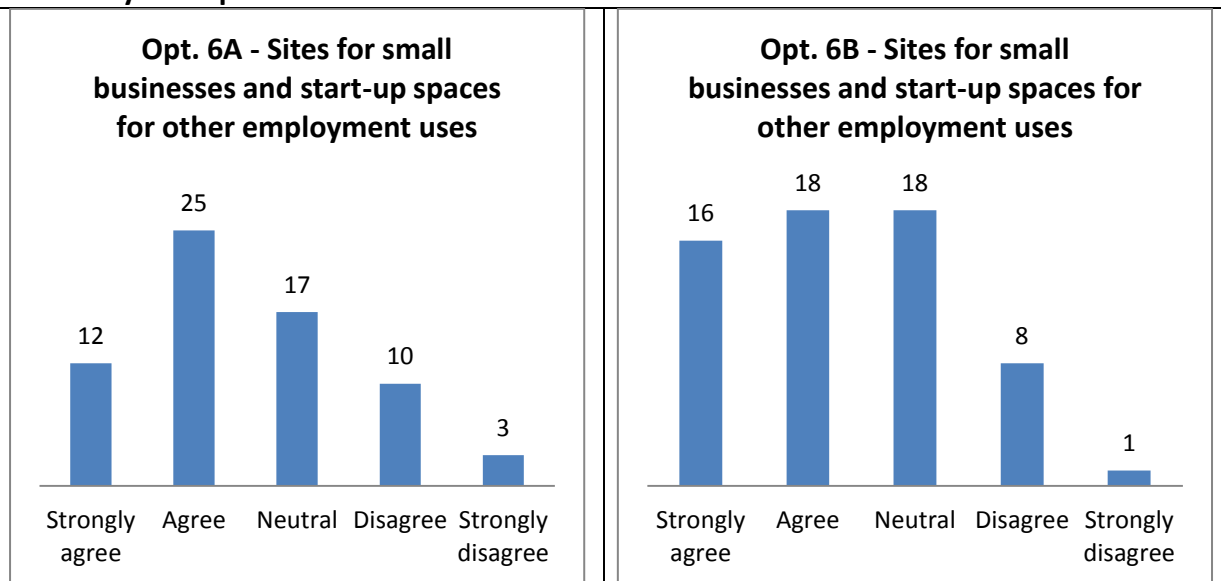
There was a mixed response overall to the options relating to how best to accommodate the growth and expansion of the hospitals and universities. Eleven additional respondents supported the preferred options as set out in the preferred options document while numerous suggestions were made for changes to the preferred options. Ten responses were made suggesting that certain functions of the universities were re-located outside of Oxford while eight comments were made in relation to objecting to the growth and expansion of Oxford Brookes.

How these comments were taken into account in the proposed submission draft

The preferred options are represented by policy E2. The emerging plan supports the redevelopment and intensification of academic and administrative usage within the footprint of existing university sites. Any proposals to expand further would need to comply with the requirements of policy H8. Growth of the hospitals will be encouraged through redevelopment and intensification of their sites as set out in the site allocations.

Opt. 6: Sites for small businesses and start-up spaces for other employment uses (e.g. creative industries, virtual offices)

Summary of responses to PO



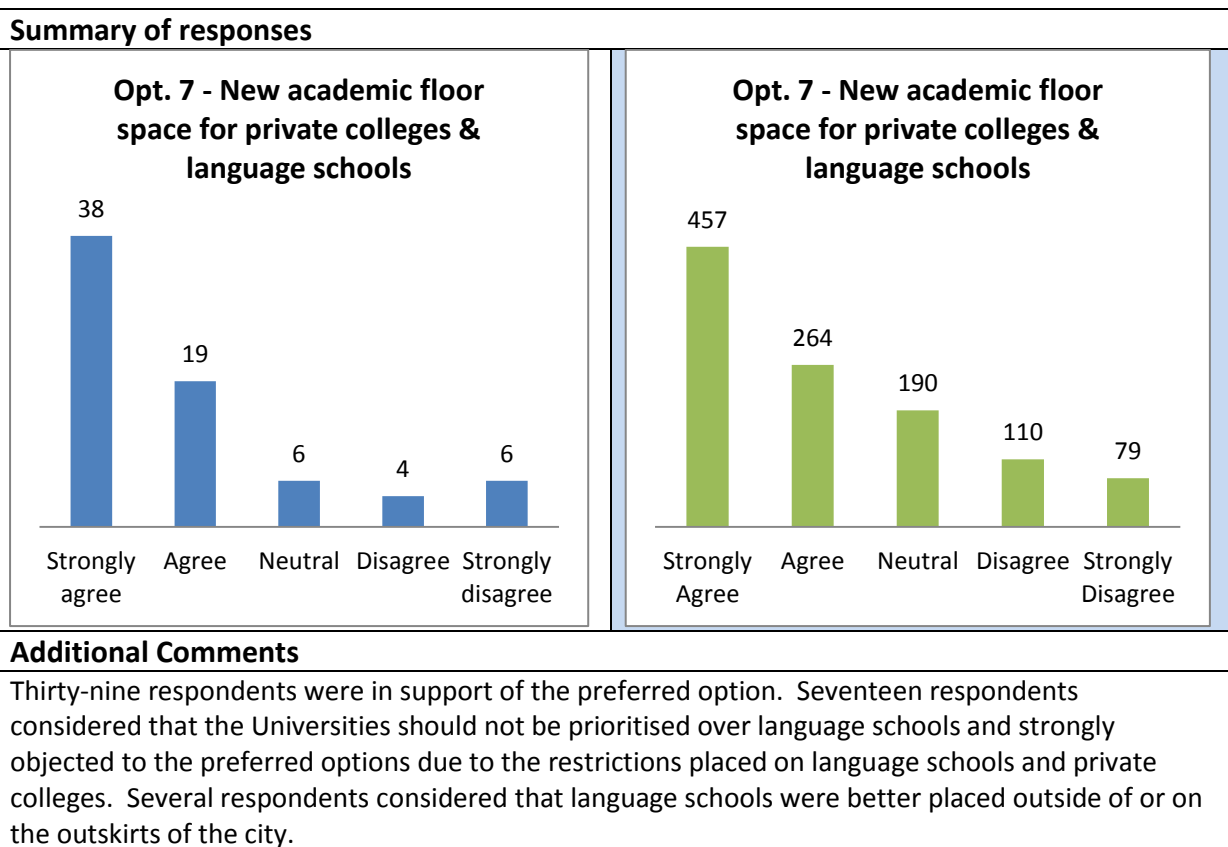
Additional comments

Nine additional respondents supported the preferred options as set out in the preferred options document (one respondent only supported part of the preferred options). Five respondents considered that small businesses and start-up spaces should be included on category 1 employment sites as well as on category 2 sites. Seven respondents considered that supporting small businesses and start-ups should be encouraged outside the city. Several respondents did not consider that the city and district centres were the most appropriate areas for start-up space, however several others considered that the very smallest businesses should be allowed to set up anywhere in the city.

How these comments were taken into account in the proposed submission draft

Policy E1 will support the provision of spaces for small businesses and start-ups and similar uses on category 1 sites as long as they do not detract from the main economic functions of those sites. The policy represents a change in the preferred option, with the development of such uses emphasised with category 1 sites and all other proposed uses are to be assessed against the site specific circumstances.

Opt. 7: New academic floor space for Private Colleges/language Schools



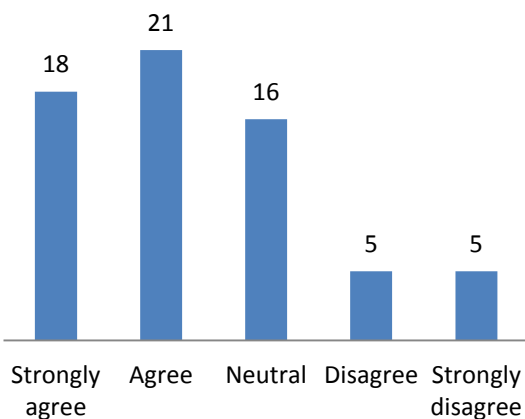
How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. The preferred option was represented in the proposed submission draft by policy E3. The policy confirms the approach taken by the council to restrict new academic and administrative floorspace for private colleges and language schools. The approach is informed by the recognised contribution to the economic and civic life of the city of both universities, as well as the impact of the loss of suitable housing and potential employment sites to private college development. The policy also clarifies the circumstances for exemption from the policy, with the onus on developers to demonstrate that proposals contribute to all plan objectives. Specifically exempted private institutions and independent schools are identified in the policy due to their provision of statutory education and adult learning.

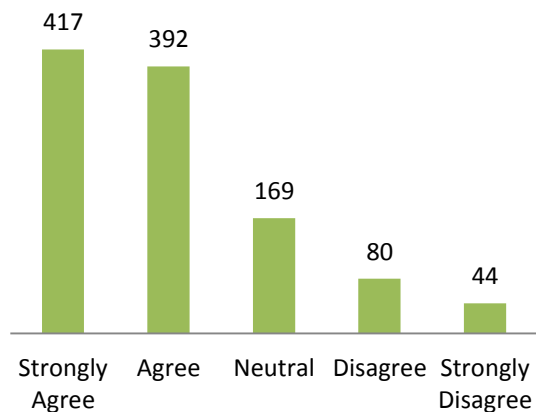
Opt. 8: Opportunities for local employment, training, & businesses

Summary of responses

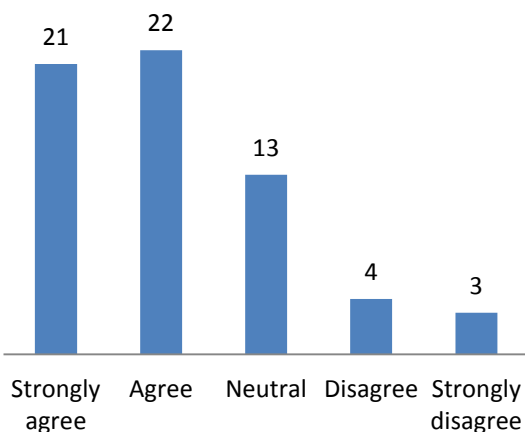
Opt. 8A - Opportunities for local employment, training, businesses



Opt. 8 - Opportunities for local employment, training, & businesses



Opt. 8B - Opportunities for local employment, training, businesses



Additional Comments

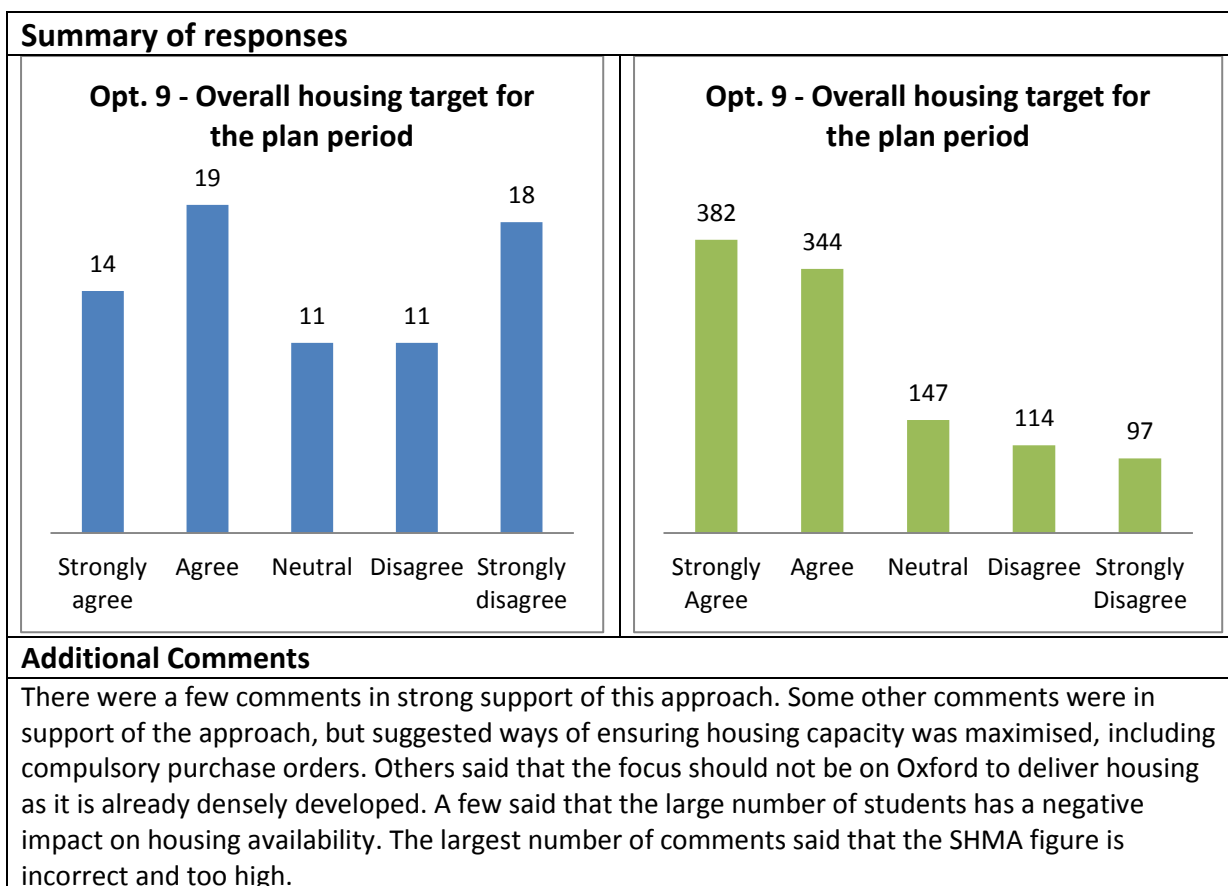
Nineteen additional respondents replied supporting the preferred options. Several queried how a proposed policy would be monitored and enforced and other sought clarity in relation to phrases such as 'realistically bid' and 'large construction project'. Only one respondent supported the rejected option but several of the respondents considered that the approach would increase costs, reduce construction and would not benefit local people.

How these comments were taken into account in the proposed submission draft

New development offers a significant opportunity to secure real benefits for the local community beyond those directly related to the use provided. Policy E4 applies to developments with more than 45 residential units or 1000m² of non-residential floorspace. The commitments required by this policy will be secured through the use of legal (s106) agreements.

C3: Creating a pleasant place to live, delivering housing with a mixed and balanced community

Opt. 9: Overall housing target for the plan period



How these comments were taken into account in the proposed submission draft

The Oxfordshire SHMA 2014 covers the period until 2031, so a ‘roll-forward’ study was commissioned by the City Council in order to understand housing need to 2036. The SHMA roll-forward study has used the same methodology as the previous SHMA, but has used the most up-to-date household forecasts and has re-calculated economic growth.

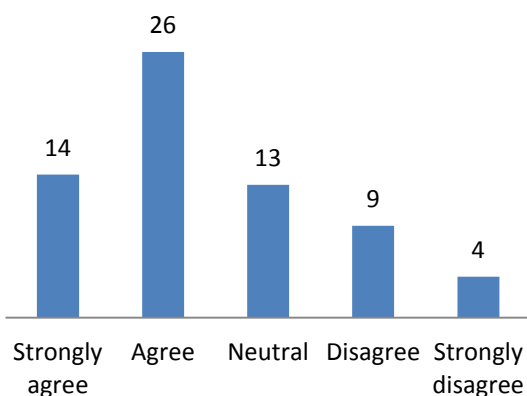
The objectively assessed need for new homes for Oxford is based on the updated SHMA, and this has been determined over the plan period to be much higher than the city can realistically accommodate within its administrative boundaries. In recognition of the existing significant constraints and following consultations with neighbouring authorities, the emerging local plan will adopt a capacity based approach and an agreed apportionment of homes to be provided within each of the adjoining districts to address the unmet need of Oxford.

Other policies have been proposed within the submission draft that specifically address the impact of the city’s student population on the housing situation. As with all parts of the local plan the policy has been subject to viability testing at plan stage and is considered to be viable.

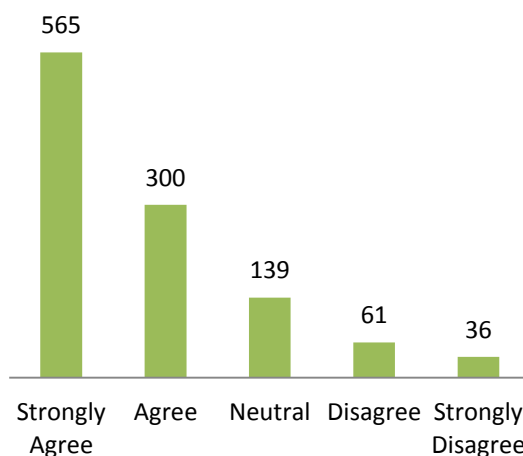
Opt. 10: Determining the priority types of Affordable Housing

Summary of responses

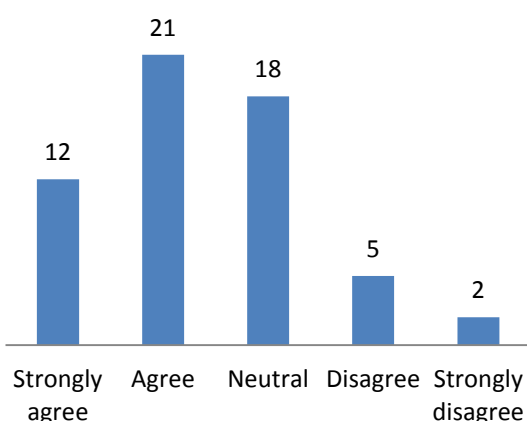
Opt. 10A - Determining the priority types of Affordable Housing



Opt. 10 - Determining the priority types of Affordable Housing



Opt. 10B - Determining priority types of Affordable Housing



Additional Comments

A few commenters were interested in ensuring homes were affordable in perpetuity. There was also some concern about the lack of provision for the homeless and the closure of shelters. Many saw housing in Oxford as not affordable anyway, and gave Barton Park as an example. Some said social rent was the only genuinely affordable option; others were interested in provision for key workers. One comment said the proposals do not reflect the SHMA.

How these comments were taken into account in the proposed submission draft

Policy H2 addresses the delivery of affordable homes. Social rented homes are given priority as they are the most genuinely affordable. The 40% requirement is retained in the proposed local plan policies. Other forms of affordable housing, such as intermediate housing and affordable rented, are not the most affordable options in the Oxford setting and are likely to only benefit a limited pool of residents. As with all parts of the local plan the policy has been subject to viability

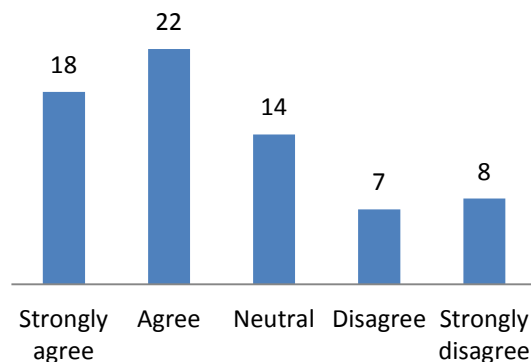
testing at plan stage and is considered to be viable.

Affordable housing linked to employment is considered having the potential to be a key part of the provision available in the city and will be supported in the emerging plan. This is addressed in Policy H3 (see responses to opt.12)

Opt. 11: Determining the approach to setting the level of the affordable housing requirement

Summary of responses

Opt. 11 - Determining the approach to setting the level of the Affordable Housing requirement



Additional Comments

Some said there should be more flexibility, as 50% affordable housing is often not delivered anyway. Others said that that affordable housing should be the priority, or that 100% of housing should be affordable, or that developments should not be allowed if they can't deliver affordable housing. The largest number of comments suggested that social houses should be offered to local people first.

How these comments were taken into account in the proposed submission draft

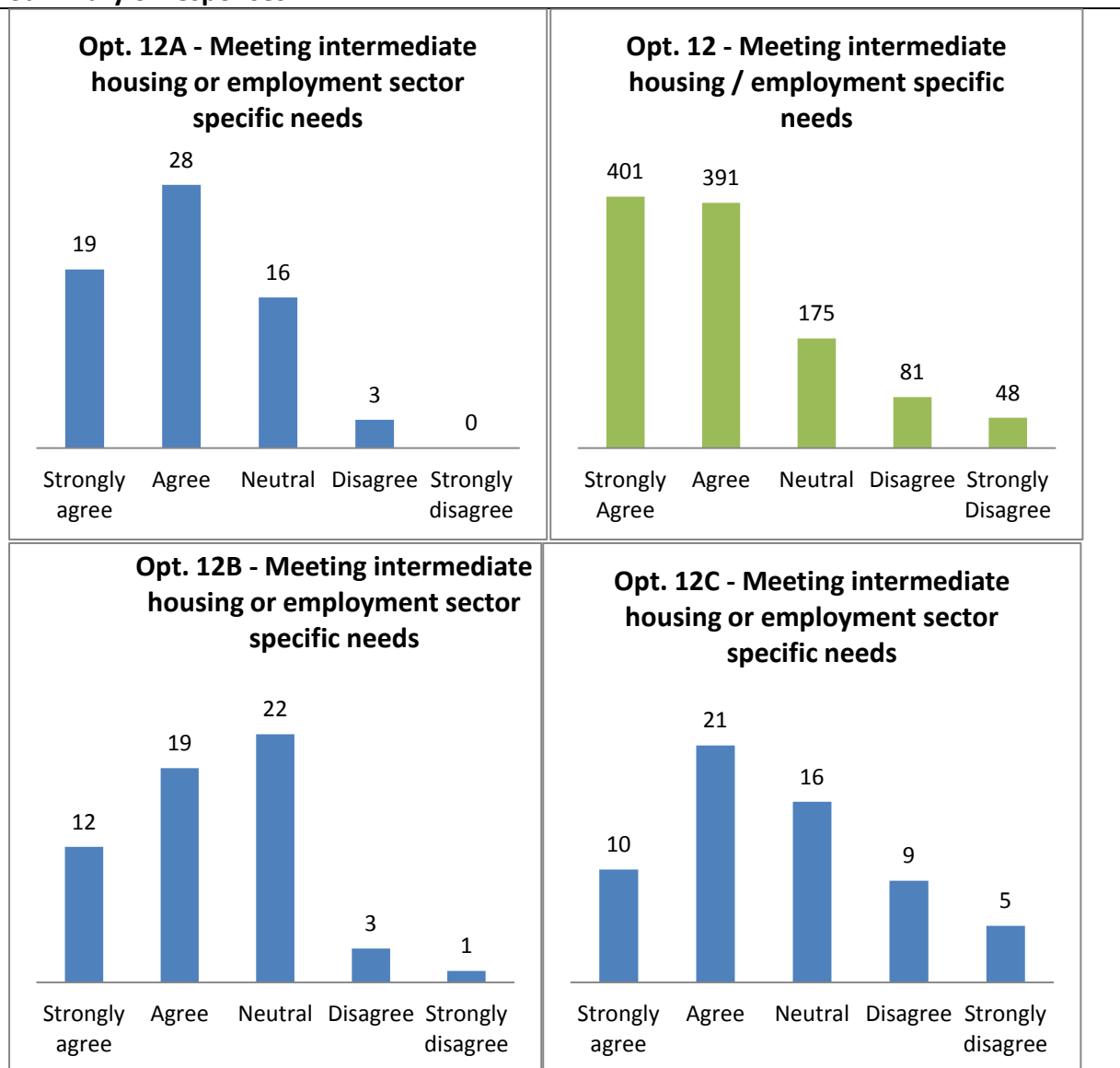
The overall support for the inclusion of an appropriate policy is noted and welcomed. Due to the extent of the need for housing in Oxford, there is not much scope for flexibility in the affordable housing policy (Policy H2). Exceptions to the 50% requirement from qualifying sites will only apply once robustly demonstrated that this makes a site unviable, in which event a cascade approach will be applied to ensure that some level of provision comes through.

For smaller sites and qualifying new student accommodation a financial contribution will be secured. As with all parts of the emerging plan the policy has been subject to viability testing at plan stage and is considered to be viable.

Allocation of housing is implemented by the council housing services department and as such will be beyond the scope of planning policy.

Opt. 12: Meeting intermediate housing / employment specific needs

Summary of responses



Additional Comments

13 people commented to say that they supported the preferred option. 42 comments were made suggesting moderations to or things that should be included in the preferred option, including differentiating for non-profit organisations, specifying the types of staff, not insisting on 100% affordable housing, especially if it may impact on viability and deliverability. There was some concern it might be open to abuse, some queries about how it would operate and ensure in perpetuity.

How these comments were taken into account in the proposed submission draft

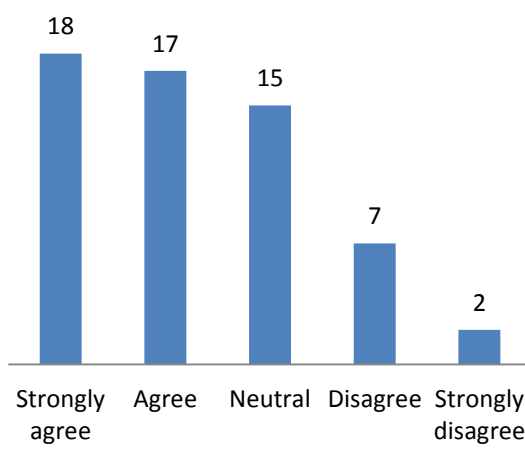
The overall support for the inclusion of an appropriate policy is noted and welcomed.

The policy will be applicable to specific employers and specified sites allocated for the purpose of employer linked housing. The intended purpose is that there is housing choice for a wide cross section of employees including those that may well have otherwise have

relied on council provided housing. To ensure that the benefits of this policy are secured for the longest possible period and for the most beneficiaries, a legal agreement will be required between the council and developer, to state the terms of operation, allocations policy and procedures to follow in the event that the employer no longer requires the dwellings to revert such housing to management of an RP under the affordable housing regime.

In order to ensure viability of those specified sites, the standard affordable housing requirements in policy H2 will not apply.

Opt. 13: Providing affordable housing from larger sites

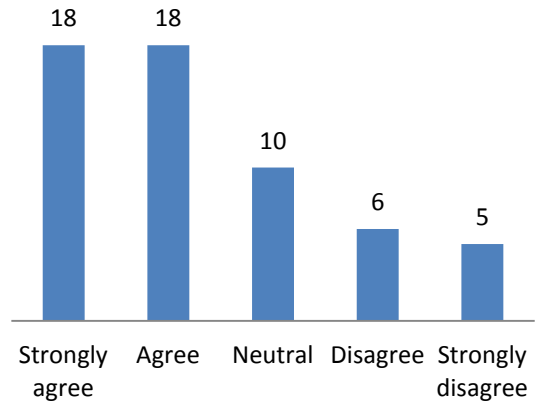
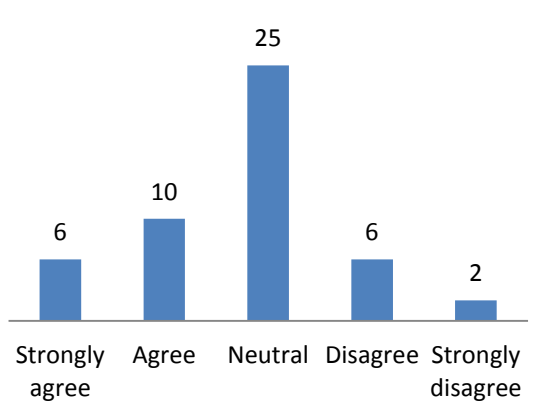
Summary of Responses													
	<p>Opt. 13 - Providing affordable housing from larger sites</p>  <table border="1"> <caption>Data for Opt. 13 - Providing affordable housing from larger sites</caption> <thead> <tr> <th>Response Category</th> <th>Number of Responses</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>18</td> </tr> <tr> <td>Agree</td> <td>17</td> </tr> <tr> <td>Neutral</td> <td>15</td> </tr> <tr> <td>Disagree</td> <td>7</td> </tr> <tr> <td>Strongly disagree</td> <td>2</td> </tr> </tbody> </table>	Response Category	Number of Responses	Strongly agree	18	Agree	17	Neutral	15	Disagree	7	Strongly disagree	2
Response Category	Number of Responses												
Strongly agree	18												
Agree	17												
Neutral	15												
Disagree	7												
Strongly disagree	2												
Additional Comments													
There were not many additional comments on this option. There was some concern that it is in conflict with national policy and that it would affect viability.													

How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. Due to the extent of the need for housing in Oxford, there is not much scope for flexibility in the affordable housing policy (Policy H2). Exceptions to the 50% requirement from qualifying sites will only apply once robustly demonstrated that this makes a site unviable, in which event a cascade approach will be applied to ensure that some level of provision comes through. For smaller sites and qualifying new student accommodation a financial contribution will be secured.

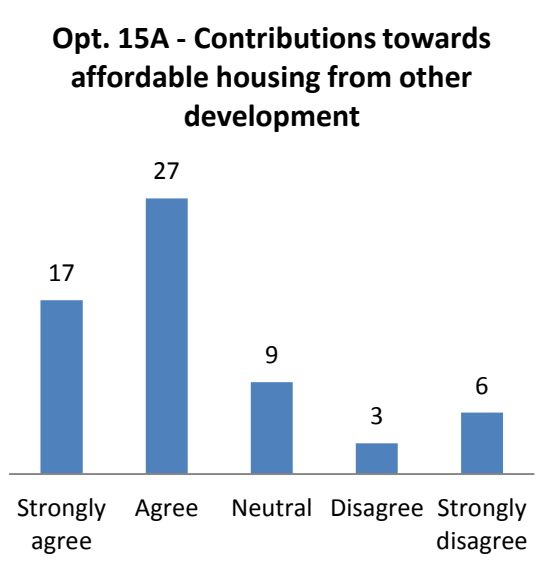
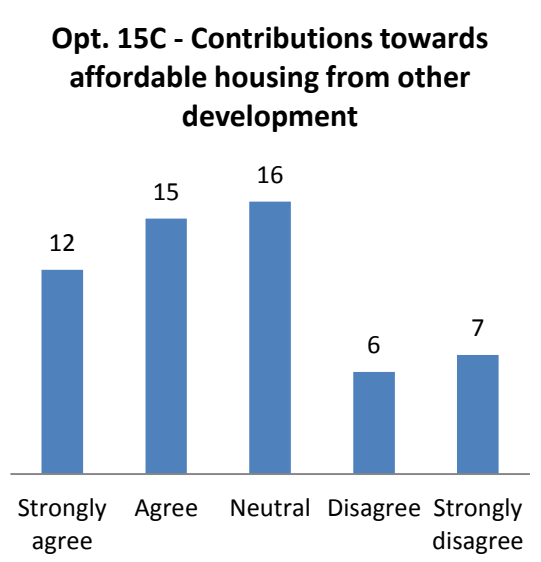
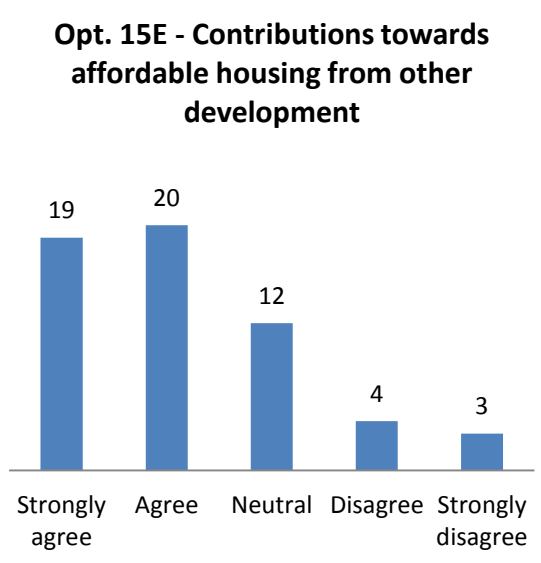
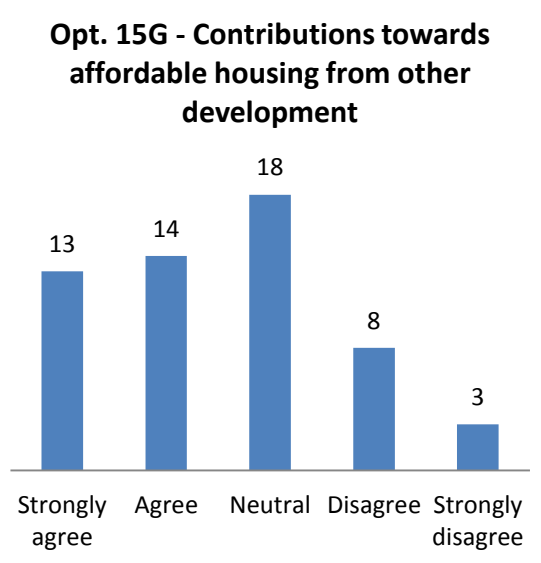
As with all parts of the local plan the policy has been subject to viability testing at plan stage and is considered to be viable.

Opt. 14: Affordable housing financial contributions from small sites

Summary of additional responses																									
<p>Opt. 14A - Affordable housing financial contributions from small sites</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>18</td> </tr> <tr> <td>Agree</td> <td>18</td> </tr> <tr> <td>Neutral</td> <td>10</td> </tr> <tr> <td>Disagree</td> <td>6</td> </tr> <tr> <td>Strongly disagree</td> <td>5</td> </tr> </tbody> </table>	Response	Count	Strongly agree	18	Agree	18	Neutral	10	Disagree	6	Strongly disagree	5	<p>Opt. 14C - Affordable housing financial contributions from small sites</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>6</td> </tr> <tr> <td>Agree</td> <td>10</td> </tr> <tr> <td>Neutral</td> <td>25</td> </tr> <tr> <td>Disagree</td> <td>6</td> </tr> <tr> <td>Strongly disagree</td> <td>2</td> </tr> </tbody> </table>	Response	Count	Strongly agree	6	Agree	10	Neutral	25	Disagree	6	Strongly disagree	2
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<p>Additional Comments</p> <p>There were not many additional comments on this policy. The largest number of comments say that the proposed policy approach is not consistent with national planning policy. A number of other comments support the alternative options.</p>																									

How these comments were taken into account in the proposed submission draft
<p>Due to the significant physical constraints within Oxford small sites (less than 10 homes) are an important route for the delivery of housing in the city and in fact form the majority of the housing supply. The constraints and the high level of affordable housing need are considered to be exceptional circumstances that would justify seeking contributions for smaller developments, even though it is a different approach to what is done elsewhere. The requirements are outlined in policy H2 and the policy has been subject to viability testing at plan stage and legal scrutiny.</p>

Opt. 15: Contributions towards affordable housing from other development

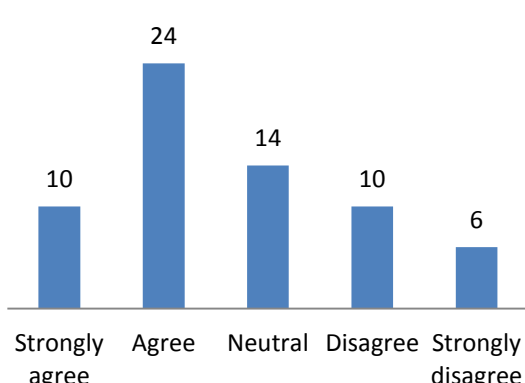
Summary of additional responses																												
<p>Opt. 15A - Contributions towards affordable housing from other development</p>  <table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Strongly agree</td><td>17</td></tr> <tr><td>Agree</td><td>27</td></tr> <tr><td>Neutral</td><td>9</td></tr> <tr><td>Disagree</td><td>3</td></tr> <tr><td>Strongly disagree</td><td>6</td></tr> </table>		Response	Count	Strongly agree	17	Agree	27	Neutral	9	Disagree	3	Strongly disagree	6	<p>Opt. 15C - Contributions towards affordable housing from other development</p>  <table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Strongly agree</td><td>12</td></tr> <tr><td>Agree</td><td>15</td></tr> <tr><td>Neutral</td><td>16</td></tr> <tr><td>Disagree</td><td>6</td></tr> <tr><td>Strongly disagree</td><td>7</td></tr> </table>			Response	Count	Strongly agree	12	Agree	15	Neutral	16	Disagree	6	Strongly disagree	7
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<p>Opt. 15E - Contributions towards affordable housing from other development</p>  <table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Strongly agree</td><td>19</td></tr> <tr><td>Agree</td><td>20</td></tr> <tr><td>Neutral</td><td>12</td></tr> <tr><td>Disagree</td><td>4</td></tr> <tr><td>Strongly disagree</td><td>3</td></tr> </table>		Response	Count	Strongly agree	19	Agree	20	Neutral	12	Disagree	4	Strongly disagree	3	<p>Opt. 15G - Contributions towards affordable housing from other development</p>  <table border="1"> <tr><th>Response</th><th>Count</th></tr> <tr><td>Strongly agree</td><td>13</td></tr> <tr><td>Agree</td><td>14</td></tr> <tr><td>Neutral</td><td>18</td></tr> <tr><td>Disagree</td><td>8</td></tr> <tr><td>Strongly disagree</td><td>3</td></tr> </table>			Response	Count	Strongly agree	13	Agree	14	Neutral	18	Disagree	8	Strongly disagree	3
Response	Count																											
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Strongly agree	13																											
Agree	14																											
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Strongly disagree	3																											
<p>Additional Comments</p> <p>The largest number of comments queried whether the existing exemptions set out in the policy would still apply. A couple of commenters were concerned that this would increase the cost of university education or result in no new provision of student accommodation. One commenter said that a link to floor space would make the policy clearer.</p>																												

How these comments were taken into account in the proposed submission draft

As with all parts of the local plan the policy has been subject to viability testing at plan stage and is considered to be viable. Affordable housing is primarily addressed in policy H2, which includes criteria for qualifying developments (minimum number of units, site area)

Contributions will be sought from self-contained residential developments of class C2 and C3, which includes retired homes and sheltered housing. Self-contained student housing is also subject to this policy. Employer linked housing will be exempted from the requirements of H2 subject to the qualifying criteria outlined in H3.

Opt. 16: Mix of dwelling sizes to maintain and deliver balanced communities ('balance of dwellings')

Summary of responses													
	<p style="text-align: center;">Opt. 16 - Mix of dwelling sizes to maintain and deliver balanced communities</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Response Category</th> <th>Number of Responses</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>10</td> </tr> <tr> <td>Agree</td> <td>24</td> </tr> <tr> <td>Neutral</td> <td>14</td> </tr> <tr> <td>Disagree</td> <td>10</td> </tr> <tr> <td>Strongly disagree</td> <td>6</td> </tr> </tbody> </table>	Response Category	Number of Responses	Strongly agree	10	Agree	24	Neutral	14	Disagree	10	Strongly disagree	6
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Additional Comments													
<p>Most commenters saw smaller, cheaper units and units to enable elderly to downsize as most important. There was some support in the comments for flats as opposed to houses. There was some support for the idea of using SPDs that can be updated to set the balance.</p>													

How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. The preferred option is represented in the proposed submission draft by policy H4. The proposed housing mix has been determined by findings contained in the SHMA and from the range of required need according to the affordable housing register. Factors also taken into consideration were the existing housing stock and the need of some people to downsize.

Opt. 17: Thresholds for mix of dwelling sizes ('balance of dwellings')

Summary of Responses													
	<p>Opt. 17 - Thresholds for mix of dwelling sizes</p> <table border="1"> <caption>Data for Opt. 17 - Thresholds for mix of dwelling sizes</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>6</td> </tr> <tr> <td>Agree</td> <td>19</td> </tr> <tr> <td>Neutral</td> <td>19</td> </tr> <tr> <td>Disagree</td> <td>10</td> </tr> <tr> <td>Strongly disagree</td> <td>7</td> </tr> </tbody> </table>	Response	Count	Strongly agree	6	Agree	19	Neutral	19	Disagree	10	Strongly disagree	7
Response	Count												
Strongly agree	6												
Agree	19												
Neutral	19												
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Additional Comments													
<p>There were very few additional comments on this option. A couple of commenters supported option A and B and one wanted to see the threshold remain at 10.</p>													

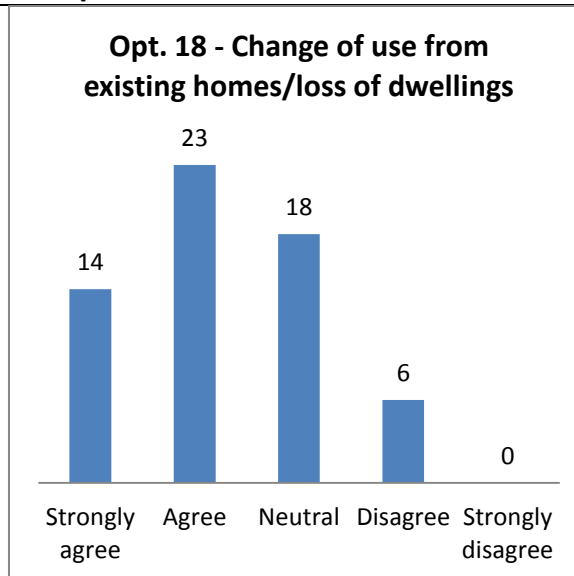
How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. The preferred option is represented in policy H4.

As so much development in the city is on smaller sites, with some exempted due to permitted development rules, the existing policy is only triggered on a very small number of sites and as such is of limited impact. The proposed policy seeks to focus on larger strategic scale sites to deliver family sized homes while the smaller developments can continue to deliver smaller sized units. The aim of the approach proposed in the preferred option is that larger sites will have a mix of units, to ensure a more balanced community. It is represented in policy H4.

Opt. 18: Change of use from existing homes/loss of dwellings

Summary of additional responses



Additional Comments

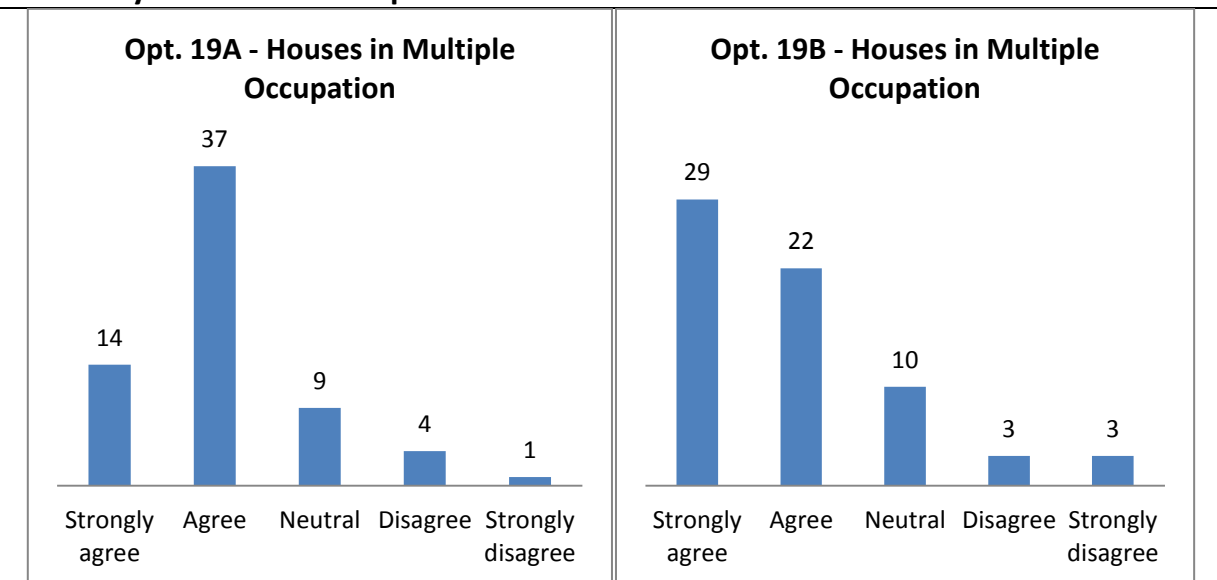
There were few additional comments made relating to this option. Those who did offer additional comments supported the preferred options but offered suggestions for change or wanted details to be added, including merging with option B to give more flexibility and allowing linked developments. A couple thought option A was too flexible.

How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. Policy H5 concerns developments involving loss of dwellings and was developed while bearing in mind the need to include a level of flexibility in circumstances where the net loss of a dwelling will be acceptable. The required criteria are fairly narrow to make such instances exceptional and to reduce the chances of allowing inappropriate development. In practice will be restricted to essential works to make a dwellings living conditions acceptable, and changes of use to important community facilities.

Opt. 19: Houses in Multiple Occupation (HMOs)

Summary of additional responses



Additional Comments

Some additional respondents suggested that HMOs or student HMOs should be restricted, some thought there should be more flexibility/the percentage policy dropped and two thought there should be higher space/amenity standards.

How these comments were taken into account in the proposed submission draft

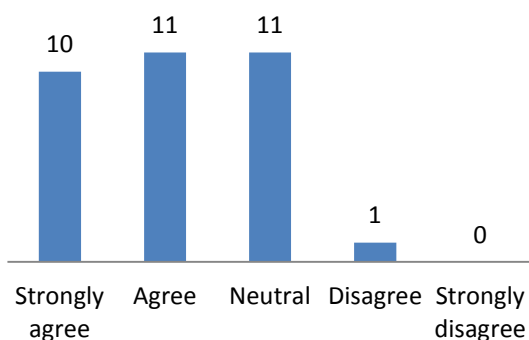
The overall support for the inclusion of an appropriate policy is noted and welcomed.

HMOs are addressed in Policy H6. It includes a 'percentage policy' which requires that a development does not result in the proportion of buildings serving as HMOs 100m either side of the site exceeding 20%. This figure aligns with the estimated number of the city population that lives in an HMO and is deemed to be proportional to the level of expected need. There is no set target for a maximum number of HMOs although they will be required to comply with the good practice guides produced by the council. The policy also specifically requires compliance with council requirements for space/amenity standards, which are outlined in Policy H15.

Opt. 20: Linking the delivery of new University academic facilities to the delivery of University provided residential accommodation

Summary of Responses

Opt. 20 - Linking the delivery of new University academic facilities to the delivery of University provided residential accommodation



Additional Comments

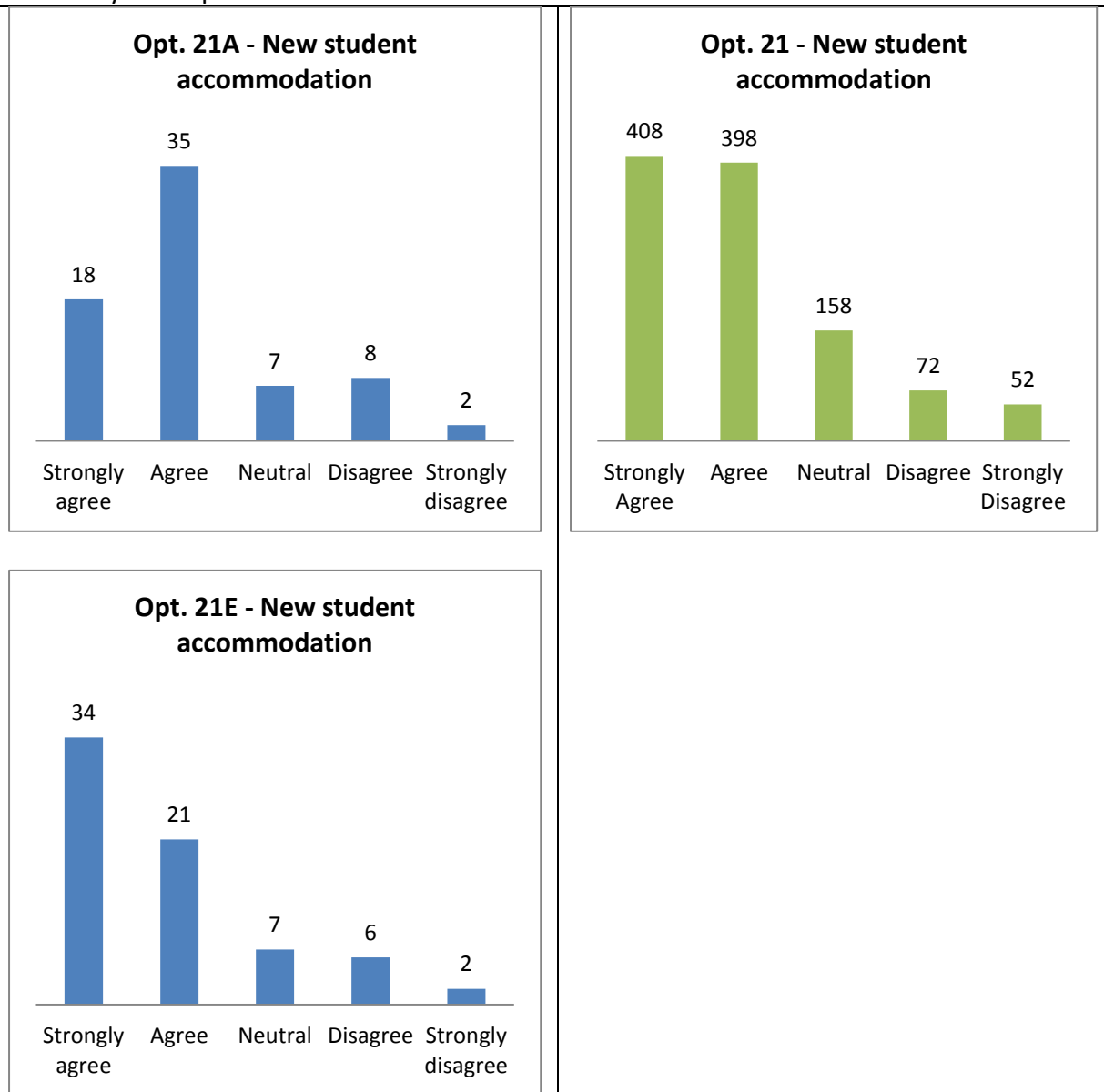
Some additional respondents wanted to see stronger monitoring, recording and visible enforcement of students living in university accommodation. One suggested there should be no more student accommodation in wards with 30% or more 18-25 year olds. The University of Oxford says it has not collected monitoring data to match the new criteria yet, but would begin to. It suggests its figure is too low to achieve currently. A few were opposed to the preferred option because it allows expansion of the universities, and a couple thought it would lead to more students living out than is currently permitted/did not think post-graduate research students should be excluded.

How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. The preferred option is represented in policy H9. The use of a student number threshold has been agreed with the two Universities. This is considered to be most efficient and transparent means of monitoring the implementation of the policy. Post graduate research students are not included because their housing needs are often very different from university provided accommodation and make a more economically active contribution to the life of the city.

Opt. 21: New student accommodation

Summary of Responses



Additional Comments

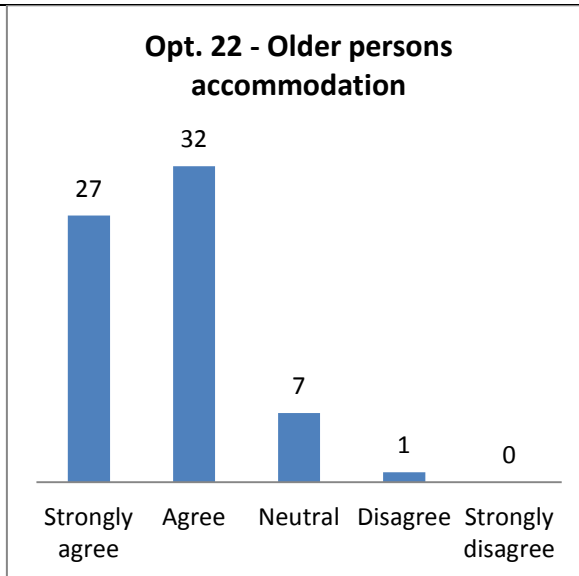
Majority of the additional comments (17) did not want to see any new student accommodation at all. The next highest number of comments didn't want to see any speculative student accommodation. A few thought that student accommodation should be encouraged as it removes students from market housing and because the universities should be supported. A few were concerned about the quality of student accommodation and its high cost for students. EF provided detailed evidence about the stifling impact the policy would have on private colleges and language schools.

How these comments were taken into account in the proposed submission draft

Aspects of both preferred options are represented in policy H8. It demonstrates the balance that needs to be struck between enabling the universities to provide accommodation for their students thus limiting the number of students in general market housing, and ensuring student accommodation is in the right locations. The impacts of private colleges and language schools are addressed more specifically in policy E3

Opt. 22: Older persons accommodation

Summary of responses



Additional Comments

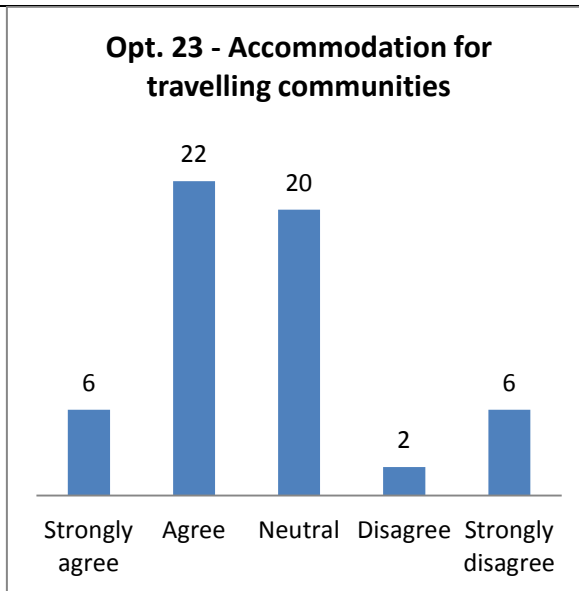
Two comments noted that cohousing offers a particularly supportive environment as members' age (and that purpose-built elderly accommodation may not be attractive to everyone). Older persons accommodation located within the community was seen as important by a couple of others. The County Council commented to say that further sites that come forward should be considered for extra care, particularly for dementia as this is currently under-provided for.

How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. Policy H11 in the proposed submission draft addresses the accommodation needs for older persons as well as specialist housing and supported living accommodation. The policy requirements emphasise the importance of locating such accommodation in sustainable locations and within or close to mixed communities. There are also provisions to ensure that existing facilities are not lost without a suitable replacement or justification that there is no further need.

Opt. 23: Accommodation for travelling communities

Summary of responses



Additional Comments

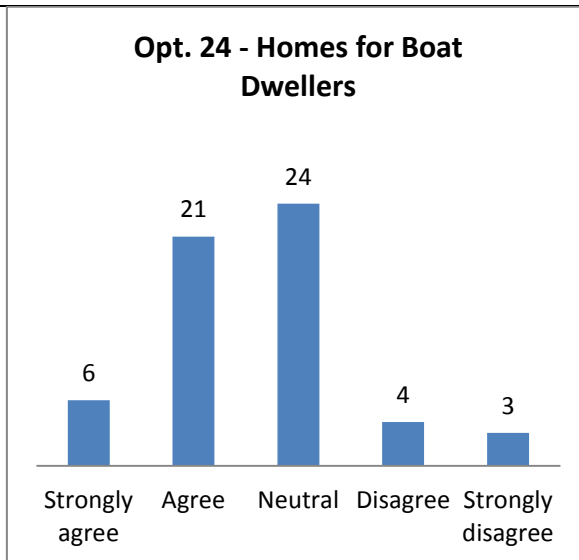
There were 6 additional comments relating to this option, half of which were in support. Two respondents said it should be clear it is a criteria based policy/offered suggestions for criteria and one was concerned about travellers not obeying the rules.

How these comments were taken into account in the proposed submission draft

A joint study undertaken with other Oxfordshire districts suggests there is no current or forecast need for traveller sites within Oxford. Nevertheless an appropriate policy (H12) has been included in the proposed submission draft in order for the Council to be prepared in the event that any sites are proposed during the Plan period.

Opt. 24: Homes for Boat Dwellers

Summary of responses



Additional Comments

17 additional comments were made relating to this option. 5 of those were in support. 7 commenters wanted to see more residential moorings as boat living is affordable/has a low environmental impact. A couple, including the Environment Agency, wanted criteria to look at the impact on the riverine environment. One commenter strongly disagreed with the approach, saying it shows the contempt OCC has for boat dwellers.

How these comments were taken into account in the proposed submission draft

The preferred option has been integrated into the proposed submission draft as policy H13. It sets out the criteria for assessing proposals for new moorings based on impacts on operations on waterways, the environment, access and surrounding amenity. In drafting the policy, the council has sought to strike a balance between the level of demand, the limited capacity on the waterways and the need to ensure that there is no negative impact on the environment and neighbours.

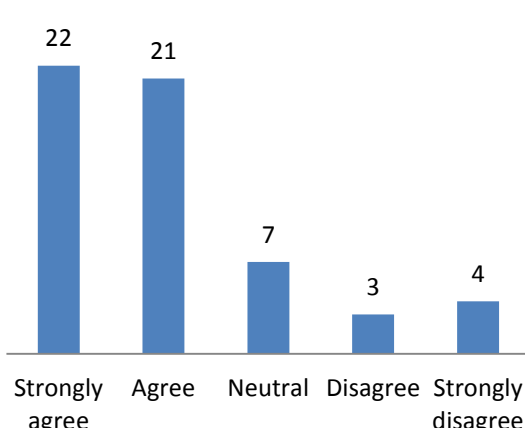
Opt. 25: Privacy and daylight

Summary of Responses													
	<p>Opt. 25 - Privacy and daylight</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>32</td> </tr> <tr> <td>Agree</td> <td>20</td> </tr> <tr> <td>Neutral</td> <td>6</td> </tr> <tr> <td>Disagree</td> <td>4</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	32	Agree	20	Neutral	6	Disagree	4	Strongly disagree	0
Response	Count												
Strongly agree	32												
Agree	20												
Neutral	6												
Disagree	4												
Strongly disagree	0												
Additional Comments													
There were only two additional comments on this option, both in support.													

How these comments were taken into account in the proposed submission draft

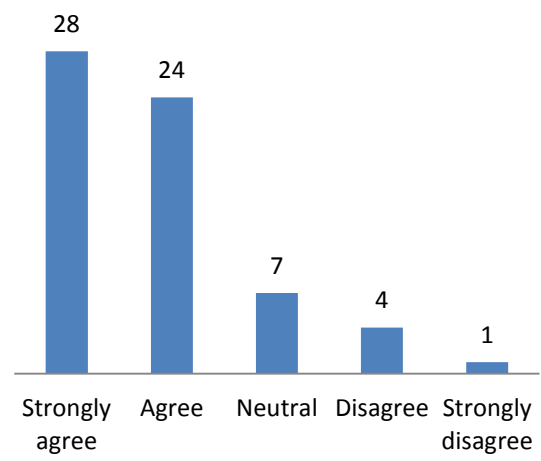
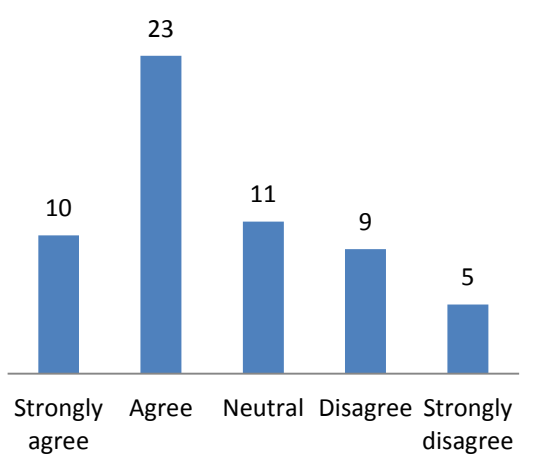
The overall support for the inclusion of an appropriate policy is noted and welcomed. The proposed submission draft contains Policy H14 which addresses Privacy, daylight and sunlight matters. It also states the assessment criteria used to determine the acceptability of the impacts of a development in these respects. The use of specific criteria e.g. 45 degree guidelines, is justified as these are well established and objective methods that would reduce ambiguity and assist with transparent decision making.

Opt. 26: Housing internal space standards

Summary of Responses													
	<p>Opt. 26 - Housing internal space standards</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>22</td> </tr> <tr> <td>Agree</td> <td>21</td> </tr> <tr> <td>Neutral</td> <td>7</td> </tr> <tr> <td>Disagree</td> <td>3</td> </tr> <tr> <td>Strongly disagree</td> <td>4</td> </tr> </tbody> </table>	Response	Count	Strongly agree	22	Agree	21	Neutral	7	Disagree	3	Strongly disagree	4
Response	Count												
Strongly agree	22												
Agree	21												
Neutral	7												
Disagree	3												
Strongly disagree	4												
Additional Comments													
<p>A couple of people wrote extra comments to show their support. Others wondered about implementation. The University of Oxford considered that there should be an extra policy approach for university developments that would permit dense urban living within the city and district centres, West End and Osney Mead. A few wondered what evidence would be provided. One thought smaller, cleverer housing was needed and another thought the standards are too small.</p>													

How these comments were taken into account in the proposed submission draft
<p>The proposed submission draft contains Policy H15 on minimum acceptable internal space standards based on national space standards. The rationale is to simplify and rationalise the number of standards applicable to new homes, which could be complex, overlapping or contradictory. As written the proposed policy will largely be a formalisation of existing practice and will facilitate and improve the development management decision making process.</p> <p>Pressure to deliver new homes or make efficient use of land can lead to prioritisation of delivering high volumes within short timescales to the detriment of creating pleasant and useful living spaces for residents. There are also no identified local circumstances that would justify why the national space standards could not be implemented on new developments.</p> <p>Making reference to the national standards will ensure the creation of housing with adequate space for occupants, functional layouts and scope for adaptation and modification. It would also codify existing practice which is already based on those standards, provide clear definitions and points of reference, and remove any trace of ambiguity in interpreting spatial requirements.</p>

Opt. 27: Outdoor space standards

Summary of responses																									
<p>Opt. 27A - Outdoor space standards</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>28</td> </tr> <tr> <td>Agree</td> <td>24</td> </tr> <tr> <td>Neutral</td> <td>7</td> </tr> <tr> <td>Disagree</td> <td>4</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	28	Agree	24	Neutral	7	Disagree	4	Strongly disagree	1	<p>Opt. 27B - Outdoor space standards</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>10</td> </tr> <tr> <td>Agree</td> <td>23</td> </tr> <tr> <td>Neutral</td> <td>11</td> </tr> <tr> <td>Disagree</td> <td>9</td> </tr> <tr> <td>Strongly disagree</td> <td>5</td> </tr> </tbody> </table>	Response	Count	Strongly agree	10	Agree	23	Neutral	11	Disagree	9	Strongly disagree	5
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Strongly agree	10																								
Agree	23																								
Neutral	11																								
Disagree	9																								
Strongly disagree	5																								
<p>Additional Comments</p> <p>Only 8 additional comments were made in relation to this option, half of which were in support. One suggested it should apply to flats only, one suggested it could include allotments/community gardens and the University of Oxford said it should not apply to university developments so as to allow denser developments.</p>																									

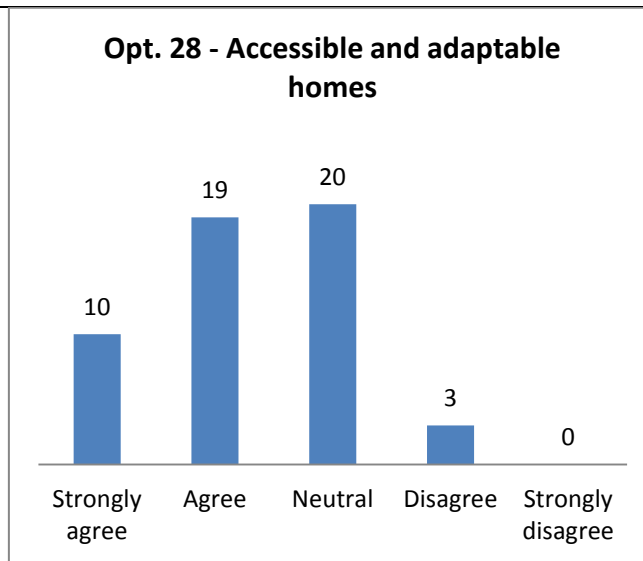
How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. The proposed submission draft contains Policy H16 addresses standards for outdoor amenity spaces. The proposed standards will apply to all dwellings, in order that all residents will have access to a quality of space that is pleasant, livable and functional.

A separate policy has been proposed for student accommodation (policy H8) in recognition of the specific requirements and patterns of use of such spaces. Those include requirements for outdoor communal spaces depending on their design and capacity.

Opt. 28: Accessible and adaptable homes

Summary of Responses



Additional Comments

Only 9 additional comments were made in relation to this option, 5 of which were in support. The HBF noted the additional cost on development and wants to see the use of standards justified. The University of Oxford thought this should not apply to university developments, which require an extra policy approach.

How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. The proposed submission draft contains Policy H10 addressing Accessible and adaptable homes, requiring all affordable homes and minimum levels of provision of Category 2 and 3 standard homes depending on the size and type of the development.

As with all parts of the local plan the policy has been subject to viability testing at plan stage and is considered to be viable.

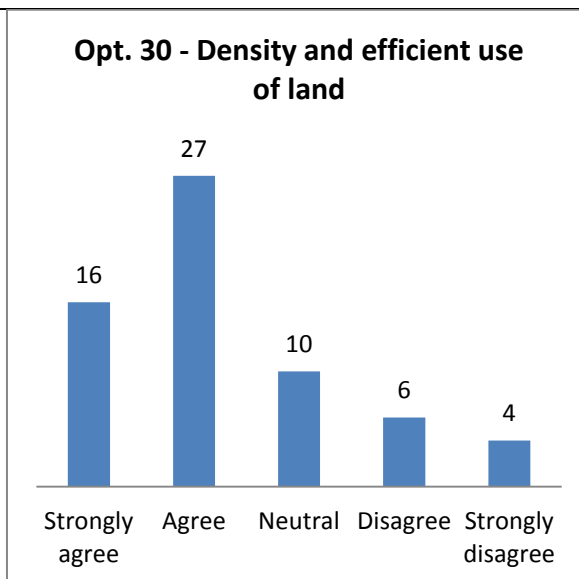
C4: Making wise use of our resources and securing a good quality local environment

Opt. 29: Making use of previously developed land

Summary of responses													
	<p>Opt. 29 - Making use of previously developed land</p> <table border="1"> <caption>Survey Results for Opt. 29</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>19</td> </tr> <tr> <td>Agree</td> <td>23</td> </tr> <tr> <td>Neutral</td> <td>6</td> </tr> <tr> <td>Disagree</td> <td>9</td> </tr> <tr> <td>Strongly disagree</td> <td>18</td> </tr> </tbody> </table>	Response	Count	Strongly agree	19	Agree	23	Neutral	6	Disagree	9	Strongly disagree	18
Response	Count												
Strongly agree	19												
Agree	23												
Neutral	6												
Disagree	9												
Strongly disagree	18												
Additional Comments													
<p>Additionally written comments stated that there was not enough emphasis on flood risk management or on water management with relation to climate change impacts; design of the built environment should be responding to climate change and technological changes; and expressed support for the most efficient use of land and co- housing.</p>													
How these comments were taken into account in the proposed submission draft													
<p>This preferred option is represented in policy RE2. Wording in the policy makes reference to maximising efficiency of the use of land and increasing density where appropriate to do so, as well as stating that development must be done in a manner compatible with the site itself (which includes physical characteristics like flood risk). Further detail on water management and dealing with impacts of climate change can be found throughout policies RE1, RE3, and RE4.</p>													

Opt. 30: Density and efficient use of land

Summary of responses



Additional Comments

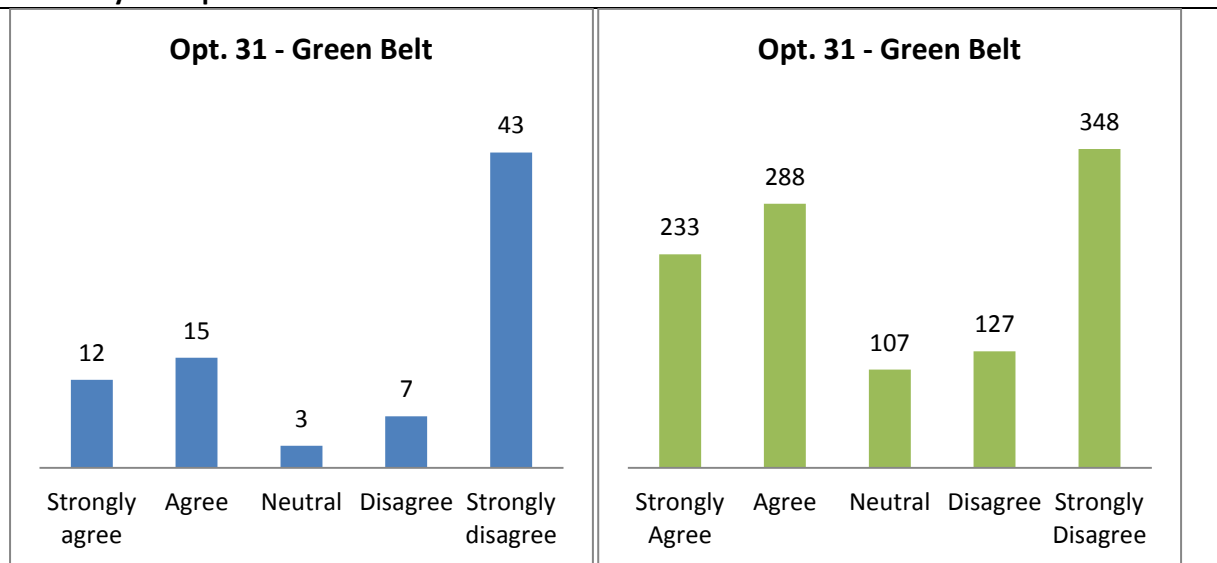
This preferred option had a fairly mixed set of additional written responses. Sixteen respondents made additional comments fully in support of the preferred option. Forty-six respondents supported the preferred option, but emphasised that it needed to further encourage and enable high density development. Four respondents considered that it must be assessed on a case by case basis, taking into account specific site characteristics and circumstances. Fifteen respondents disagreed with the preferred option considering it encouraged an increase in building heights which it should not. Three respondents disagreed with the preferred option as it would result in an undesirable increase in high rise accommodation.

How these comments were taken into account in the proposed submission draft

This preferred option is represented in policy RE2. Overwhelming support was expressed for encouraging higher density development and improving efficiency of land use. This ambition was carried through into the policy. Text within the policy refers to ensuring that any development be compatible with the site itself – which is the manner through which alternative considerations such as design and heritage will be assessed.

Opt. 31: Green Belt

Summary of responses



Additional Comments

The majority of additional written responses received tend to be polarised, either in support of development in the Green Belt (GB) or strongly opposed. Some of the comments recognise that some development in the GB is inevitable if Oxford is to meet its housing need, although recognise the need to maintain sufficient levels of open space for people's enjoyment and wellbeing. A number of the responses acknowledged the need to work with adjoining authorities to make effective decisions as to where housing future growth should go.

How these comments were taken into account in the proposed submission draft

This preferred option is represented in policy G3. Feedback was mixed and a correspondingly careful and thorough approach has been taken in policy development. A small number of carefully chosen sites have been put forward through the Local Plan, whilst the policy approach is to otherwise follow national policy and refuse any permission for inappropriate development within the Green Belt.

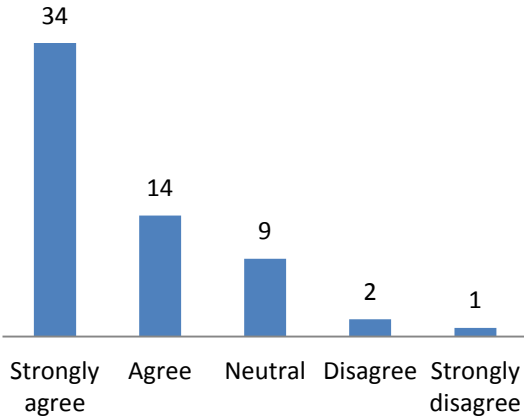
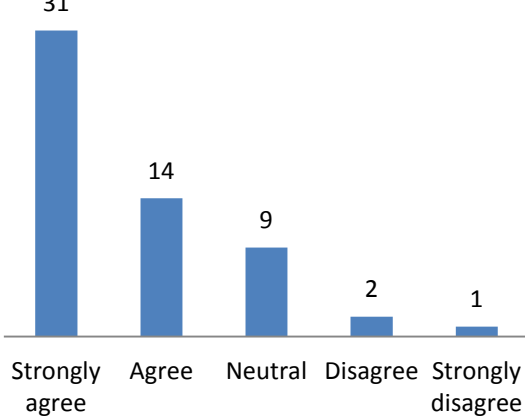
Opt. 32: Energy efficient design and construction

Summary of responses																									
<p>Opt. 32 - Energy efficient design and construction</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>37</td> </tr> <tr> <td>Agree</td> <td>16</td> </tr> <tr> <td>Neutral</td> <td>6</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	37	Agree	16	Neutral	6	Disagree	1	Strongly disagree	1	<p>Opt. 32 - Energy efficient design and construction</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>722</td> </tr> <tr> <td>Agree</td> <td>289</td> </tr> <tr> <td>Neutral</td> <td>61</td> </tr> <tr> <td>Disagree</td> <td>12</td> </tr> <tr> <td>Strongly Disagree</td> <td>15</td> </tr> </tbody> </table>	Response	Count	Strongly Agree	722	Agree	289	Neutral	61	Disagree	12	Strongly Disagree	15
Response	Count																								
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Disagree	12																								
Strongly Disagree	15																								
<p>Additional Comments</p> <p>A number of additional written comments were received in support of the principles of this option; however, a number of responses would like the wording of the policy to present more certainty – recognising the challenge that the inclusion of such policies has on the developers. In addition, the wording must be as such to enable both big and small developers to incorporate energy efficiency in new design. Some comments received, although supportive in principle, raised concerns that although the requirements were good for the environment they can result in increased housing prices for people already struggling to find affordable housing.</p>																									

How these comments were taken into account in the proposed submission draft

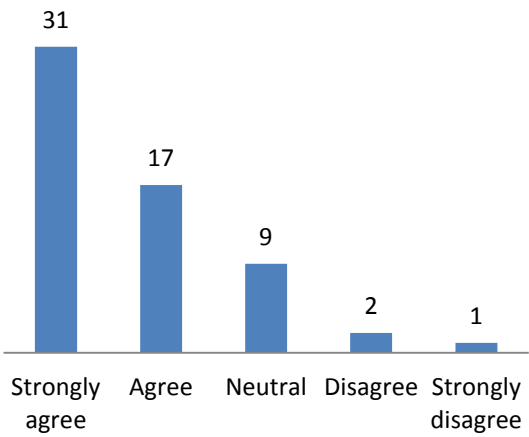
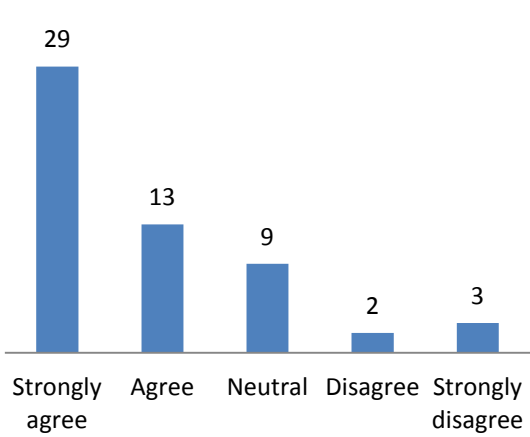
This preferred option is represented in policy RE1. Viability testing, as well as careful consultation and engagement with relevant experts, was undertaken in order to ensure the practicability of the policy requirements, as per concerns expressed in the preferred options consultation.

Opt. 33: Carbon reduction in non-residential development (demonstrated through BREEAM)

Summary of responses																									
<p>Opt. 33A - Carbon reduction in non-residential development</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>34</td> </tr> <tr> <td>Agree</td> <td>14</td> </tr> <tr> <td>Neutral</td> <td>9</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	34	Agree	14	Neutral	9	Disagree	2	Strongly disagree	1	<p>Opt. 33B - Carbon reduction in non-residential development</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>31</td> </tr> <tr> <td>Agree</td> <td>14</td> </tr> <tr> <td>Neutral</td> <td>9</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	31	Agree	14	Neutral	9	Disagree	2	Strongly disagree	1
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Strongly agree	31																								
Agree	14																								
Neutral	9																								
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Strongly disagree	1																								
<p>Additional Comments</p> <p>This policy was mainly supported, however, of those additional written comments which raised concerns about the policy wording, some felt it did not go far enough and others that the policy could be a barrier in attracting new business into the city and could reduce viability.</p>																									

How these comments were taken into account in the proposed submission draft
<p>This preferred option is represented in policy RE1. Viability testing, as well as careful consultation and engagement with relevant experts, was undertaken in order to ensure the practicability of the policy requirements, as per concerns expressed in the preferred options consultation. An escalator mechanism was introduced into the policy in order to raise ambitions for future development as time passes.</p>

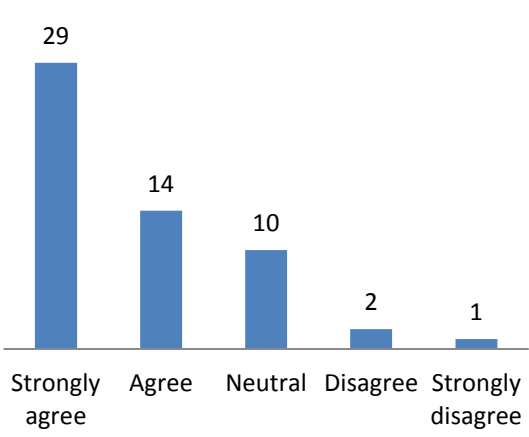
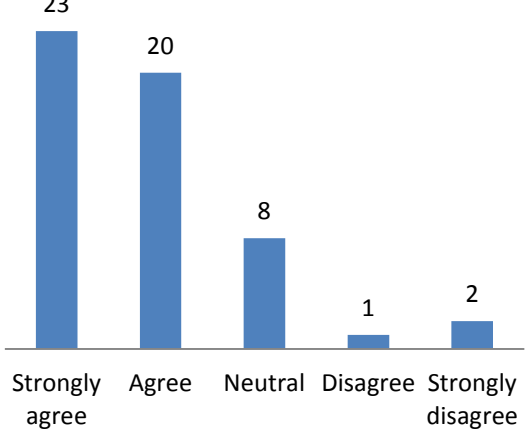
Opt. 34: Carbon reduction from residential development (not mutually exclusive)

Summary of responses																									
<p>Opt. 34A - Carbon reduction from residential development</p>  <table border="1"> <caption>Data for Opt. 34A</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>31</td> </tr> <tr> <td>Agree</td> <td>17</td> </tr> <tr> <td>Neutral</td> <td>9</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	31	Agree	17	Neutral	9	Disagree	2	Strongly disagree	1	<p>Opt. 34B - Carbon reduction from residential development</p>  <table border="1"> <caption>Data for Opt. 34B</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>29</td> </tr> <tr> <td>Agree</td> <td>13</td> </tr> <tr> <td>Neutral</td> <td>9</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>3</td> </tr> </tbody> </table>	Response	Count	Strongly agree	29	Agree	13	Neutral	9	Disagree	2	Strongly disagree	3
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<p>Additional Comments</p> <p>Additional written responses expressed support for this preferred option with a number of responses looking for the wording of the option to be future proofed to ensure any design takes account of changes to renewable technologies. Concern was expressed about the costs that could occur and the impact this would have on the costs for delivering social housing.</p>																									

How these comments were taken into account in the proposed submission draft

This preferred option is represented in policy RE1. Viability testing, as well as careful consultation and engagement with relevant experts, was undertaken in order to ensure the practicability of the policy requirements, as per concerns expressed in the preferred options consultation.

Opt. 35: Sustainable retrofitting of existing buildings

Summary of responses																									
<p>Opt. 35A - Sustainable Retrofitting of Existing Buildings</p>  <table border="1"> <caption>Data for Opt. 35A</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>29</td> </tr> <tr> <td>Agree</td> <td>14</td> </tr> <tr> <td>Neutral</td> <td>10</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	29	Agree	14	Neutral	10	Disagree	2	Strongly disagree	1	<p>Opt. 35B - Sustainable Retrofitting of Existing Buildings</p>  <table border="1"> <caption>Data for Opt. 35B</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>23</td> </tr> <tr> <td>Agree</td> <td>20</td> </tr> <tr> <td>Neutral</td> <td>8</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>2</td> </tr> </tbody> </table>	Response	Count	Strongly agree	23	Agree	20	Neutral	8	Disagree	1	Strongly disagree	2
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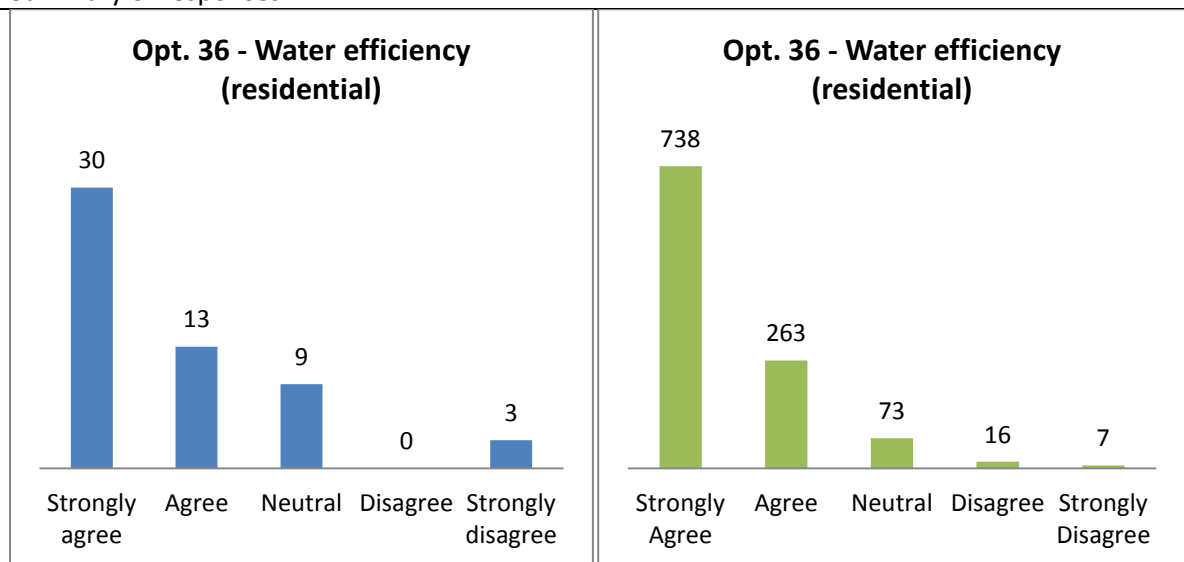
Additional written comments received were in the main supportive of this preferred option. However, questions were raised about funding of the retrofitting and ensuring it is sympathetic to historic buildings.

How these comments were taken into account in the proposed submission draft

This preferred option is represented in policy RE1. Broad support was expressed at the preferred options stage, with the reservations that were raised expressing concern about the impact on heritage assets. A substantial portion of the supporting text introducing policy RE1 is dedicated to discussion of retrofitting existing buildings, with specific mention of the challenges and concerns related to heritage buildings and Listed Buildings. The OLP2036 supports all measures to retrofit existing heritage buildings, subject to it being done in a sensitive manner, and has developed Technical Advice Notes and Toolkits in order to facilitate successful achievement.

Opt. 36: Water efficiency (residential)

Summary of responses



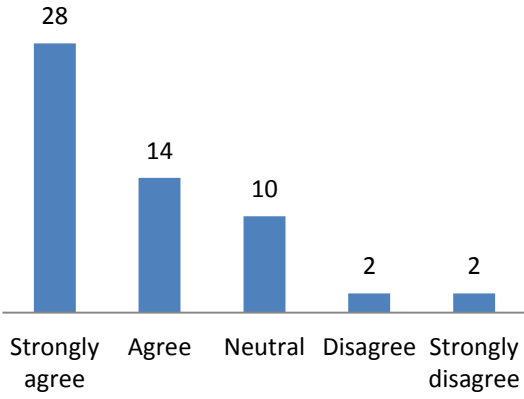
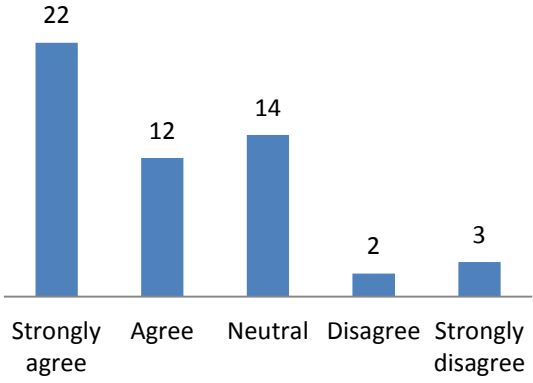
Additional Comments

Of the additional written responses received, eight respondents supported the preferred option. Two respondents considered that option B (requiring further water efficiency measures) was a better approach. One respondent considered that Option A could be expanded upon to include further water efficiency aspects of option B within the preferred option. Three respondents considered that more emphasis should be placed on grey water recycling. One respondent considered a threshold of ten dwellings should be applied to the policy while another considered that rainwater harvesting should be mandatory for all new build.

How these comments were taken into account in the proposed submission draft

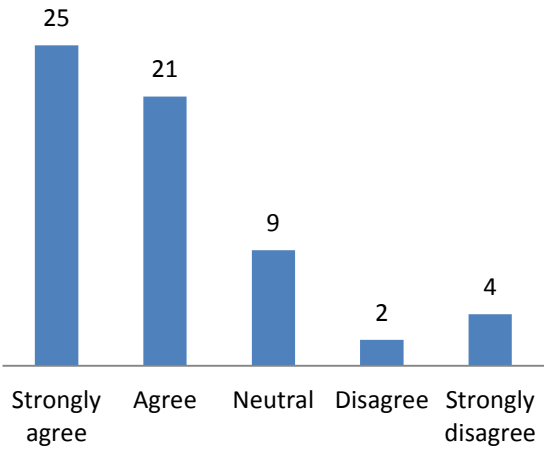
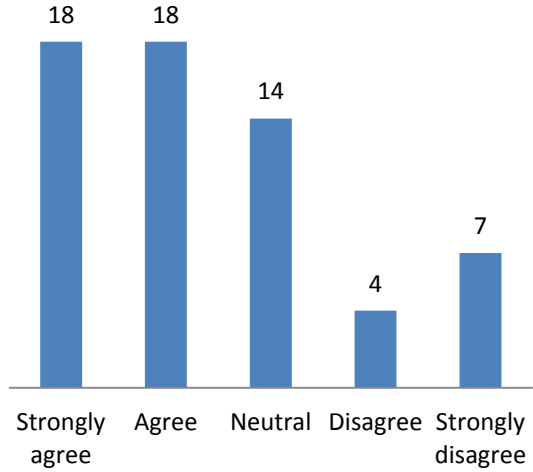
This preferred option is represented in policy RE1. Careful consultation and engagement with relevant experts was undertaken in order to ensure the practicability of the policy requirements.

Opt. 37: Community energy schemes, heat networks, and Combined Heat and Power (CHP)

Summary of responses																									
<p>Opt. 37A - Community energy schemes, heat networks and Combined Heat and Power (CHP)</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>28</td> </tr> <tr> <td>Agree</td> <td>14</td> </tr> <tr> <td>Neutral</td> <td>10</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>2</td> </tr> </tbody> </table>	Response	Count	Strongly agree	28	Agree	14	Neutral	10	Disagree	2	Strongly disagree	2	<p>Opt. 37B - Community energy schemes, heat networks and Combined Heat and Power (CHP)</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>22</td> </tr> <tr> <td>Agree</td> <td>12</td> </tr> <tr> <td>Neutral</td> <td>14</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>3</td> </tr> </tbody> </table>	Response	Count	Strongly agree	22	Agree	12	Neutral	14	Disagree	2	Strongly disagree	3
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Strongly disagree	3																								
<p>Additional Comments</p> <p>All additional written responses to this option were broadly supportive of the need to secure energy from renewable/ low carbon sources. Five respondents supported the policy approach but one respondent did not think that the preferred options went far enough in terms of future-proofing (e.g. ensuring that new developments can connect to a heat network at a later date). One respondent considered that technology options for “community energy schemes” should be widened to include other sources of renewable and low carbon energy generation.</p>																									

How these comments were taken into account in the proposed submission draft
<p>This preferred option is represented in policy RE1. The general support taken from the preferred options consultation has manifested itself in text within the policy that expresses encouragement and support for the development of city-wide heat networks and for the expectation for new schemes to connect to heat networks should they be in close proximity, with burden of evidence being placed on the choice to not connect to a network .</p>

Opt. 38: Flood risk zones

Summary of responses																									
<p>Opt. 38A - Flood risk zones</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>25</td> </tr> <tr> <td>Agree</td> <td>21</td> </tr> <tr> <td>Neutral</td> <td>9</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>4</td> </tr> </tbody> </table>	Response	Count	Strongly agree	25	Agree	21	Neutral	9	Disagree	2	Strongly disagree	4	<p>Opt. 38B - Flood risk zones</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>18</td> </tr> <tr> <td>Agree</td> <td>18</td> </tr> <tr> <td>Neutral</td> <td>14</td> </tr> <tr> <td>Disagree</td> <td>4</td> </tr> <tr> <td>Strongly disagree</td> <td>7</td> </tr> </tbody> </table>	Response	Count	Strongly agree	18	Agree	18	Neutral	14	Disagree	4	Strongly disagree	7
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Strongly disagree	7																								
<p>Additional Comments</p> <p>Of the additional written responses received, four respondents supported the preferred options as set out in the preferred options document and two respondents supported only one or other of the options that made up the preferred options. One respondent considered that the policy should clearly define the 'developed' and 'undeveloped' floodplain in order to provide clarity and ensure that development did not increase off-site flood risk. One respondent considered that development proposals in FZ3b developed should not allow any increase in built footprint. Ten respondents considered that non-porous driveways should be discouraged.</p>																									

How these comments were taken into account in the proposed submission draft
<p>This preferred option is represented in policy RE3. In response to calls for clarity and precision from the preferred options consultation, the resulting policy wording is detailed and addresses specific situations. The policy is in line with national policy and with consultation feedback in that it directs development towards areas of low flood risk and will not permit inappropriate development in high-risk flood zones. Requirements for detailed flooding assessments are set out in the policy to address any potential remaining concerns.</p>

Opt. 39: Flood risk assessment

Summary of responses													
<p>Opt. 39 - Flood risk assessment</p> <table border="1"> <caption>Survey Results for Opt. 39 - Flood risk assessment</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>19</td> </tr> <tr> <td>Agree</td> <td>23</td> </tr> <tr> <td>Neutral</td> <td>11</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	19	Agree	23	Neutral	11	Disagree	1	Strongly disagree	0	
Response	Count												
Strongly agree	19												
Agree	23												
Neutral	11												
Disagree	1												
Strongly disagree	0												
Additional Comments													
<p>Of the additional written responses received, two respondents supported the preferred options. One respondent considered that support should be given to the OFAS scheme. One respondent considered that more in-depth modelling should be undertaken. One respondent considered that co-ordination with the surrounding districts should be undertaken. One respondent disagreed with the preferred options and one supported option C. One respondent considered that detailed groundwater monitoring should be undertaken by the City Council.</p>													
How these comments were taken into account in the proposed submission draft													
<p>This preferred option is represented in policy RE3. In response to calls for clarity and precision from the preferred options consultation, the resulting policy wording is detailed and addresses specific situations. The policy is in line with national policy and with consultation feedback in that it directs development towards areas of low flood risk and will not permit inappropriate development in high-risk flood zones. Requirements for detailed flooding assessments are set out in the policy to address any potential remaining concerns.</p>													

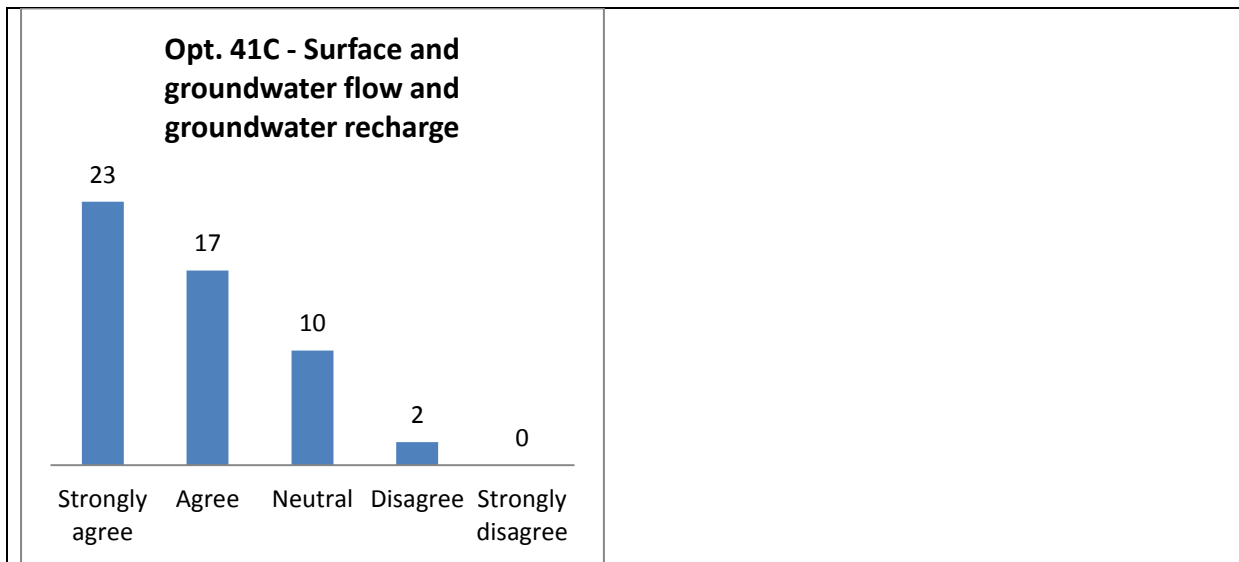
Opt. 40: Sustainable drainage

Summary of responses													
	<p>Opt. 40 - Sustainable drainage</p> <table border="1"> <caption>Data for Opt. 40 - Sustainable drainage</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>22</td> </tr> <tr> <td>Agree</td> <td>20</td> </tr> <tr> <td>Neutral</td> <td>9</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	22	Agree	20	Neutral	9	Disagree	1	Strongly disagree	0
Response	Count												
Strongly agree	22												
Agree	20												
Neutral	9												
Disagree	1												
Strongly disagree	0												
Additional Comments													
<p>Of the additional written responses received, six respondents supported the preferred options. One respondent considered that more should be done in terms of maintenance of SuDS systems and one respondent considered that where SuDS was not feasible then development should not happen on that site. One respondent was pleased to see that special consideration to the Lye Valley SSSI was being considered but thought that more should be done in terms of catchment protection.</p>													

How these comments were taken into account in the proposed submission draft
<p>This preferred option is represented in policy RE4. The broad support expressed at the preferred options stage has been brought through into the policy, with specific mention of sensitive environments like Lye Valley SSSI and Oxford Meadows SAC given extra emphasis in the policy text.</p>

Opt. 41: Surface and groundwater flow and groundwater recharge

<p>Opt. 41A - Surface and groundwater flow and groundwater recharge</p> <table border="1"> <caption>Data for Opt. 41A - Surface and groundwater flow and groundwater recharge</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>27</td> </tr> <tr> <td>Agree</td> <td>19</td> </tr> <tr> <td>Neutral</td> <td>5</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	27	Agree	19	Neutral	5	Disagree	2	Strongly disagree	0	<p>Opt. 41B - Surface and groundwater flow and groundwater recharge</p> <table border="1"> <caption>Data for Opt. 41B - Surface and groundwater flow and groundwater recharge</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>24</td> </tr> <tr> <td>Agree</td> <td>19</td> </tr> <tr> <td>Neutral</td> <td>7</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	24	Agree	19	Neutral	7	Disagree	2	Strongly disagree	0
Response	Count																								
Strongly agree	27																								
Agree	19																								
Neutral	5																								
Disagree	2																								
Strongly disagree	0																								
Response	Count																								
Strongly agree	24																								
Agree	19																								
Neutral	7																								
Disagree	2																								
Strongly disagree	0																								



Additional comments

Of the additional written responses received, three respondents supported the full suite of preferred options and twenty-seven respondents supported two out of the three preferred options. Twenty-seven respondents expressed concerns about the Lye Valley SSSI. They were concerned that not enough of the catchment area that provides water to the SSSI was being protected from development. Within an enlarged catchment area the respondents consider that no greenfield development should take place. One respondent considered that, in relation to the Lye Valley SSSI, the policy should apply to a defined area and seek to improve groundwater recharge and management of surface water flows. One respondent disagreed with the approach and considered that the policy should only focus on those projects likely to have an identifiable effect.

How these comments were taken into account in the proposed submission draft

This preferred option is represented in policy RE4. The broad support expressed at the preferred options stage has been brought through into the policy, with specific mention of sensitive environments like Lye Valley SSSI and Oxford Meadows SAC given extra emphasis in the policy text to ensure careful attention.

Opt. 42: Health Impact Assessment

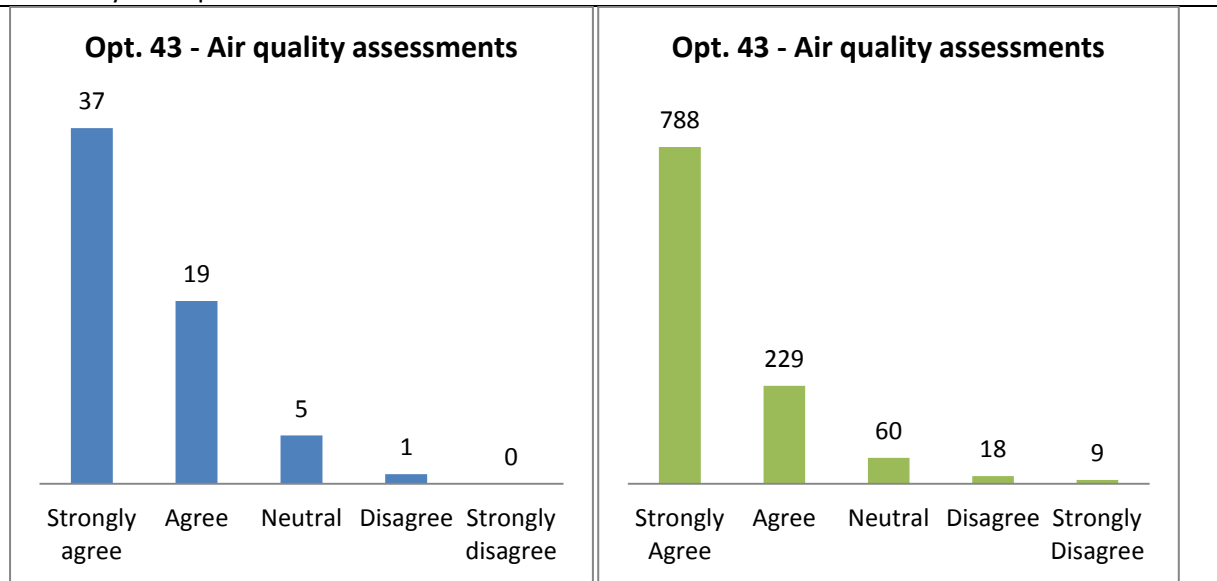
Summary of responses																									
<p>Opt. 42 - Health Impact Assessment</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>28</td> </tr> <tr> <td>Agree</td> <td>17</td> </tr> <tr> <td>Neutral</td> <td>14</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	28	Agree	17	Neutral	14	Disagree	2	Strongly disagree	1	<p>Opt. 42 - Health Impact Assessment</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>620</td> </tr> <tr> <td>Agree</td> <td>326</td> </tr> <tr> <td>Neutral</td> <td>121</td> </tr> <tr> <td>Disagree</td> <td>20</td> </tr> <tr> <td>Strongly Disagree</td> <td>13</td> </tr> </tbody> </table>	Response	Count	Strongly Agree	620	Agree	326	Neutral	121	Disagree	20	Strongly Disagree	13
Response	Count																								
Strongly agree	28																								
Agree	17																								
Neutral	14																								
Disagree	2																								
Strongly disagree	1																								
Response	Count																								
Strongly Agree	620																								
Agree	326																								
Neutral	121																								
Disagree	20																								
Strongly Disagree	13																								
<p>Additional comments</p> <p>Of the additional written responses received, there was lots of support for the principle of HIA and comments must extend to include cycle access and on-site cycle parking. In addition, HIAs should be done in tandem with air quality assessments and climate impact assessment to ensure that developments are fit for a city moving towards zero carbon status. A number of comments considered that HIA should be undertaken for all developments regardless of size and the wording major developments should be altered to included medium and small developments. Oxford policies can address the gaps in the policy framework by emphasising the link between health and walking and cycling. On the other hand some comments received emphasised the bureaucratic nature of these HIAs and that they add little to achieving good outcomes for development.</p>																									

How these comments were taken into account in the proposed submission draft

This preferred option is represented in policy RE5. Strong support was expressed for HIA and this was brought through into the policy with a requirement for HIA submission to accompany all major development proposals – although viability and concerns related to potential overburdening of applicants (as expressed in the preferred options consultation) was the reason for its requirement not being extended beyond major development proposals.

Opt. 43: Air quality assessments

Summary of responses



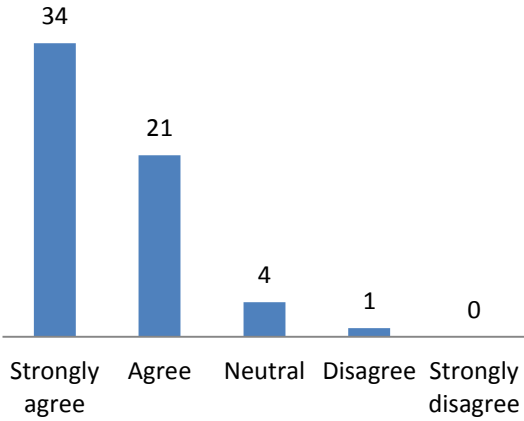
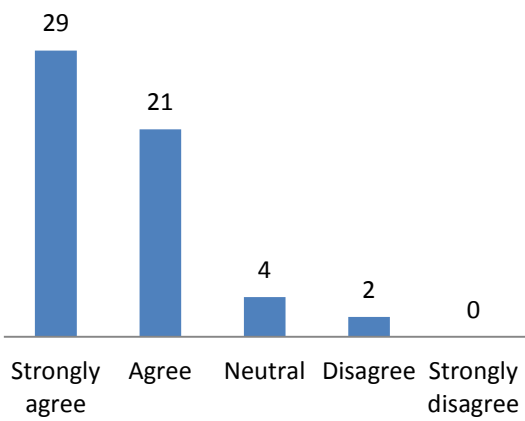
Additional comments

Of the additional written responses received, there was a lot of support for this PO with many responses seeking more from future policies to ensure that the issue of air pollution is a priority. It was considered that there needed to be something done about air quality not just an assessment. Diesel vehicles should be banned from entering the city and more should be done to encourage electric vehicles. Other comments felt that the need for AQAs was irrelevant as technology is changing and there is a move away from fossil fuels towards electric vehicles.

How these comments were taken into account in the proposed submission draft

This preferred option is represented in policy HE6. Strong concern related to air quality, and strong support for improvements in air quality, has been brought through into the policy wording. Support for banning polluting vehicles from the city centre is addressed through Oxford City Council’s ambition for a Zero Emission Zone, with this policy written to complement such ambitions.

Opt. 44: Air Quality Management Areas

Summary of responses																									
<p>Opt. 44A - Air Quality Management Areas</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>34</td> </tr> <tr> <td>Agree</td> <td>21</td> </tr> <tr> <td>Neutral</td> <td>4</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	34	Agree	21	Neutral	4	Disagree	1	Strongly disagree	0	<p>Opt. 44C - Air Quality Management Areas</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>29</td> </tr> <tr> <td>Agree</td> <td>21</td> </tr> <tr> <td>Neutral</td> <td>4</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	29	Agree	21	Neutral	4	Disagree	2	Strongly disagree	0
Response	Count																								
Strongly agree	34																								
Agree	21																								
Neutral	4																								
Disagree	1																								
Strongly disagree	0																								
Response	Count																								
Strongly agree	29																								
Agree	21																								
Neutral	4																								
Disagree	2																								
Strongly disagree	0																								
<p>Additional comments</p> <p>Of the additional written responses received, all comments received were supportive of including a policy relating to AQMAs, often the comments received asked for even more measures to be introduced to enable better air quality to be achieved, such as a Zero Emissions Zone or congestion charging.</p>																									

How these comments were taken into account in the proposed submission draft
<p>This preferred option is represented in policy HE6. Strong concern related to air quality, and strong support for improvements in air quality, has been brought through into the policy wording. Support for dramatic measures to improve air quality in specific areas like the city centre is addressed through Oxford City Council's ambition for a Zero Emission Zone, with this policy written to complement such ambitions.</p>

Opt. 45: Protection of future occupants against nuisances such as noise and light

Summary of responses													
<p>Opt. 45 - Protection of future occupants against nuisances such as noise and light</p> <table border="1"> <caption>Data for Opt. 45 - Protection of future occupants against nuisances such as noise and light</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>36</td> </tr> <tr> <td>Agree</td> <td>16</td> </tr> <tr> <td>Neutral</td> <td>4</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	36	Agree	16	Neutral	4	Disagree	2	Strongly disagree	0	
Response	Count												
Strongly agree	36												
Agree	16												
Neutral	4												
Disagree	2												
Strongly disagree	0												
Additional comments													
<p>Of the additional written responses received, most comments received were supportive of the PO although some comments were concerned that by introducing different policies like this into Oxford compared to outside of it could cause additional delays and reduce the delivery of timely developments. Also no need for a policy as national policies and guidance are sufficient.</p>													

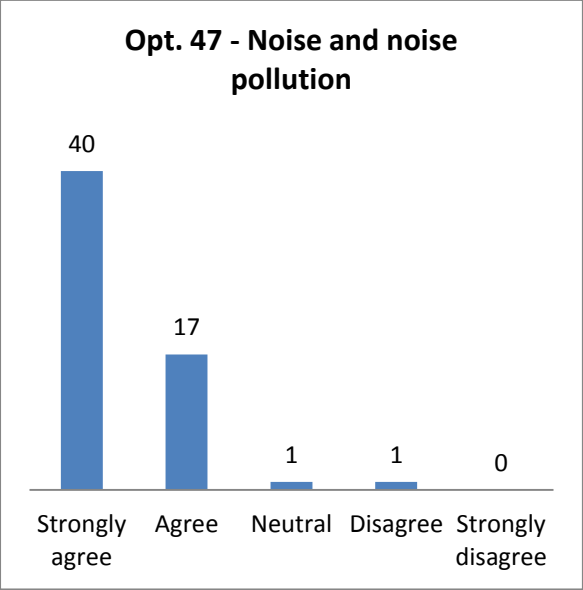
How these comments were taken into account in the proposed submission draft
<p>This preferred option is represented in policy RE7 and RE8. The policies strike a balance between the support expressed for measures to protect residents against nuisance, with the arguments stating that it's an extra burden and unnecessary. Policy RE7 reflects this balance by including consideration of nuisance factors as part of the determination process. Policy RE8 places additional emphasis on considerations and concerns related to noise, and requires evidence to demonstrate that such concerns will not arise.</p>

Opt. 46: Lighting and light pollution

Summary of responses													
	<p>Opt. 46 - Lighting and light pollution</p> <table border="1"> <caption>Survey Results for Opt. 46 - Lighting and light pollution</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>41</td> </tr> <tr> <td>Agree</td> <td>15</td> </tr> <tr> <td>Neutral</td> <td>1</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	41	Agree	15	Neutral	1	Disagree	2	Strongly disagree	0
Response	Count												
Strongly agree	41												
Agree	15												
Neutral	1												
Disagree	2												
Strongly disagree	0												
Additional comments													
<p>Of the additional written responses received, the comments received were largely supportive of having a policy related to controlling light and light pollution. Those that responded gave examples as to how to design lighting to reduce light spill to benefit both humans and wildlife. Those against such a policy felt it would be unnecessarily bureaucratic and that each development should be considered on a case by case basis.</p>													

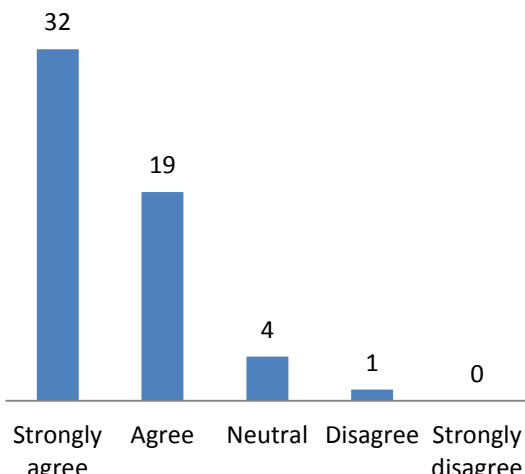
How these comments were taken into account in the proposed submission draft
<p>This preferred option is represented in policy RE7. The policy strikes a balance between the support expressed for measures to protect residents against nuisance, with the arguments stating that it's an extra burden. The policy text reflects this balance by including consideration of nuisance factors as part of the determination process, and maintaining aspects of the existing daylight/sunlight assessment measures.</p>

Opt. 47: Noise and noise pollution

Summary of responses													
 <p>Opt. 47 - Noise and noise pollution</p> <table border="1"><thead><tr><th>Response Category</th><th>Count</th></tr></thead><tbody><tr><td>Strongly agree</td><td>40</td></tr><tr><td>Agree</td><td>17</td></tr><tr><td>Neutral</td><td>1</td></tr><tr><td>Disagree</td><td>1</td></tr><tr><td>Strongly disagree</td><td>0</td></tr></tbody></table>	Response Category	Count	Strongly agree	40	Agree	17	Neutral	1	Disagree	1	Strongly disagree	0	
Response Category	Count												
Strongly agree	40												
Agree	17												
Neutral	1												
Disagree	1												
Strongly disagree	0												
Additional comments													
Of the additional written responses received, there was support for this preferred option. Respondents raised concern about noise pollution from A34, AirBnB properties, and ambulance, and police sirens.													

How these comments were taken into account in the proposed submission draft
This preferred option is represented in policies RE7 and RE8. Policy RE7 includes consideration of nuisance factors as part of the determination process. Policy RE8 places additional emphasis on considerations and concerns related to noise, and requires evidence to demonstrate that such concerns will not arise.

Opt. 48: Contaminated land

Summary of responses													
	<p>Opt. 48 - Contaminated land</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Response Category</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>32</td> </tr> <tr> <td>Agree</td> <td>19</td> </tr> <tr> <td>Neutral</td> <td>4</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response Category	Count	Strongly agree	32	Agree	19	Neutral	4	Disagree	1	Strongly disagree	0
Response Category	Count												
Strongly agree	32												
Agree	19												
Neutral	4												
Disagree	1												
Strongly disagree	0												
Additional Comments													
<p>Of the additional written responses received, support was expressed for this PO. However, EA noted that there may be further investigation needed for some of the sites identified in Table 5: Sites Recommended for Further Investigation.</p>													

How these comments were taken into account in the proposed submission draft
<p>This preferred option is represented in policy RE9. The policy responds to the support expressed in the preferred options consultation by outlining requirements for a detailed report to be submitted in accompaniment of a planning application when the proposal might be affected by contamination. Where the report identifies a need for mitigation measures, the policy requires this.</p>

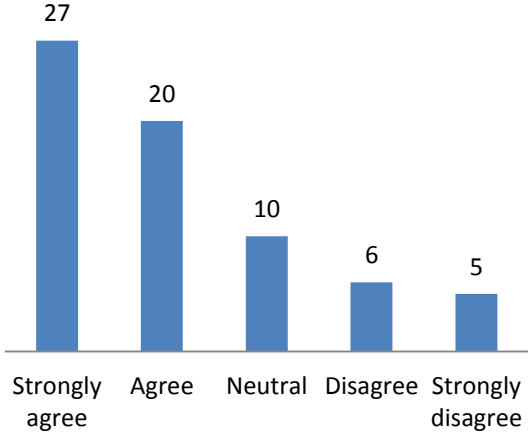
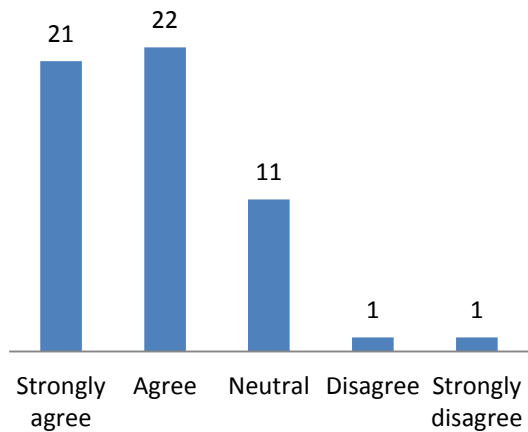
C5: Protecting and enhancing Oxford’s green setting, open spaces, and waterways

Opt. 49: Managing the overall amount of Public Open Space in Oxford

Summary of responses																									
<p>Opt. 49 - Managing the overall amount of Public Open Space</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>21</td> </tr> <tr> <td>Agree</td> <td>17</td> </tr> <tr> <td>Neutral</td> <td>6</td> </tr> <tr> <td>Disagree</td> <td>10</td> </tr> <tr> <td>Strongly disagree</td> <td>17</td> </tr> </tbody> </table>	Response	Count	Strongly agree	21	Agree	17	Neutral	6	Disagree	10	Strongly disagree	17	<p>Opt. 49 - Managing the overall amount of Public Open Space</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>867</td> </tr> <tr> <td>Agree</td> <td>154</td> </tr> <tr> <td>Neutral</td> <td>39</td> </tr> <tr> <td>Disagree</td> <td>28</td> </tr> <tr> <td>Strongly Disagree</td> <td>18</td> </tr> </tbody> </table>	Response	Count	Strongly Agree	867	Agree	154	Neutral	39	Disagree	28	Strongly Disagree	18
Response	Count																								
Strongly agree	21																								
Agree	17																								
Neutral	6																								
Disagree	10																								
Strongly disagree	17																								
Response	Count																								
Strongly Agree	867																								
Agree	154																								
Neutral	39																								
Disagree	28																								
Strongly Disagree	18																								
<p>Additional Comments</p> <p>The largest number of additional comments received said that there should not be any loss of green space in Oxford. Whilst there was some support for the approach of not setting a target for the total quantity of public open space across the city, there were also comments suggesting that the standard in the Green Space Strategy should be applied, or that a fixed ratio of green space to population should be used, particularly given expected population growth. The consultation leaflet asked whether the loss of important green spaces should only be allowed in exceptional circumstances. A number of people asked for more detail on what the exceptional circumstances might be and how the importance of green spaces would be assessed. There were also comments suggesting that any green spaces that are currently in poor condition should be improved rather than developed.</p>																									

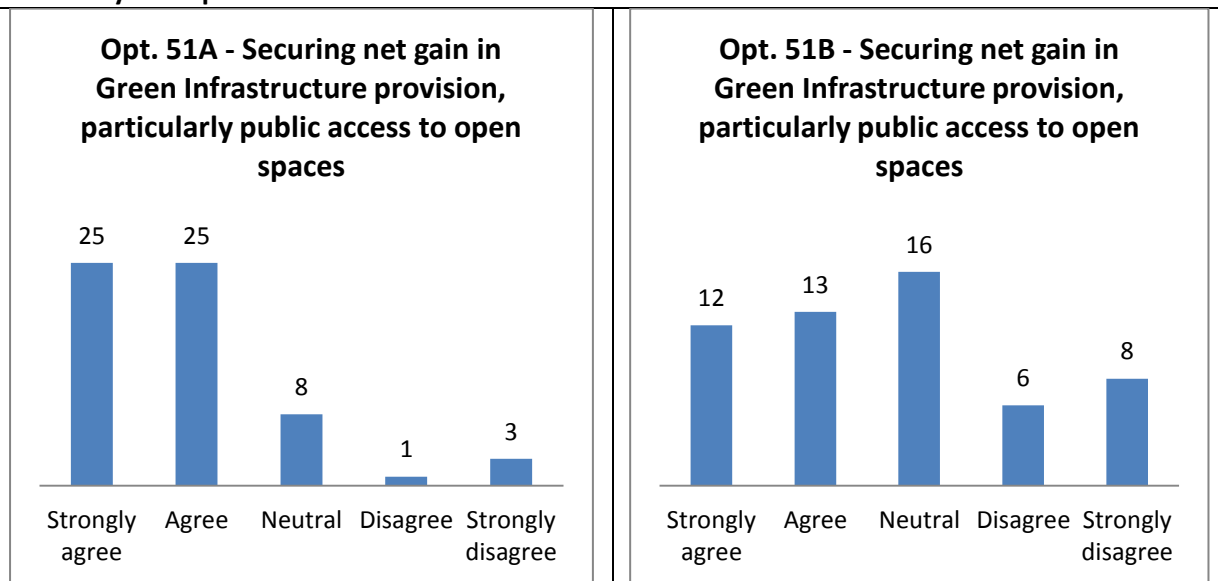
How these comments were taken into account in the proposed submission draft
<p>The proposed submission draft contains a number of policies that aim to preserve the highest amount possible of quality public open space in the city. The key policy is G1, which protects important green and open spaces and waterways as part of the Green and Blue Infrastructure network. These spaces are defined on the Policies Map and are to be free from development that results in any loss of area, except where demonstrated that an equivalent replacement will be provided or where there would be net improvement or not net harm to any biodiversity function. The Council approach is based on the preferred option, whereby there is no overall fixed ratio of green space to population, however there are other policies in the proposed submission draft that encourage the provision of usable green spaces across the city and prevents the unnecessary losses. A separate policy G4 addresses the Green Belt and prohibits inappropriate development in designated Green Belt land. Policy G7 addresses other green spaces that are not part of the designated Green network and as such may not come under the protection of policy G1, with restrictions on the loss of such spaces to development except under very specific circumstances.</p>

Opt. 50: Creating a green infrastructure policy designation

Summary of responses																									
<p>Opt. 50A - Creating a green infrastructure policy designation</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>27</td> </tr> <tr> <td>Agree</td> <td>20</td> </tr> <tr> <td>Neutral</td> <td>10</td> </tr> <tr> <td>Disagree</td> <td>6</td> </tr> <tr> <td>Strongly disagree</td> <td>5</td> </tr> </tbody> </table>	Response	Count	Strongly agree	27	Agree	20	Neutral	10	Disagree	6	Strongly disagree	5	<p>Opt. 50B - Creating a green infrastructure policy designation</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>21</td> </tr> <tr> <td>Agree</td> <td>22</td> </tr> <tr> <td>Neutral</td> <td>11</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	21	Agree	22	Neutral	11	Disagree	1	Strongly disagree	1
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Strongly disagree	5																								
Response	Count																								
Strongly agree	21																								
Agree	22																								
Neutral	11																								
Disagree	1																								
Strongly disagree	1																								
<p>Additional Comments</p> <p>A large number of responses signalled support for the preferred options of creating a green infrastructure designation – particularly from institutions and organisations. Numerous comments noted the importance of defining the target and criteria used to designate spaces as green infrastructure and worthy of protection. Other comments welcomed the idea of valuing and assessing green space as a network, rather than individual sites, but also expressed concern that those sites which are isolated will slip through the cracks and not be valued equally. A few comments noted the benefits of identifying the value and purpose of certain green spaces as they compare to others, whilst a few other comments worried that identification and classification could result in a lower valuation and resulting loss of certain specific types of green space.</p>																									
<p>How these comments were taken into account in the proposed submission draft</p> <p>Policy G1 represents aspects of both preferred options and aims for the protection of a green and blue infrastructure network. Many green spaces that are not joined to other green spaces are still proposed as part of the Green Infrastructure Network, because of their benefits and functions. Separate policies have been written addressing specific areas such as sports pitches, biodiversity sites and allotments.</p>																									

Opt. 51: Securing net gain in Green Infrastructure provision, particularly public access to open spaces

Summary of responses



Additional Comments

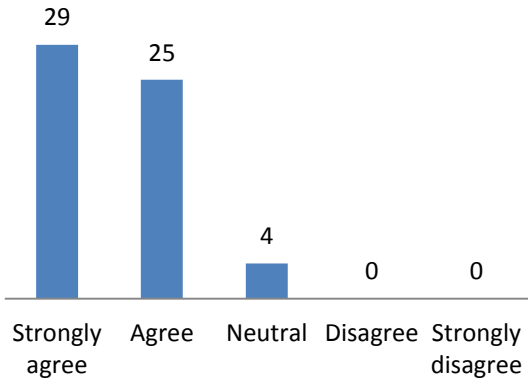
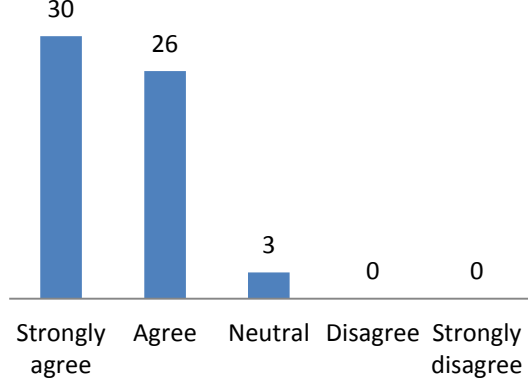
The general trend of responses was in support of the preferred options. Numerous comments were received that complained of loss of green spaces, and argued that the preferred options need to be even stronger. Many comments noted the importance of having green spaces near to people's homes and to avoid placing all focus on large sites. Numerous comments expressed opposition or concern to preferred option B based on a belief that it could facilitate a loophole that would allow developers to dodge provision of green space. Several comments related to concerns about the value, quality, and utility of 'small green spaces or parks'. A few comments queried the possibility of creating public green space on private land. Several comments expressed support for alternative option C.

How these comments were taken into account in the proposed submission draft

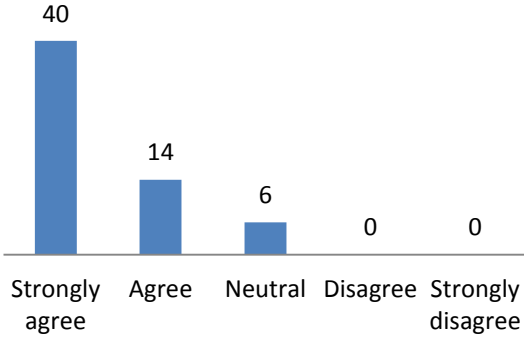
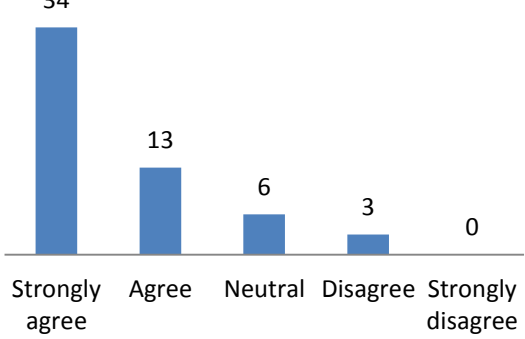
Aspects of both preferred options have been integrated into the proposed submission draft. Policy G9 sets out the objective of promoting the development of new additions and enhancements to the green infrastructure network. It contains a requirement for residential developments larger than 1.5 ha to provide a minimum amount of public open space (10%) along with contributions to its maintenance where appropriate. The approach of applying this requirement on the basis of site area rather than number of units (as per the alternative option C) is followed because many development sites in Oxford tend to be small even where a number of units are proposed. The resultant public green spaces may be too small to be of much social or environmental benefit.

Policy G7 addresses other green spaces that are not part of the designated Green network and as such may not come under the protection of policy G1, with restrictions on the loss of such spaces to development unless under very specific criteria. A key requirement will be for a developer to show that proposals would improve biodiversity or amenity.

Opt. 52: Ensuring that new developments improve the quality of Green Infrastructure

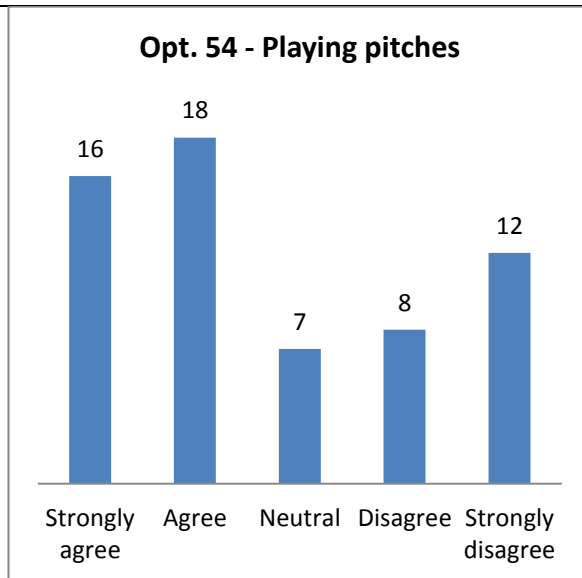
Summary of responses																									
<p>Opt. 52A - Ensuring that new developments improve the quality of Green Infrastructure</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>29</td> </tr> <tr> <td>Agree</td> <td>25</td> </tr> <tr> <td>Neutral</td> <td>4</td> </tr> <tr> <td>Disagree</td> <td>0</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	29	Agree	25	Neutral	4	Disagree	0	Strongly disagree	0	<p>Opt. 52B - Ensuring that new developments improve the quality of Green Infrastructure</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>30</td> </tr> <tr> <td>Agree</td> <td>26</td> </tr> <tr> <td>Neutral</td> <td>3</td> </tr> <tr> <td>Disagree</td> <td>0</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	30	Agree	26	Neutral	3	Disagree	0	Strongly disagree	0
Response	Count																								
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<p>Additional Comments</p> <p>The general trend of responses was in support of the preferred options. Several comments were received arguing that the preferred option is not strong enough in attempting to achieve its goal. A few comments were received stating that they support the principle but will require further detail in order to make an informed conclusion (specifically the exact wording of what would be required, and to what extent). Other comments suggested the inclusion of heritage considerations and active design principles as additional requirements.</p>																									
<p>How these comments were taken into account in the proposed submission draft</p> <p>Policy G9 sets out the objective of protecting and enhancing green infrastructure, and would apply to both protected and unprotected green infrastructure. The policy is worded so that any proposals that affect these features are required to show how they are incorporated into schemes and improved in specific areas listed in the policy text. Heritage considerations and other design principles are addressed in other policies.</p>																									

Opt. 53: Biodiversity sites, wildlife corridors, species protection, independent ecological assessment (accounting)

Summary of responses																									
<p>Opt. 53A - Biodiversity sites, wildlife corridors, & species protection independent ecological assessment</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>40</td> </tr> <tr> <td>Agree</td> <td>14</td> </tr> <tr> <td>Neutral</td> <td>6</td> </tr> <tr> <td>Disagree</td> <td>0</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	40	Agree	14	Neutral	6	Disagree	0	Strongly disagree	0	<p>Opt. 53B - Biodiversity sites, wildlife corridors, species protection independent ecological assessment</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>34</td> </tr> <tr> <td>Agree</td> <td>13</td> </tr> <tr> <td>Neutral</td> <td>6</td> </tr> <tr> <td>Disagree</td> <td>3</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	34	Agree	13	Neutral	6	Disagree	3	Strongly disagree	0
Response	Count																								
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Agree	14																								
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Response	Count																								
Strongly agree	34																								
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Strongly disagree	0																								
<p>Additional Comments</p> <p>The importance of biodiversity and wildlife is made clear by the vast majority of the comments received. Many comments indicated that they believed the preferred options were not strong enough and that mitigation/compensation strategies could never adequately or appropriately replace wildlife or biodiversity that would be inevitably lost through development works. A good deal of support was made for the principle of the ‘avoid, mitigate, compensate’ hierarchy outlined in preferred option B. The majority of comments stressed the importance of wildlife and biodiversity, its fragility, and the failure of development in being located in sensitive locations and in being done in sympathetic terms.</p>																									
<p>How these comments were taken into account in the proposed submission draft</p> <p>The support is welcomed and the comments noted. Policy G2 addresses the protection of diversity and geodiversity sites and incorporates elements of both preferred options. Protection is extended to sites of local importance, whereby development is permitted only in exceptional circumstances. The requirement is for mitigation and compensation measures to offset any losses and achieve an overall net gain for biodiversity.</p>																									

Opt. 54: Playing pitches

Summary of responses



Additional Comments

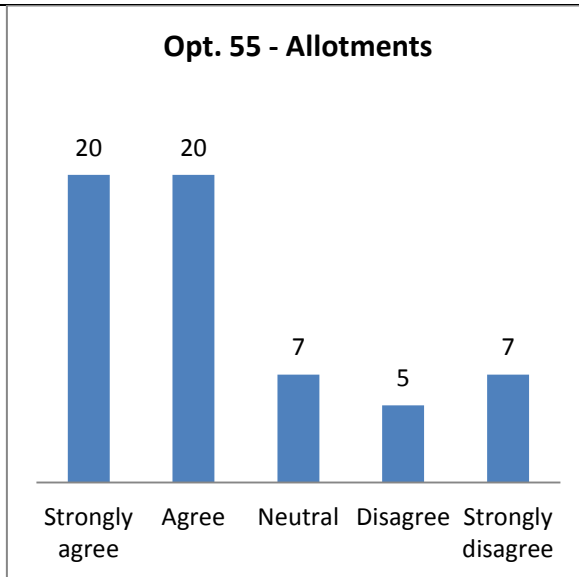
Majority support in comments for Rejected Option C and that no playing pitches should be lost under any circumstances. Numerous comments articulated an understanding that some pitches may be lost through need or circumstance but that an appropriate assessment needs to be done and other avenues be explored before loss, and that replacement nearby should be secured. Several comments noted the importance of playing pitches for schools and in the public domain as access to private playing pitches is not often granted to the community. Several comments also noted that should a playing field not be required anymore, it ought to be retained as a green space as insurance for potential future need.

How these comments were taken into account in the proposed submission draft

The preferred option has been integrated into the proposed submission draft through policy G5, which specifically addresses the protection outdoor sports facilities. The preferred option was chosen as a blanket prohibition on the loss of playing pitches under any circumstances was considered to be too inflexible an approach to allow for responses to supply and demand over time, as well as the loss of opportunities to make more efficient uses of land as required. The policy cites the Playing Pitch Study, which identifies the different types of playing pitches and the level of need. Proposals involving the loss of outdoor facilities are required to make compensation in the form of improved facilities in suitable locations of equal or better accessibility by walking, cycling or public transport.

Opt. 55: Allotments

Summary of responses



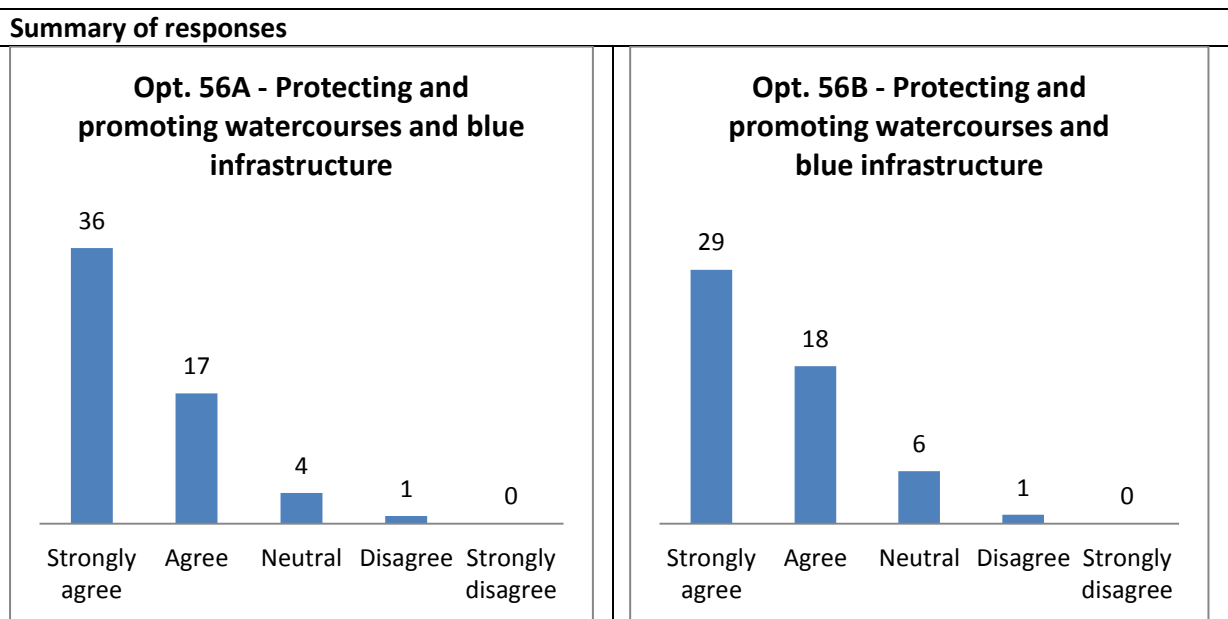
Additional Comments

Majority support expressed in the comments for blanket protection of allotments (Alternative Option B) and that no allotments should be lost under any circumstances. Numerous comments received noting the benefits of allotments, the high demand for them, and that communities cannot afford to lose any more. Other comments noted support for the preferred options and pointed out that allotments are already quite well protected, so criteria for loss should be clearly laid out.

How these comments were taken into account in the proposed submission draft

The strong protection of allotment land will continue, and is included in the proposed submission draft as policy G4. The approach of the policy is to prevent development resulting in the loss of designated allotment sites, which are identified in the Policies Map. The policy does not contain criteria that would allow exceptions to protection from development, and while it is not strictly a blanket protection of all allotments, focussing on the allocated sites allows for surplus sites to be omitted accordingly. The policy also encourages the provision of community food growing space as part of qualifying developments.

Opt. 56: Protecting and promoting watercourses – making more of blue infrastructure



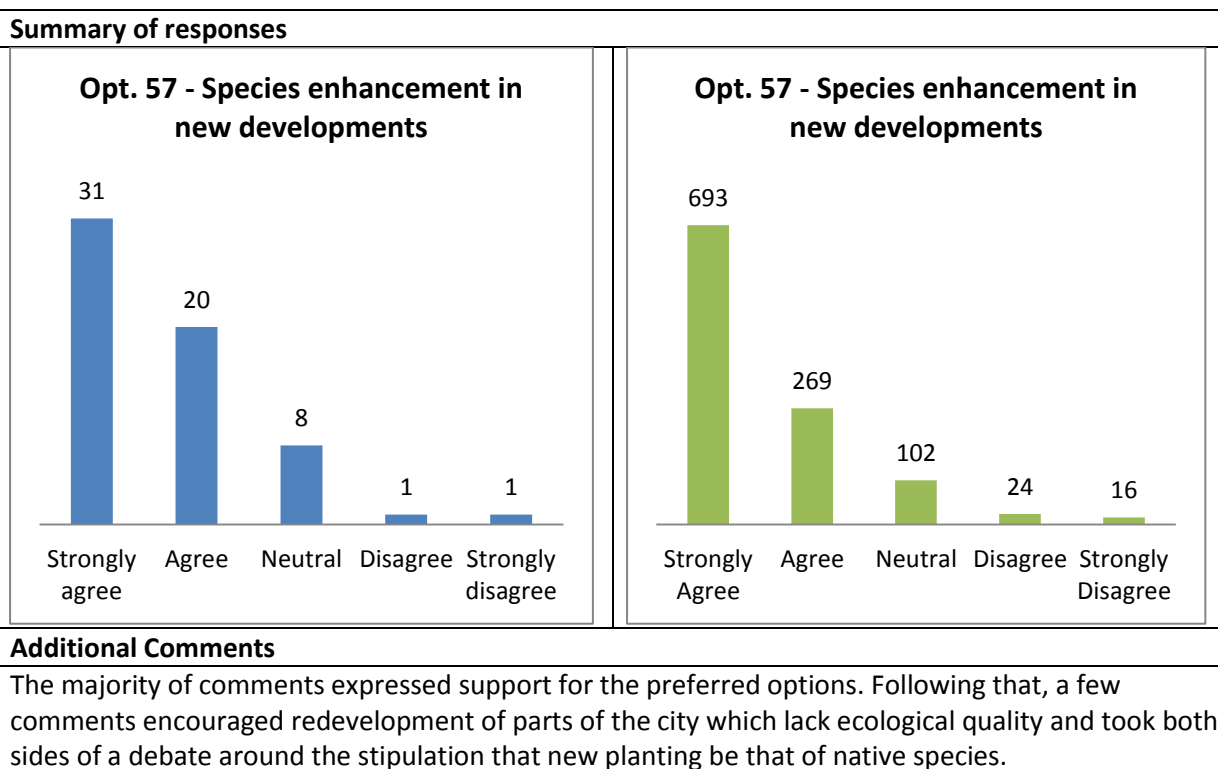
Additional Comments

Many comments received expressed strong support for notion of protection for watercourses and blue infrastructure. A few comments advocated the separation of *protection* and *promotion* of watercourses and that the watercourses would be best served by being left natural. Other comments noted the importance of watercourses and blue infrastructure, and the excellent potential they hold in Oxford. Some comments noted the possible benefits of using cycle and walking path development as a tool to improve the protection and promotion of watercourses. Generally, support for protection of watercourses and blue infrastructure is expressed, whilst caution is expressed about their development.

How these comments were taken into account in the proposed submission draft

The general support for the preferred option is welcomed. The key policy is G1, which protects important green and open spaces and waterways as part of the Green and Blue Infrastructure network. Important waterways are defined on the Policies Map and are to be free from development that results in any loss of area, except where demonstrated that there is an equivalent reversion or where there would be net improvement or not net harm to any biodiversity function.

Opt. 57: Species enhancement in new developments

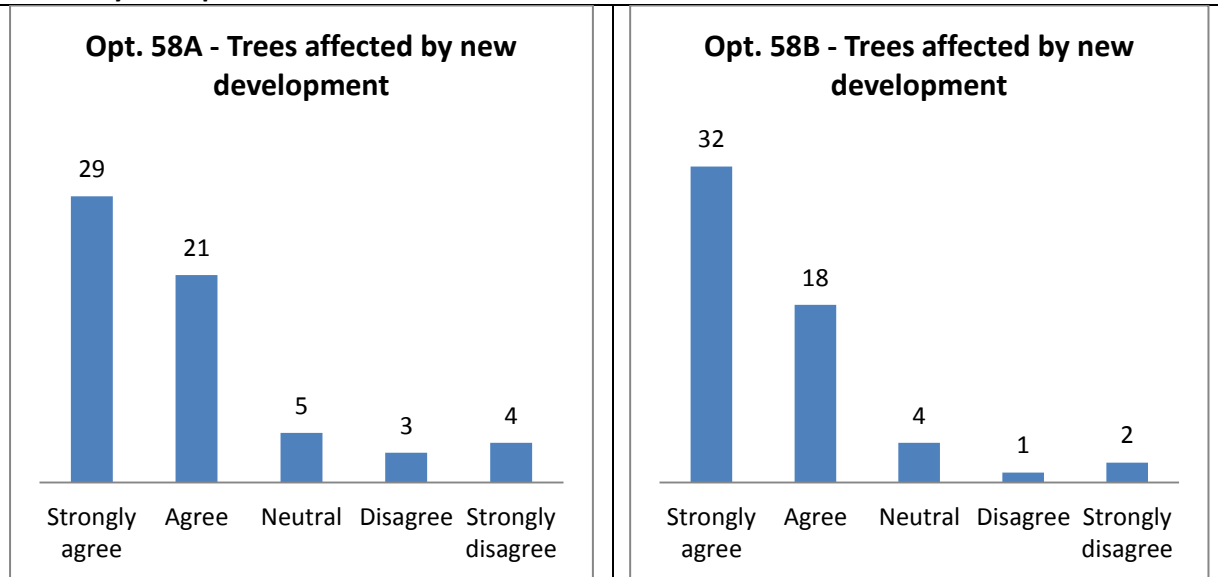


How these comments were taken into account in the proposed submission draft

The general support for the preferred options is welcomed. Aspects of the preferred option are reflected in policies G2, G6 and G7. All three policies include requirements to protect the integrity of sites of biodiversity importance, and for biodiversity impact mitigation and enhancement measures on sites that may have a lower level of protection.

Opt. 58: Trees affected by new developments

Summary of responses



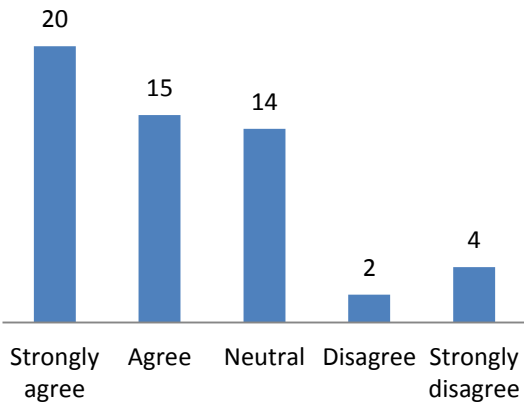
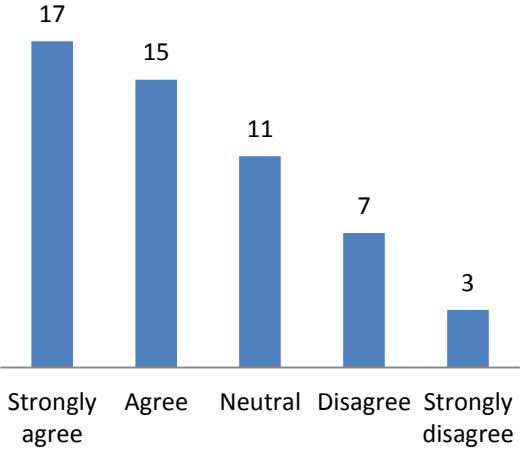
Additional Comments

Comments made clear that strong protection for trees is supported. Generally, comments argued that the preferred options were not strong enough and that avoidance of any loss ought to be the first priority, followed by mitigation; and that replacement or compensation was generally not being carried out appropriately in practice. The importance of the value of mature trees compared to seedlings was noted, and support was voiced for obligations to be placed on the developers to ensure the good health and maintenance of any new, replacement trees.

How these comments were taken into account in the proposed submission draft

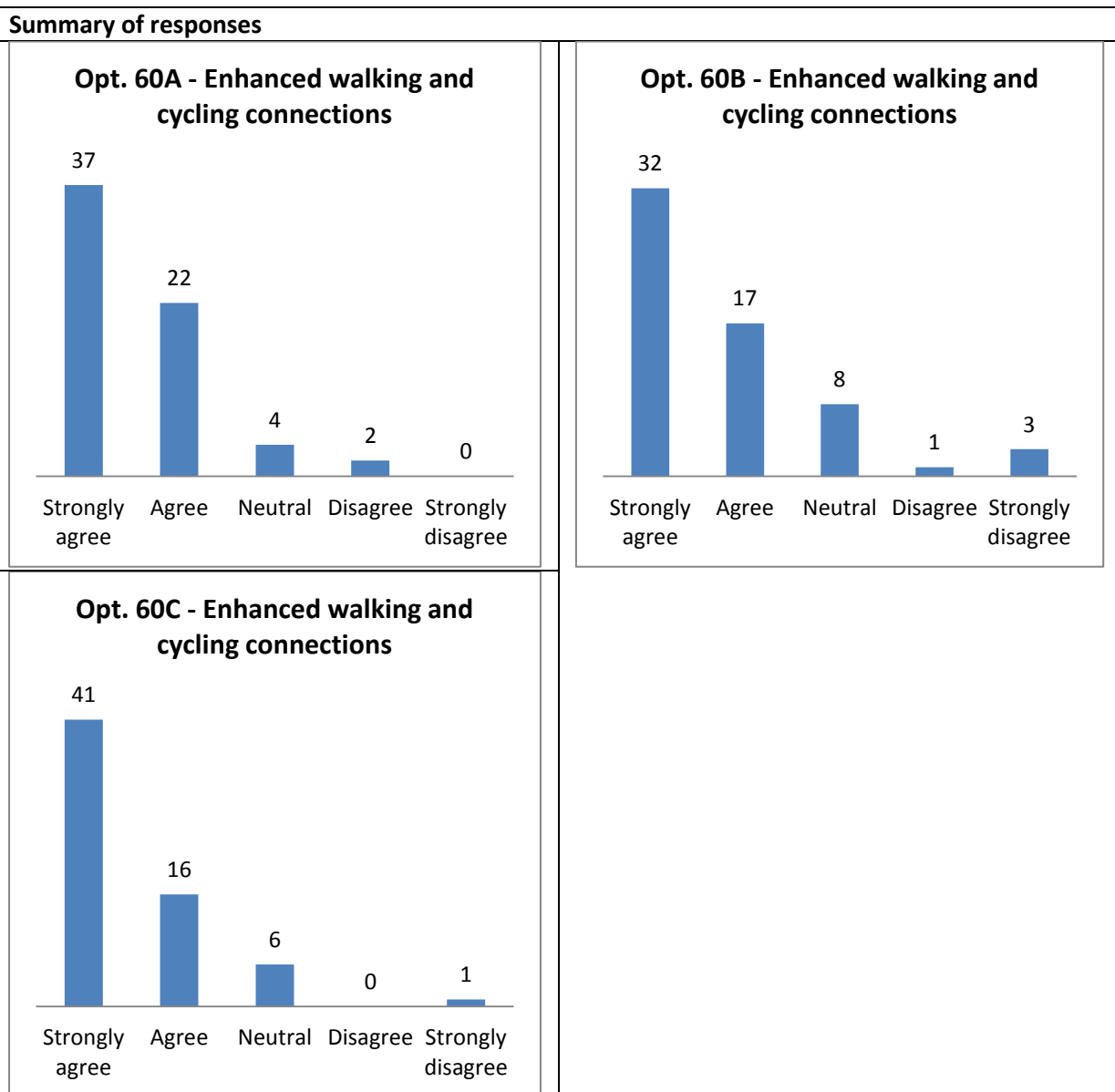
Policy G9 sets out the objective of protecting and enhancing green infrastructure, and would apply to both protected and unprotected green infrastructure. This covers features such as trees, hedgerows and small green public spaces.

Opt. 59: Green/brown roofs and walls

Summary of responses																									
<p>Opt. 59A - Green/brown roofs and walls</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>20</td> </tr> <tr> <td>Agree</td> <td>15</td> </tr> <tr> <td>Neutral</td> <td>14</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>4</td> </tr> </tbody> </table>	Response	Count	Strongly agree	20	Agree	15	Neutral	14	Disagree	2	Strongly disagree	4	<p>Opt. 59B - Green/brown roofs and walls</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>17</td> </tr> <tr> <td>Agree</td> <td>15</td> </tr> <tr> <td>Neutral</td> <td>11</td> </tr> <tr> <td>Disagree</td> <td>7</td> </tr> <tr> <td>Strongly disagree</td> <td>3</td> </tr> </tbody> </table>	Response	Count	Strongly agree	17	Agree	15	Neutral	11	Disagree	7	Strongly disagree	3
Response	Count																								
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Response	Count																								
Strongly agree	17																								
Agree	15																								
Neutral	11																								
Disagree	7																								
Strongly disagree	3																								
<p>Additional Comments</p> <p>The comments demonstrated popular general support for green/brown roofs and walls. However, a large majority of comments pointed out that green/brown roofs and walls do not adequately compensate for habitat loss, and that any policy should not use green/brown roofs and walls to replace ground level green space, and that provision for biodiversity ought to still be made within the development. The conflict and varying potential benefits of green/brown roofs and walls compared to provision of solar PV was also commented on.</p>																									

How these comments were taken into account in the proposed submission draft
<p>The general support of the policy approach is welcomed. Policy G9 contains a provision that supports the incorporation of green or brown roofs of suitable design into developments where possible. For all their benefits, they are however not to be deemed as compensations/mitigations for habitat loss or replacements for ground level green spaces.</p>

Opt. 60: Enhanced walking and cycling connections



Additional Comments

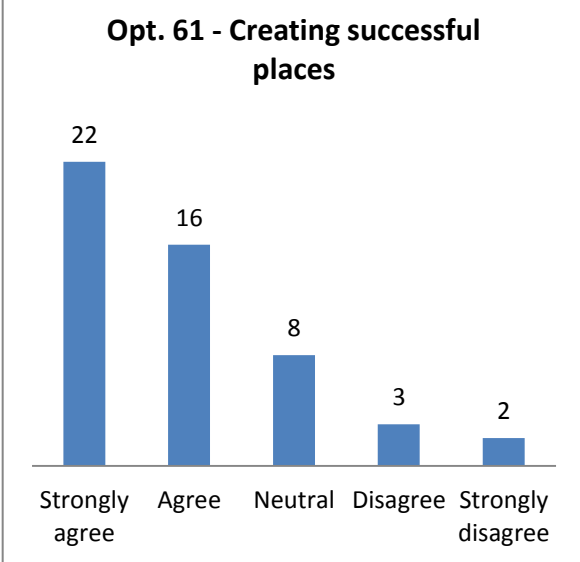
The majority of comments were in support of the preferred options. The next most common comment was in support of ensuring that any resulting new connections be well designed infrastructure that provides separate, segregated lanes for cyclists. A few comments noted the importance of footpaths and open space for their own inherent value, and that some sensitive open spaces are not well suited for transportation connections.

How these comments were taken into account in the proposed submission draft

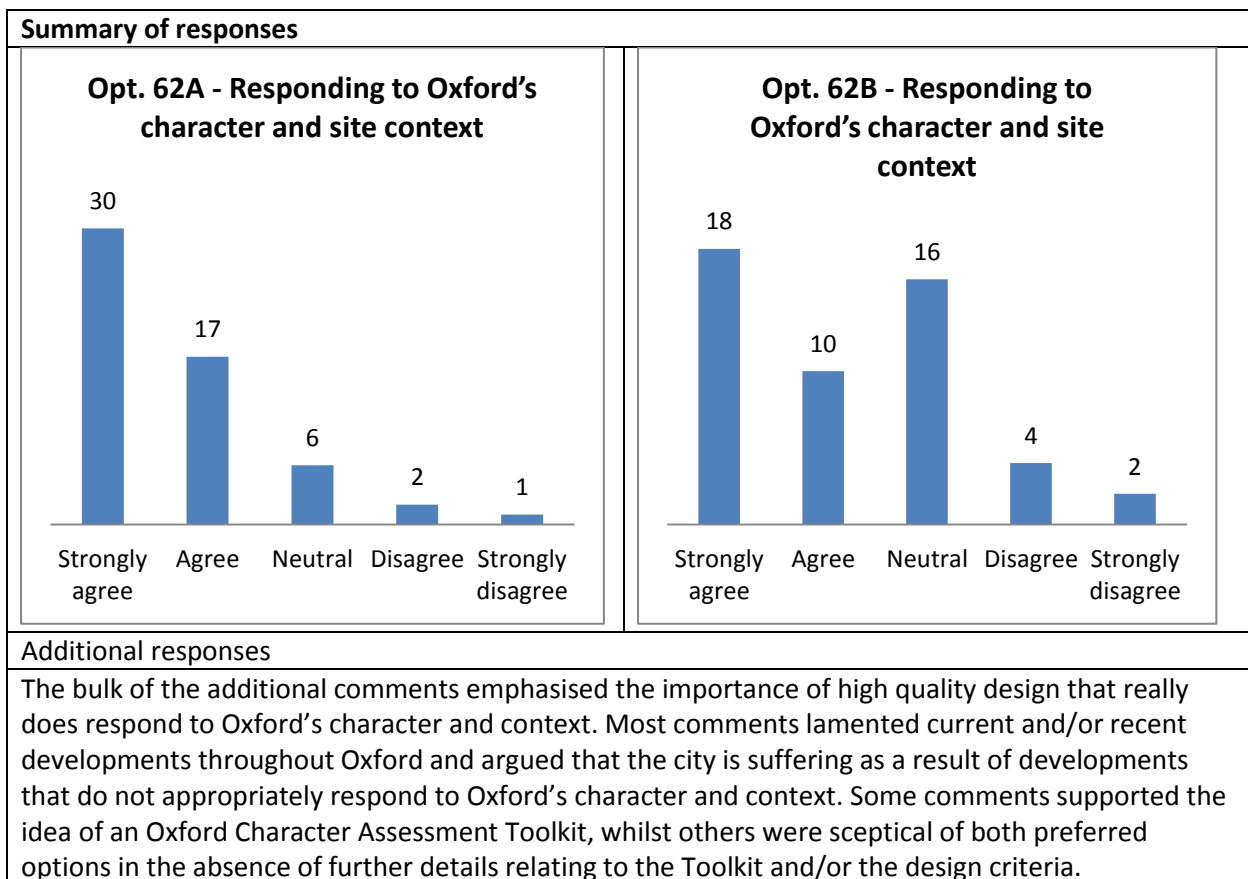
The general support is welcomed and the comments noted. The preferred options are reflected in Policy G9, which requires that development proposals Green Infrastructure features demonstrate how these have been incorporated within the scheme and how improvements are delivered. Among the assessed criteria are how well schemes create linkages with the wider Green Infrastructure Network and how connectivity through suitable walking and cycling routes will be encouraged. Movement policies specifically address sustainable modes of travel in more detail (policy M1) and policy G1 creates the context of the wider Green Infrastructure network.

C6: Enhancing Oxford’s unique heritage and creating quality new development

Opt. 61: Creating successful places

Summary of responses													
	<p>Opt. 61 - Creating successful places</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>22</td> </tr> <tr> <td>Agree</td> <td>16</td> </tr> <tr> <td>Neutral</td> <td>8</td> </tr> <tr> <td>Disagree</td> <td>3</td> </tr> <tr> <td>Strongly disagree</td> <td>2</td> </tr> </tbody> </table>	Response	Count	Strongly agree	22	Agree	16	Neutral	8	Disagree	3	Strongly disagree	2
Response	Count												
Strongly agree	22												
Agree	16												
Neutral	8												
Disagree	3												
Strongly disagree	2												
Additional Comments													
<p>Bulk of written comments emphasised the need for good design that takes into account the importance of ‘place’. Large portion of comments supported the preferred option. Most other comments articulated criticisms of the current quality of developments, design, and place-making in Oxford and asked for better, higher standards. A few comments opposed making standards obligatory for developers, but rather supported allowing them further freedom as long as they followed national planning guidelines.</p>													
How these comments were taken into account in the proposed submission draft													
<p>Policy DH1 is intended to achieve high quality design and placemaking across Oxford. It applies to all developments other than changes of use without external alterations and householder applications. A series of checklist points set out in an Appendix are expected to be covered by information accompanying the application, where relevant.</p>													

Opt. 62: Responding to Oxford’s character and site context



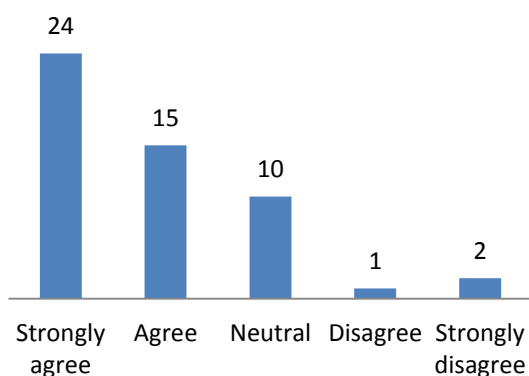
How these comments were taken into account in the proposed submission draft

The checklist relating to Policy DH1 includes three points relating to ‘responding to site character and context’. This requires applicants to show how they have understood and responded to the features, opportunities and constraints of the site and its setting. This may include heritage asset and landscape features as well as potential barriers like noise or railway lines. Policy DH1 and the related appendix are intended to ensure that design responds to surrounding character and context, and that this is set out clearly in applications.

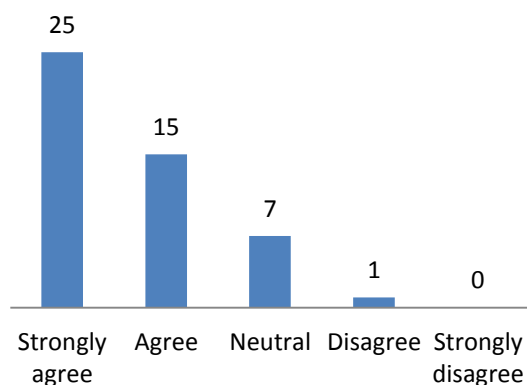
Opt. 63: Creating an integrated high quality public realm and setting of buildings

Summary of responses

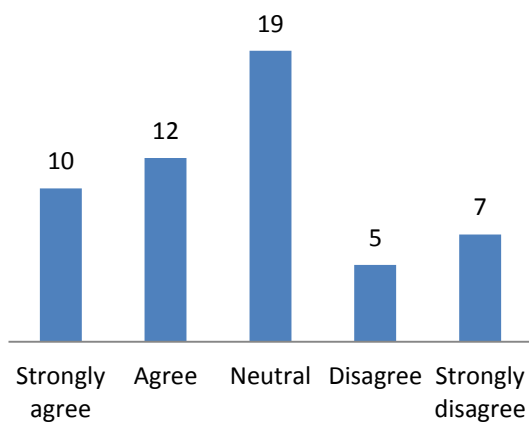
Opt. 63A - Creating an integrated high quality public realm and setting of buildings



Opt. 63B - Creating an integrated high quality public realm and setting of buildings



Opt. 63C - Creating an integrated high quality public realm and setting of buildings



Additional Comments

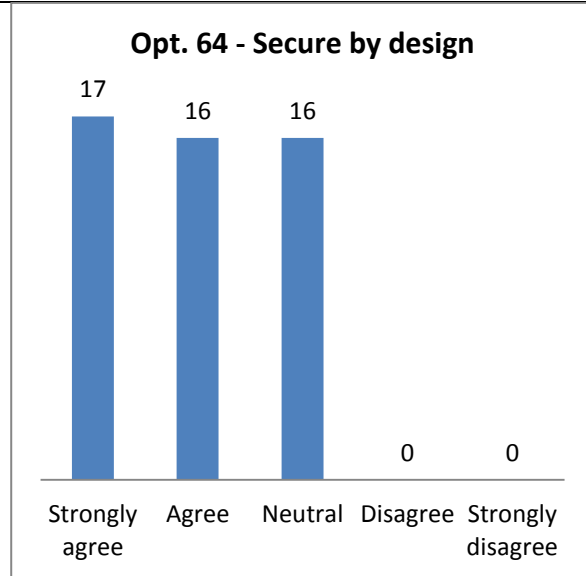
The bulk of the additional comments made it clear that they support an engaging public realm that can be experienced by pedestrians. Numerous comments related to concern about the current focus of design on cars, and asked for design of public realm and new development that serves the pedestrian, and minimises both car use and car presence. Cycle parking and bin storage were also mentioned as points that require improvement. Preferred option C and its focus on public art was a common source of comment that prompted several comments articulating the requirement for higher quality public art that serves a purpose or is more stimulating, whilst several others argued that art is subjective and generally of low-quality and as such, public money should not be spent on installing it.

How these comments were taken into account in the proposed submission draft

The City Centre Movement and Public Realm Study aims to change movement patterns in the city centre with the aim of achieving an improved public realm. Policy DH7 aims to ensure cycle parking and storage are adequate and well designed. The appendix relating to DH1 aims to ensure that public art makes a positive contribution to a new development.

Opt. 64: Secure by design

Summary of responses



Additional Comments

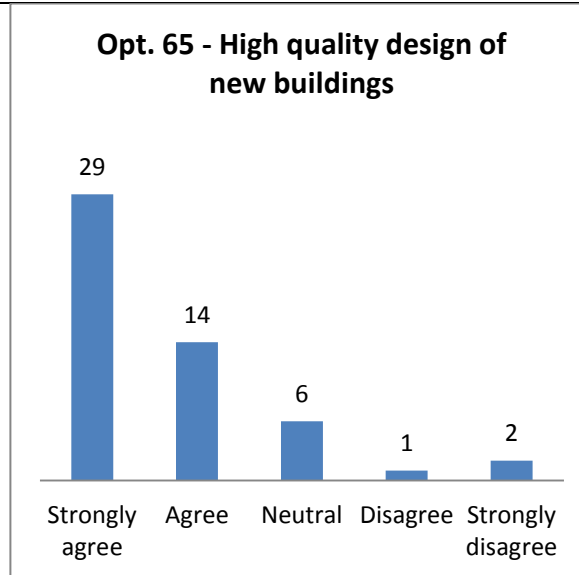
Comments returned on this preferred option were nearly all in support. One commenter noted that Oxford City Council ought to strengthen the scheme even further.

How these comments were taken into account in the proposed submission draft

There is no policy in the proposed submission draft that specifically relates to Secure by Design principles, however aspects of the principles have been integrated across a number of policies including DH1 (High quality design and placemaking), DH6 (shopfronts and signage) and DH7 (external servicing features and stores). Appendix 6.1, relating to Policy DH1 sets out expectations in terms of design features and treatment of external areas that will be considered acceptable and includes reference to Secure by Design.

Opt. 65: High quality design of new buildings

Summary of responses



Additional Comments

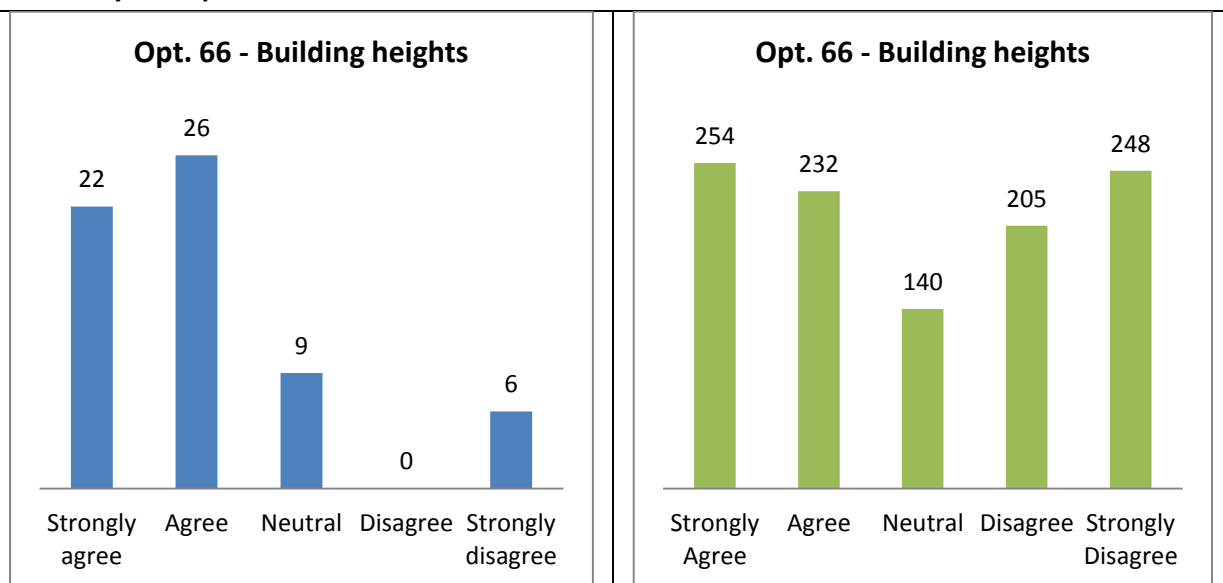
The majority of comments were made in support of the preferred options. Generally, comments that fed back supported high quality design for new buildings, but many enquired about how terms like 'high', 'poor', 'standard', etc. would be defined and determined. Many expressed a desire that 'high quality' would include strict environmental requirements and considerations. A few comments argued that 'high quality design' is more important than 'distinctive design'. Several comments were opposed – either in principle, or by citing past developments – to the council giving design guidance on any developments.

How these comments were taken into account in the proposed submission draft

Policy DH1 is intended to achieve high quality design and placemaking across Oxford. It applies to all developments other than changes of use without external alterations and householder applications. A series of checklist points set out in an Appendix are expected to be covered by information accompanying the application, where relevant. High quality design will have a number of characteristics. The checklist points set out how it is expected that design should respond to character and context and natural features and setting out guidance for designing development blocks, external areas and buildings and for ensuring quality.

Opt. 66: Building heights

Summary of responses



Additional Comments

This option received a substantial amount of feedback. Many comments were in support of the preferred option; many comments were in opposition. The bulk of the numerous comments in support sought to have the higher building heights focused along arterial roads and in district centres. The bulk of the comments in opposition were opposed in-principle to any kind of increase in building heights. Numerous people expressed concern over the impact on views, and the skyline. Numerous others stated that higher buildings were not representative of Oxford's character. Many comments were content with increases in height as long as they were done with due consideration to all possible impacts and were not allowed to spread rampantly and without control to impact on sensitive locations. Finally, some others argued that strict height limits should be maintained, and some others argued that no height restrictions should be in place at all.

How these comments were taken into account in the proposed submission draft

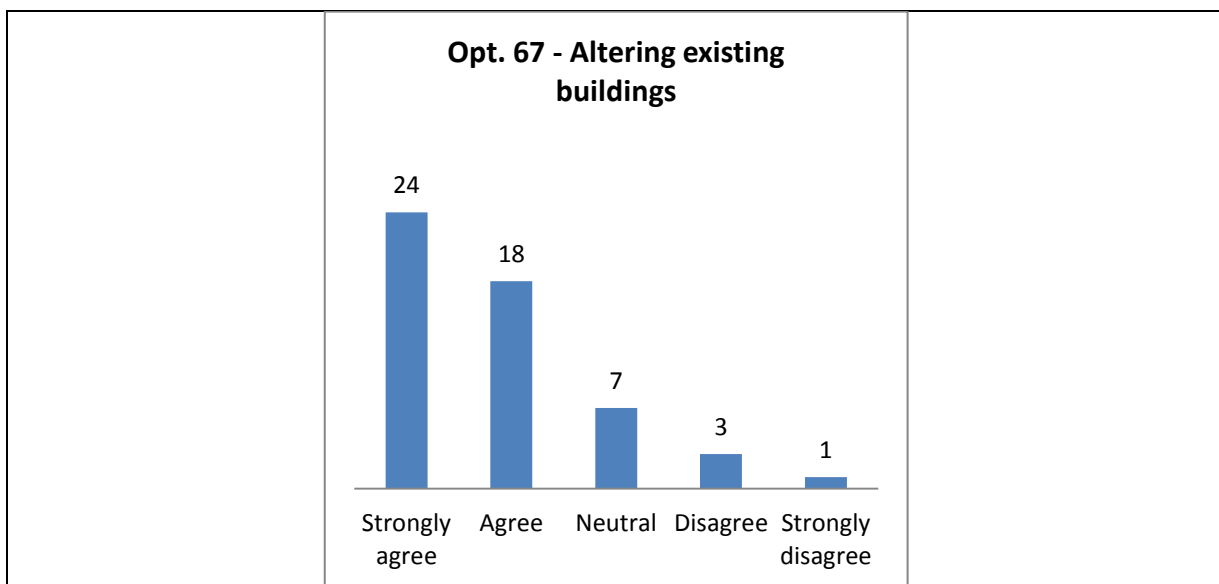
The preferred option has been integrated into policy DH2, which addresses building heights and views. The emphasis of the policy is on siting tall buildings in suitable locations, with clear justifications for choices regarding height and bulk, as well as a requirement to demonstrate that the proposals have a positive impact on their setting. The commissioned High Buildings Study has mapped the areas most sensitive to increased heights and formed the basis of a Technical Advice note that will provide guidance in the development of proposals.

Tall buildings can be useful in some circumstances, for example in increasing density, and as such a blanket prohibition on increased building heights could be counterproductive and potentially limit needed development. Placing an emphasis on maximum heights can have the unintended consequence of all buildings being built to the allowed limit resulting in a bland roofscape and degradation of Oxford's unique skyline.

Strict criteria have been set for buildings within the historic core area (1.2 km radius of Carfax tower), to ensure the highest possible design quality and minimal intrusion on the historic skyline and the unique appearance of the city centre .

Opt. 67: Altering existing buildings

Summary of responses



Additional Comments

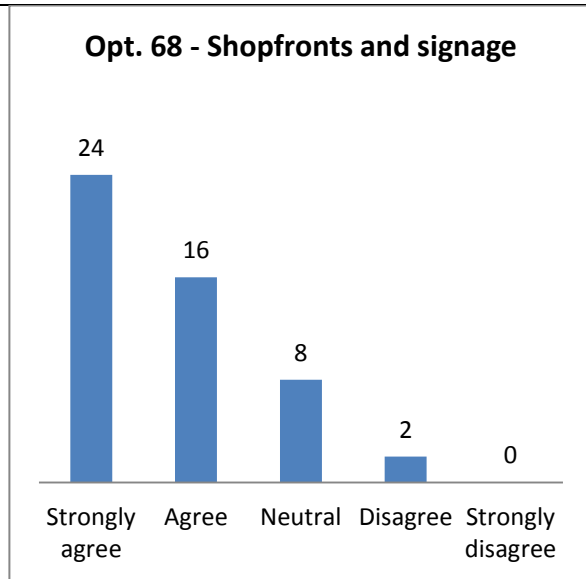
Most comments received were in favour of the preferred option. Several comments noted the importance of flexibility within the planning system to allow for alterations that relate to energy efficiency and environmental standards improvements – including those such as external wall insulation. A few comments noted that extremely different and distinct extensions to buildings can often be of high quality and worth encouraging, and also that new and different designs ought to be permitted where the existing architecture is considered to be of low quality. Several comments supported the preferred option specifically for conservation areas.

How these comments were taken into account in the proposed submission draft

Policy DH1 is intended to achieve high quality design and placemaking across Oxford. It applies to all developments other than changes of use without external alterations and householder applications. A series of checklist points set out in an Appendix are expected to be covered by information accompanying the application, where relevant. The checklist points set out how it is expected that design should respond to character and context and natural features and setting out guidance for designing development blocks, external areas and buildings and for ensuring quality.

Opt. 68: Shopfronts and signage

Summary of responses



Additional Comments

The preferred option is supported by most of the comments received. A few comments asked that traditional shopfront styles and traditional materials be protected and not replaced with less context-sympathetic materials. A few comments noted the importance that strict signage regulations can have in improving aesthetic appearances.

How these comments were taken into account in the proposed submission draft

The general support is welcomed and the additional comments noted. The preferred option has been integrated into policy DH6 in the proposed submission draft, which sets out specific criteria that new shopfronts and signage will be assessed against.

Opt. 69: Stores for bikes, waste, and recycling

Summary of responses													
	<p>Opt. 69 - Stores for bikes, waste, and recycling</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>31</td> </tr> <tr> <td>Agree</td> <td>20</td> </tr> <tr> <td>Neutral</td> <td>4</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	31	Agree	20	Neutral	4	Disagree	1	Strongly disagree	0
Response	Count												
Strongly agree	31												
Agree	20												
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Strongly disagree	0												
Additional Comments													
<p>The preferred option was met with unanimous support from comments received. The importance of adequate, appropriate, and well-designed storage specifically at terrace houses and HMOs and with flexibility for other needs like cargo bikes and buggies was emphasised by several comments.</p>													

How these comments were taken into account in the proposed submission draft
<p>The overall support for the inclusion of an appropriate policy is noted and welcomed. The preferred option is represented in policy DH7, which sets out requirements for the design, accessibility and materials for bike/bin stores and other external servicing features. The policy emphasises the need for such areas to be considered from the start of the design process and not just included as an afterthought.</p>

Opt. 70: High buildings, view cones, and high building area

Summary of responses													
	<p>Opt. 70 - High buildings, view cones, and high building area</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>14</td> </tr> <tr> <td>Agree</td> <td>21</td> </tr> <tr> <td>Neutral</td> <td>6</td> </tr> <tr> <td>Disagree</td> <td>7</td> </tr> <tr> <td>Strongly disagree</td> <td>12</td> </tr> </tbody> </table>	Response	Count	Strongly agree	14	Agree	21	Neutral	6	Disagree	7	Strongly disagree	12
Response	Count												
Strongly agree	14												
Agree	21												
Neutral	6												
Disagree	7												
Strongly disagree	12												

Additional Comments

11 additional comments were made in support of the preferred option. Several additional comments were made in general agreement with a more flexible approach but consider taller buildings should be only in particular areas, for example district centres or where they could block traffic noise, and as long as they are in keeping and not flat. Others did not agree with the approach and were concerned the policy would be a slippery slope or not provide a strong enough control.

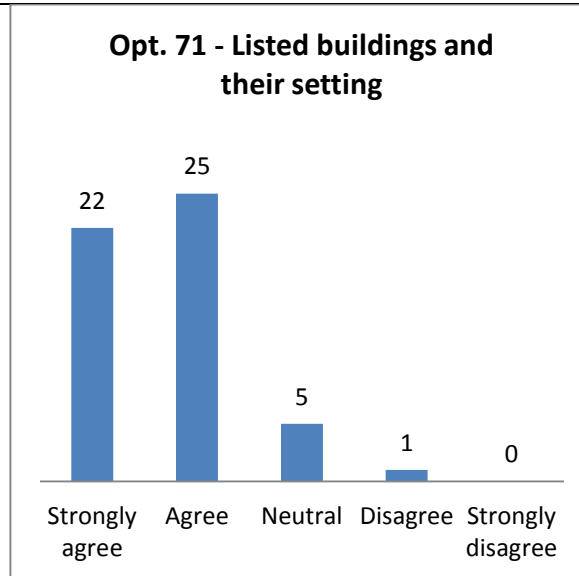
How these comments were taken into account in the proposed submission draft

The preferred option has been integrated into policy DH2, which addresses building heights and views. The emphasis of the policy is on siting tall buildings in suitable locations, with clear justifications for choices regarding height and bulk, as well as a requirement to demonstrate that the proposals have a positive impact on their setting. The commissioned high Buildings Study has mapped the areas most sensitive to increased heights and formed the basis of a Technical Advice note that will provide guidance in the development of proposals.

Strict criteria have been set for buildings within the historic core area (1.2 km radius of Carfax tower) and designated View Cones, to ensure the highest possible design quality and minimal intrusion on the historic skyline and the unique appearance of the city centre. Approvals will not be granted to any scheme within a designated View cone or in their proximity that detracts from the special significance of the view.

Opt. 71: Listed buildings and their setting

Summary of responses



Additional Comments

Nine respondents commented in support of this preferred option. One respondent supported the preferred option, but considered that it needed to be stronger. Two respondents disagreed with the preferred option as they considered it to be too subjective as it is difficult to define 'harm' and they felt it needed to be clearer to ensure it will be effectively enforced.

How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed.

The preferred option is integrated within policy DH3 which addresses designated heritage assets. The policy covers the impacts of development on all heritage assets, including listed buildings, conservation areas and assets of local heritage value. The policy requires that developments must demonstrate that there is no unacceptable harm to a heritage asset, and sets out the strict criteria that would allow for limited exceptions when such harm would be justified.

Opt. 72: Assets of Local Heritage Value

Summary of responses													
<p>Opt. 72 - Assets of Local Heritage Value</p> <table border="1"> <caption>Survey Results for Opt. 72</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>26</td> </tr> <tr> <td>Agree</td> <td>17</td> </tr> <tr> <td>Neutral</td> <td>8</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	26	Agree	17	Neutral	8	Disagree	1	Strongly disagree	0	
Response	Count												
Strongly agree	26												
Agree	17												
Neutral	8												
Disagree	1												
Strongly disagree	0												
Additional Comments													
Six respondents made additional comments in support of the preferred option. Two respondents believed the preferred option not to be necessary, as it is already dealt with by the NPPF. They considered that the NPPF guidelines should be relied on rather than a bespoke policy.													

How these comments were taken into account in the proposed submission draft
Policy DH5 considers local heritage assets. It is compliant with the NPPF. Consideration has been given to avoiding unnecessary repetition of the NPPF. However, there are some Oxford-specific aspects that are set out in the policy and supporting text. Also, it was considered important to include a policy in the Plan about local heritage assets in Oxford to ensure that they are not overlooked.

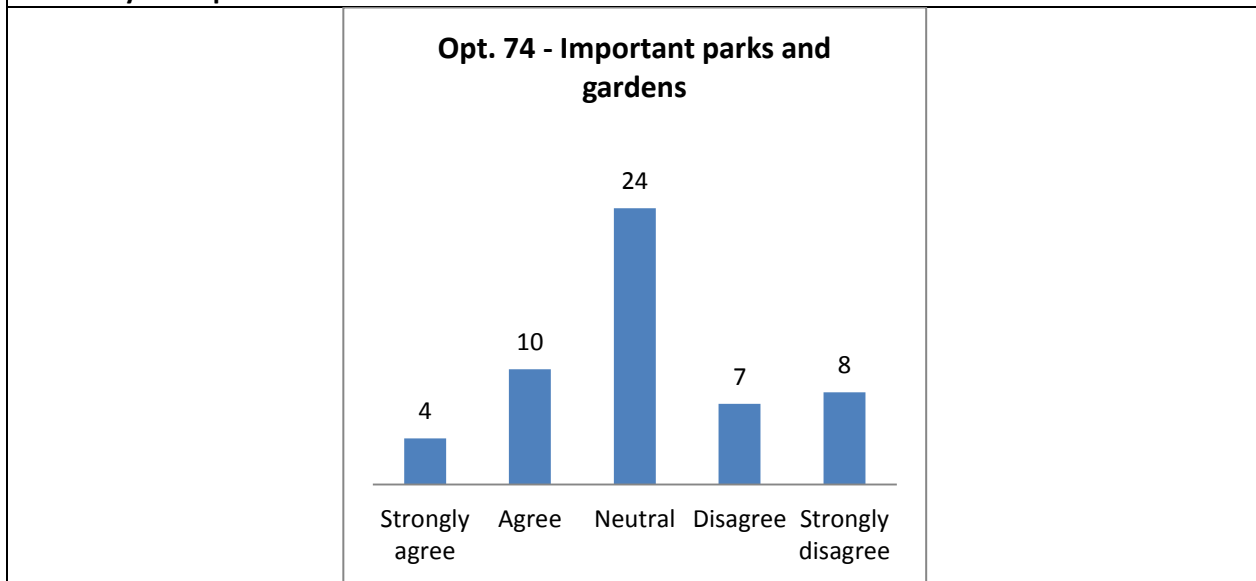
Opt. 73: Conservation Areas

Summary of responses													
	<p>Opt. 73 - Conservation areas</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>26</td> </tr> <tr> <td>Agree</td> <td>17</td> </tr> <tr> <td>Neutral</td> <td>7</td> </tr> <tr> <td>Disagree</td> <td>4</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	26	Agree	17	Neutral	7	Disagree	4	Strongly disagree	1
Response	Count												
Strongly agree	26												
Agree	17												
Neutral	7												
Disagree	4												
Strongly disagree	1												
Additional Comments													
<p>Four respondents made additional comments in support of the preferred option. A couple of comments said the preferred option was weak and vague/lacked clarity, and should be amended to make reference to NPPF and Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. One respondent disagreed with the preferred options, and considered that no development should take place in conservation areas. One respondent considered the use of a general policy not appropriate as it would lead to a weakening of the Conservation Area protections. One respondent supported Rejected Option B, as they stated each conservation area is individual and needs to be evaluated as such.</p>													

How these comments were taken into account in the proposed submission draft
<p>Policy DH3 relates to designated heritage assets, including conservation areas. This refers to conservation area appraisals. The conservation area appraisals add detailed information in support of the policy. It is considered that inclusion of a policy relating to conservation areas, with conservation areas shown on the policies map, is necessary. The policy aims to ensure the significance of the conservation area is understood and responded to appropriately.</p>

Opt. 74: Important parks and gardens

Summary of responses



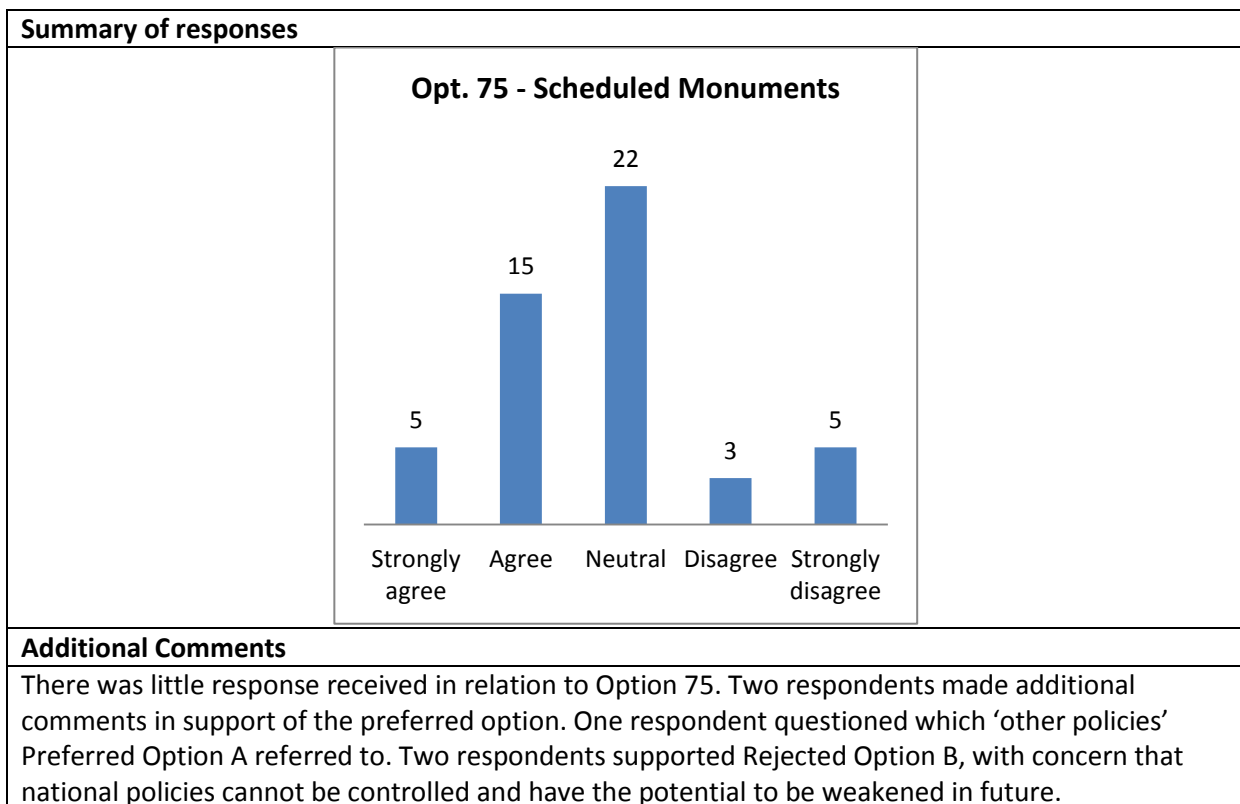
Additional Comments

There was little response received in relation to Option 74. Two respondents made additional comments in support of the preferred option. One respondent questioned which 'other policies' Preferred Option A referred to. Nine respondents supported Rejected Option B. One respondent supported Option B as they considered open spaces to be particularly vulnerable to development and required a policy to regulate this. One respondent supported Option B as they stated national policies should not be relied on as they are not under Oxford's control and thus could be weakened.

How these comments were taken into account in the proposed submission draft

The preferred option was reconsidered following the comments received. Policy DH3 on designated heritage assets refers to all designated heritage assets, which includes registered parks and gardens.

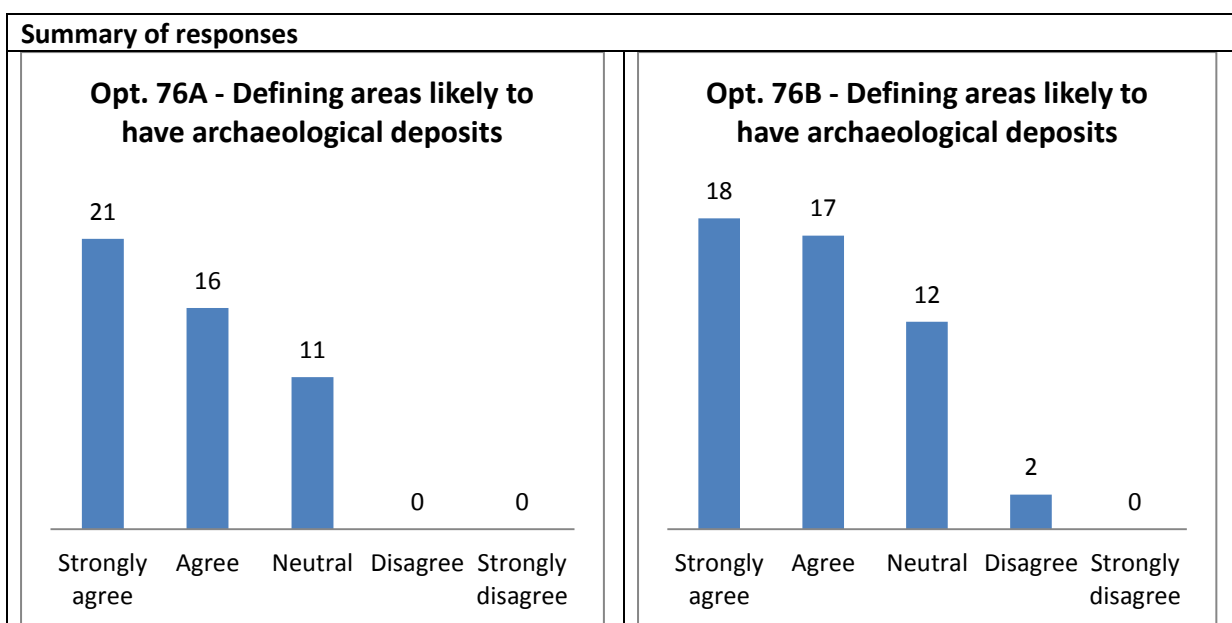
Opt. 75: Scheduled Monuments



How these comments were taken into account in the proposed submission draft

The preferred option was reconsidered following the comments received. Policy DH3 on designated heritage assets refers to all designated heritage assets, which includes scheduled monuments.

Opt. 76: Defining areas likely to have archaeological deposits



Additional Comments

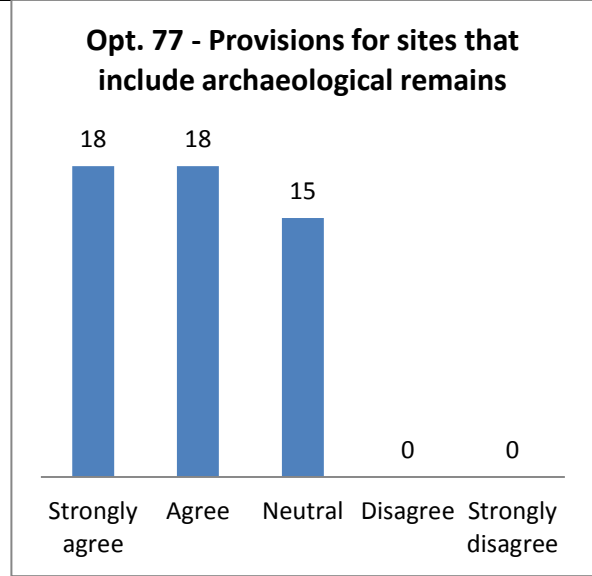
There was little response received in relation to Option 76. Three respondents made additional comments in support of the preferred option, which was a combination of both Preferred Option A and B. Three respondents supported Alternative Option C, as they considered there to be a need to define other areas that are likely to contain archaeological deposits.

How these comments were taken into account in the proposed submission draft

Policy DH4 integrates aspects of all three options presented during the consultation. The City Centre Archaeological Area is defined on the Proposals Map, and while there are no other areas designated in that way, allocated sites where archaeological remains have been identified or anywhere that they are suspected to exist, developers are required to carry out suitable assessments (described in the policy) and set out measures to mitigate any harm.

Opt. 77: Provisions for sites that included archaeological remains

Summary of responses



Additional Comments

There was little response received in relation to Option 77. Three respondents made additional comments in support of the preferred option. One respondent understood the desire to consider cumulative impacts, but believed it should be made clear in the draft policy whether this option intends to move away from NPPF guidance. One respondent agreed with the preferred policy, but did not believe it should be limited to central Oxford. One respondent supported Alternative Option B.

How these comments were taken into account in the proposed submission draft

The support is welcomed and additional comments noted. DH4 addresses the impact of development on archaeological remains and how negative effects can be mitigated.

Opt. 78: Archaeological remains within listed buildings

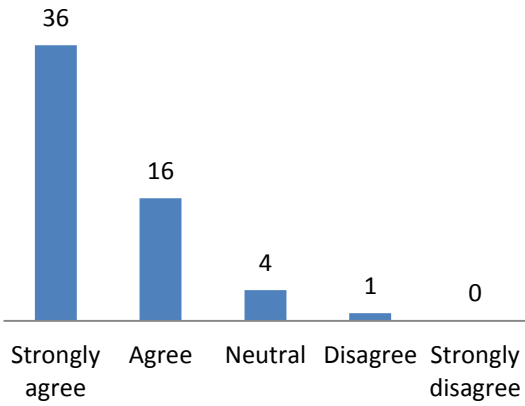
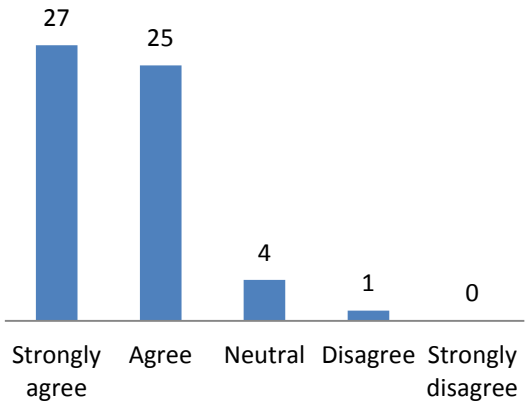
Summary of responses													
	<p>Opt. 78 - Archaeological remains within listed buildings</p> <table border="1"> <caption>Data for Opt. 78 - Archaeological remains within listed buildings</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>5</td> </tr> <tr> <td>Agree</td> <td>15</td> </tr> <tr> <td>Neutral</td> <td>20</td> </tr> <tr> <td>Disagree</td> <td>3</td> </tr> <tr> <td>Strongly disagree</td> <td>4</td> </tr> </tbody> </table>	Response	Count	Strongly agree	5	Agree	15	Neutral	20	Disagree	3	Strongly disagree	4
Response	Count												
Strongly agree	5												
Agree	15												
Neutral	20												
Disagree	3												
Strongly disagree	4												
Additional Comments													
<p>There was little response received in relation to Option 78. Two respondents made additional comments in support of the preferred option. One respondent supported Alternative Option B, as they believed that there should be a policy that reinforces national planning policy and other regulatory regimes. Three further respondents supported Alternative Option B.</p>													

How these comments were taken into account in the proposed submission draft

No specific policy has been produced based on this option, however the issues raised are addressed Policies DH3 and DH4, and the application of the two is expected to be adequate for this situation. DH3 addresses development that affects heritage assets, including listed buildings, and sets out the criteria against which the impact of any works will be assessed. DH4 addresses the impact of development on archaeological remains and how negative effects can be mitigated.

C7: Ensuring efficient movement into and around the city

Opt. 79: Transport Assessments and Travel Plans (including servicing and delivery plans)

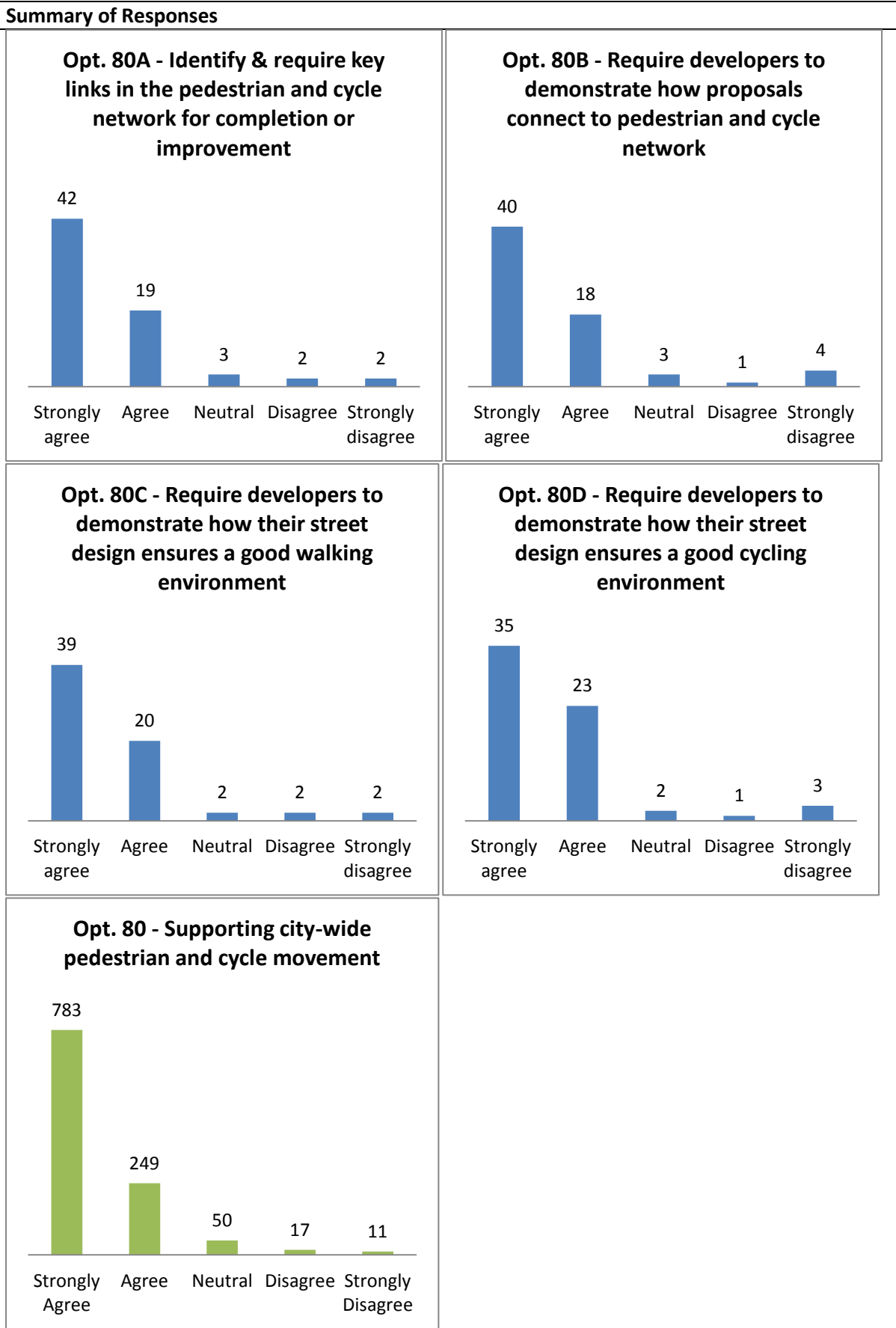
Summary of Responses																									
<p>Opt. 79A - Details required by transport assessments and travel plans</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>36</td> </tr> <tr> <td>Agree</td> <td>16</td> </tr> <tr> <td>Neutral</td> <td>4</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	36	Agree	16	Neutral	4	Disagree	1	Strongly disagree	0	<p>Opt. 79B - Details required by transport assessments and travel plans</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>27</td> </tr> <tr> <td>Agree</td> <td>25</td> </tr> <tr> <td>Neutral</td> <td>4</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	27	Agree	25	Neutral	4	Disagree	1	Strongly disagree	0
Response	Count																								
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Strongly disagree	0																								
Response	Count																								
Strongly agree	27																								
Agree	25																								
Neutral	4																								
Disagree	1																								
Strongly disagree	0																								
<p>Additional Comments</p> <p>There was support for this PO however it was felt some amendments needed to be made to cover issues set out in LTP4. In addition the County Council felt there needed to be more up to date TA guidance introduced to ensure that the impacts of parking and appropriate planning for cycling and walking are adequately considered.</p>																									

How these comments were taken into account in the proposed submission draft

The overall positive support for the proposed approach is noted and welcomed.

Policy M2 and its supporting text address assessing and managing development. The thresholds for Transport Assessments are set out in Appendix 7.1 and include reference to guidance produced by Oxfordshire County Council. Parking, cycling and walking are considered within this guidance. Appendix 7.2 sets out requirements for Travel Plans. Furthermore Policy M3 and Appendix 7.3 specifically address vehicular parking standards for residential and non- residential developments.

Opt. 80: Supporting city-wide pedestrian and cycle movement



Additional Comments

There was considerable support received to increase the numbers of streets that are pedestrianised in the city, especially Broad Street, Queens Street and St Giles. These streets should not be shared with buses and taxis. There are some very dangerous junctions in the city particularly the Plain roundabout. Some comments acknowledged that cycling and walking are not attractive options in bad weather and during winter months and it is unrealistic to think that the huge demand for travel within and across Oxford can be accommodated by walking and cycling. The lack of certainty about routes particularly cycling routes does not help and the proposed bridge crossing at Aston Eyots would conflict with the nature reserve and result in management problems.

How these comments were taken into account in the proposed submission draft

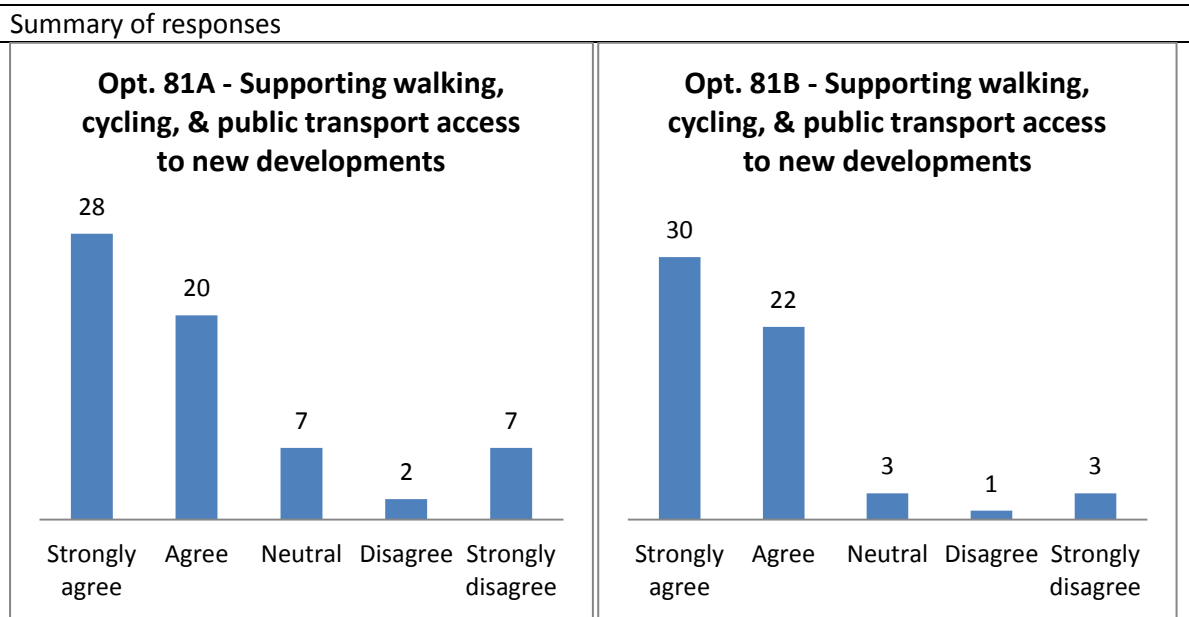
The overall positive support for the proposed approach is noted and welcomed.

The aim of the Local Plan Strategy is for Oxford to become a world class cycling city with improved air quality, reduced congestion and enhanced public realm. To achieve this ambition there is a need to prioritise road space and promote the use of walking, cycling and public transport. The prioritisation of walking, cycling and public transport is addressed within Policy M1 and its supporting text.

In the City Centre, the City and County Councils jointly commissioned a transport and movement study to develop a strategy for the city centre’s transport systems and its public realm. The final report ‘Oxford City Centre Movement and Public Realm Strategy’, published in July 2018 presents a strategy for better managing access and movement to and within the city centre and achieving a substantial improvement in the quality and usability of the public realm.

Although the idea for a bridge crossing at Aston Eyots would be welcome there is no willing landowner to facilitate delivery.

Opt. 81: Supporting walking, cycling, and public transport access to new developments



Additional Comments

Many of the comments were in support of the PO. However, many of the suggestions for change

related to the existing situation rather than considering future changes to the movement hierarchy. Some respondents were in favour of introducing a tram system and thus avoiding congestion caused by buses.

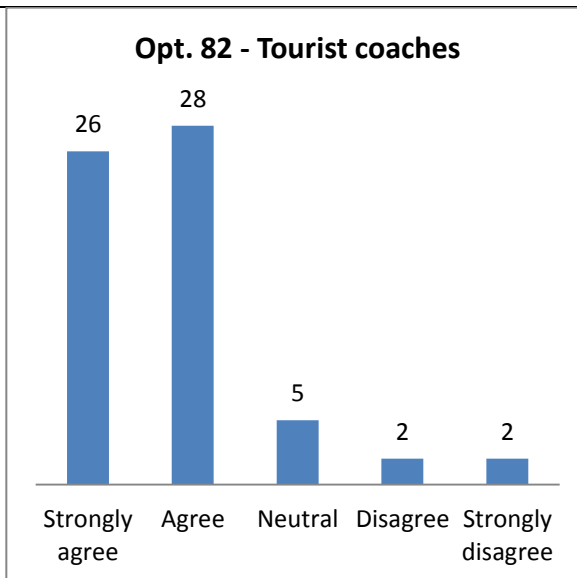
How these comments were taken into account in the proposed submission draft

The positive support for the proposed approach is noted and welcomed.

The emerging local plan promotes sustainable travel in the forms of walking, cycling and public transport over private car use and Policy M1 and its supporting text address prioritising walking, cycling and public transport.

Opt. 82: Tourist coaches

Summary of responses



Additional Comments

There was support for this PO by most respondents however added comments raised concerns about the lack of suitable locations other than park and ride sites for pick up and drop down. Although others raised concern that this would result in too much pressure on the existing park and ride facilities. The possibility of using Oxpens was offered as a pick-up/put-down location. Concern was expressed that the lack of clarity could make the situation worse owing to the high level of tourists entering the city.

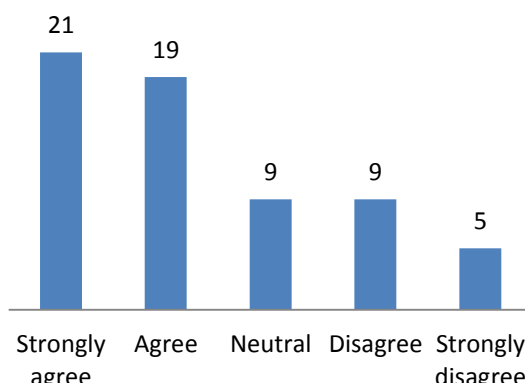
How these comments were taken into account in the proposed submission draft

The support and additional comments on the proposed approach are noted.

The quantity of tourist coaches entering the city prevents a challenge particularly during the summer months. The proposed strategy is for coach parking facilities to be provided at Redbridge Park and Ride site and for drop off and pick up only points to be provided within the city. Within the city the drop off and pick up points will be St Giles and St Aldates only.

The 'Oxford City Centre Movement and Public Realm Strategy', published in July 2018 by Phil Jones Associates considers tourist coaches and offers suggestions for further work to help mitigate their impact.

Opt. 83: Scheduled coaches

Summary of responses													
	<p>Opt. 83 - Scheduled coaches (i.e. long distance coaches to London and the airports)</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>21</td> </tr> <tr> <td>Agree</td> <td>19</td> </tr> <tr> <td>Neutral</td> <td>9</td> </tr> <tr> <td>Disagree</td> <td>9</td> </tr> <tr> <td>Strongly disagree</td> <td>5</td> </tr> </tbody> </table>	Response	Count	Strongly agree	21	Agree	19	Neutral	9	Disagree	9	Strongly disagree	5
Response	Count												
Strongly agree	21												
Agree	19												
Neutral	9												
Disagree	9												
Strongly disagree	5												
Additional Comments													
<p>The comments received although supportive of the PO raised concerns that changes to routes and procedures could inconvenience users significantly. A clear evidence base must be available prior to change. On the other hand some respondents considered the damage that the coaches were doing to the city centre was so significant that they should terminate at the park and rides and a smaller shuttle service should bring people into the city centre.</p>													

How these comments were taken into account in the proposed submission draft
<p>The support and additional comments on the proposed approach are noted.</p> <p>Coach travel is important as a sustainable mode of travel to Oxford and there are several long distance coach routes from the city which provide an alternate to car travel. The City Council will continue to support the County Council to achieve the optimum routes for these services within the city centre to reduce the negative impact of these coaches on both public realm and air quality.</p> <p>The 'Oxford City Centre Movement and Public Realm Strategy', published in July 2018 by Phil Jones Associates considers scheduled coach services and offers suggestions for further work which include exploration of alternate locations for a coach terminus in the city centre.</p>

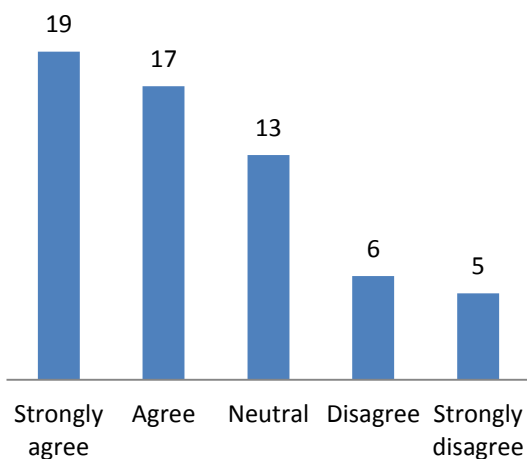
Opt. 84: Safeguarding Cowley Branch Line

Summary of responses													
<p>Opt. 84 - Safeguarding Cowley branch line</p> <table border="1"> <caption>Survey Results for Opt. 84 - Safeguarding Cowley branch line</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>32</td> </tr> <tr> <td>Agree</td> <td>21</td> </tr> <tr> <td>Neutral</td> <td>10</td> </tr> <tr> <td>Disagree</td> <td>0</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	32	Agree	21	Neutral	10	Disagree	0	Strongly disagree	0	
Response	Count												
Strongly agree	32												
Agree	21												
Neutral	10												
Disagree	0												
Strongly disagree	0												
Additional Comments													
<p>This PO was supported by all respondents; additional comments received requesting that the opportunities to expand the network further should be taken such as extending track to Thame and providing a link to Witney. The proposal to open the line to passengers however must not compromise the use of the line for freight.</p>													
How these comments were taken into account in the proposed submission draft													
<p>The overall positive support for the proposed approach is noted and welcomed.</p> <p>The City Council supports the proposal to reopen the Cowley Branch Line and the preferred option is represented in the proposed submission draft by policy M1 and its supporting text.</p>													

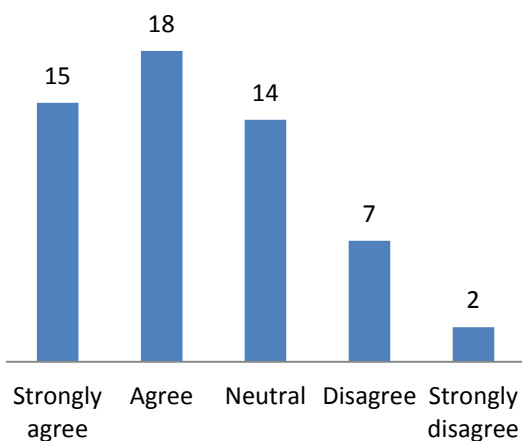
Opt. 85: Car parking standards – residential

Summary of responses

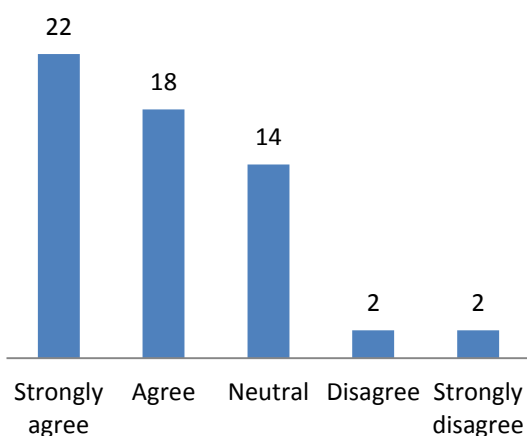
Opt. 85A - Car parking standards for residential development



Opt. 85B - Car parking standards for residential development



Opt. 85C - Car parking standards for residential development



Additional Comments

The majority of comments were supportive of car free and lower car parking standards. However, some comments have argued that car free development in Headington has not worked. Other comments raised general concerns about the impact of parking across the city.

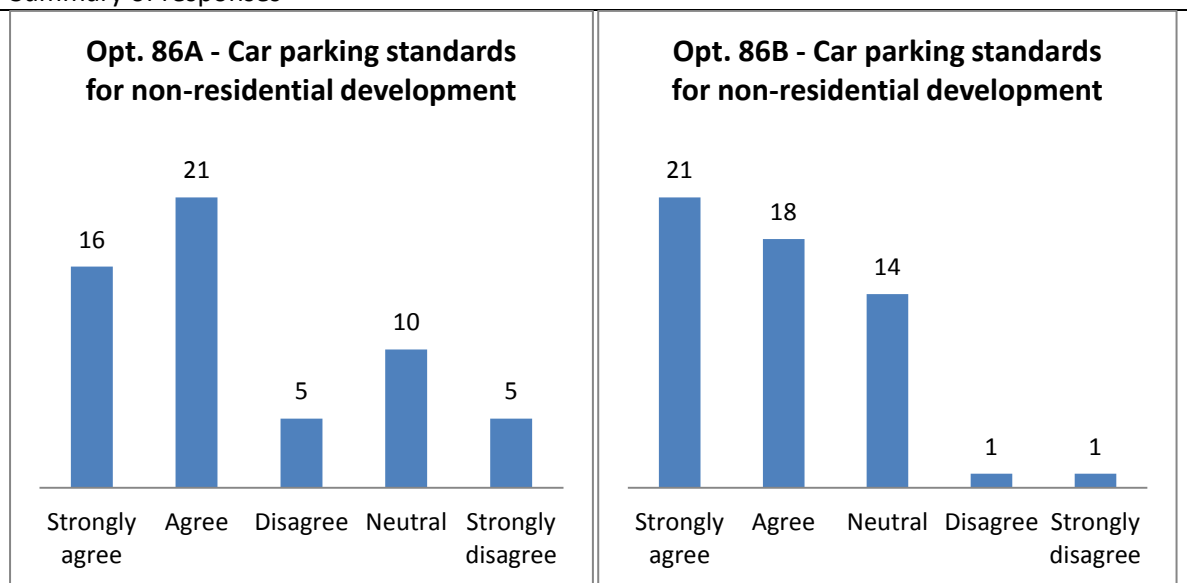
How these comments were taken into account in the proposed submission draft

The positive support for the proposed approach is noted and welcomed.

The emerging local plan seeks to encourage car free and reduced car parking in residential developments across the city and recognises that opportunities for successful car free housing are high in Oxford because of the existing Controlled Parking Zones, the availability of walking and cycling routes and facilities and the excellent public transport options. Policy M3 and its supporting text address motor vehicle parking and Appendix 7.3 sets out Vehicular Parking Standards.

Opt. 86: Car parking standards – non-residential

Summary of responses



Additional Comments

The majority of comments were supportive of reduction of parking available in the city centre. Employment sites should only be provided with essential parking. Car parks should provide electric charging points. A number of comments received supported multi-storey or underground parking. Other suggested that car parking charges should be increased in the city centre to deter people parking in the centre. There should be no more car parks at the John Radcliffe sites. All existing car parks should be for hospital staff and there should be dedicated park and ride for patients and visitors.

How these comments were taken into account in the proposed submission draft

The general support for the proposed approach is welcomed.

The emerging plan seeks to encourage a reduction in parking levels in non-residential developments across the city. For new developments for B1 use within the city centre and districts centres only parking for operational need will be permitted.

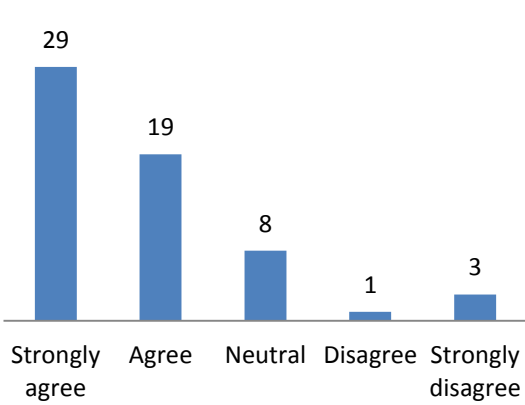
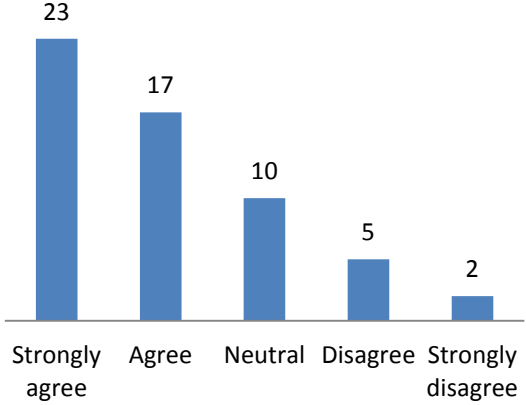
Policy M3 and its supporting text address Motor vehicle parking and vehicular parking standards for non-residential development are set out in Appendix 7.3.

Opt. 87: Controlled parking zones (CPZ)

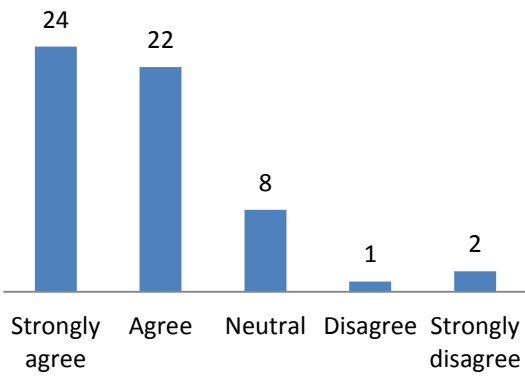
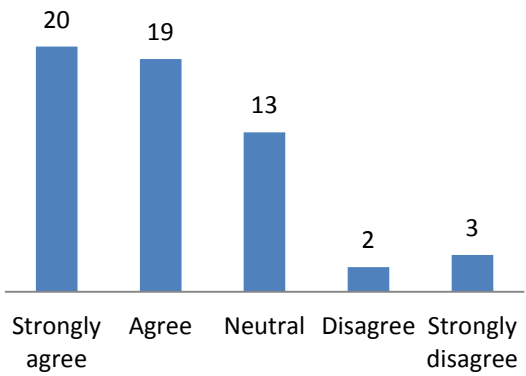
Summary of responses													
	<p>Opt. 87 - Controlled parking zones</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>17</td> </tr> <tr> <td>Agree</td> <td>10</td> </tr> <tr> <td>Neutral</td> <td>18</td> </tr> <tr> <td>Disagree</td> <td>7</td> </tr> <tr> <td>Strongly disagree</td> <td>5</td> </tr> </tbody> </table>	Response	Count	Strongly agree	17	Agree	10	Neutral	18	Disagree	7	Strongly disagree	5
Response	Count												
Strongly agree	17												
Agree	10												
Neutral	18												
Disagree	7												
Strongly disagree	5												
Additional Comments													
<p>The responses acknowledged that it is not within the role of the Local Plan to introduce CPZs. However, all respondents recognised that there was a need to control parking. Some residents raised the concern that the introduction of CPZ can result in overspill into other neighbourhoods.</p>													

How these comments were taken into account in the proposed submission draft
<p>Comments and concerns have been noted.</p> <p>The emerging plan identifies that the City and County Council are working towards covering the whole city with Controlled Parking Zone by 2036, if not earlier.</p> <p>Policy M3 and its supporting text address motor vehicle parking in Controlled Parking Zones and Appendix 7.3 includes a residential parking decision flow diagram as well as vehicular parking standards.</p>

Opt. 88: Cycle parking standards – residential

Summary of responses																									
<p>Opt. 88A - Cycle parking standards for residential development</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>29</td> </tr> <tr> <td>Agree</td> <td>19</td> </tr> <tr> <td>Neutral</td> <td>8</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>3</td> </tr> </tbody> </table>	Response	Count	Strongly agree	29	Agree	19	Neutral	8	Disagree	1	Strongly disagree	3	<p>Opt. 88B - Cycle parking standards for residential development</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>23</td> </tr> <tr> <td>Agree</td> <td>17</td> </tr> <tr> <td>Neutral</td> <td>10</td> </tr> <tr> <td>Disagree</td> <td>5</td> </tr> <tr> <td>Strongly disagree</td> <td>2</td> </tr> </tbody> </table>	Response	Count	Strongly agree	23	Agree	17	Neutral	10	Disagree	5	Strongly disagree	2
Response	Count																								
Strongly agree	29																								
Agree	19																								
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Response	Count																								
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Disagree	5																								
Strongly disagree	2																								
<p>Additional Comments</p> <p>All the comments received recognised the need to improve active travel and by providing adequate cycling facilities this will help promote and encourage cycling. Parking standards should be reviewed to reflect the current levels of cycling and to consider future levels of provision required too.</p>																									
<p>How these comments were taken into account in the proposed submission draft</p> <p>The support is welcomed and noted.</p> <p>Policy M5 addresses cycle parking provision and has been written to reflect current high levels of cycling, and in anticipation of this continuing/ increasing. Appendix 7.3 sets out minimum cycle parking standards for residential development. These standards are informed by recent research evidence and include reference to infrastructure to support the charging of electric bikes.</p>																									

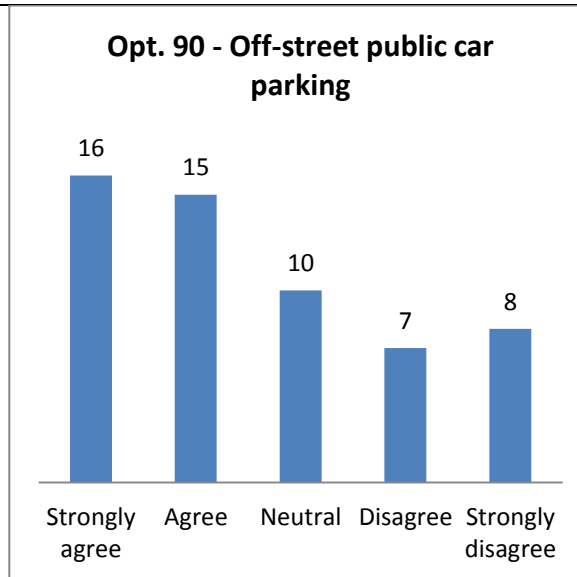
Opt. 89: Cycle parking standards – non-residential

Summary of responses																									
<p>Opt. 89A - Cycle parking standards for non-residential development</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>24</td> </tr> <tr> <td>Agree</td> <td>22</td> </tr> <tr> <td>Neutral</td> <td>8</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>2</td> </tr> </tbody> </table>	Response	Count	Strongly agree	24	Agree	22	Neutral	8	Disagree	1	Strongly disagree	2	<p>Opt. 89B - Cycle parking standards for non-residential development</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>20</td> </tr> <tr> <td>Agree</td> <td>19</td> </tr> <tr> <td>Neutral</td> <td>13</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>3</td> </tr> </tbody> </table>	Response	Count	Strongly agree	20	Agree	19	Neutral	13	Disagree	2	Strongly disagree	3
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Response	Count																								
Strongly agree	20																								
Agree	19																								
Neutral	13																								
Disagree	2																								
Strongly disagree	3																								
<p>Additional Comments</p> <p>The comments submitted all supported the PO and wish to see improved quality of cycle parking to include covered parking and CCTV.</p>																									

How these comments were taken into account in the proposed submission draft
<p>The overall support for the inclusion of an appropriate policy is noted and welcomed.</p> <p>Policy M5 addresses cycle parking provision and Appendix 7.3 sets out minimum cycle parking standards for non-residential development. Appendix 7.4 sets out the thresholds and minimum standards for the provision of showers and changing facilities. These standards are informed by recent research evidence and include reference to infrastructure to support the charging of electric bikes.</p>

Opt. 90: Off-street public car parking

Summary of responses



Additional Comments

The majority of comments received supported the PO to not allow additional off-street public parking spaces in the city and district centres.

How these comments were taken into account in the proposed submission draft

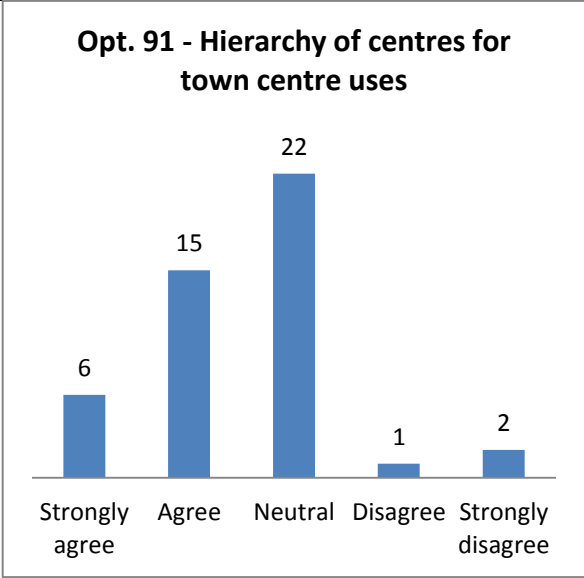
The overall support for the inclusion of an appropriate policy is noted and welcomed.

Policy M3 and its supporting text address motor vehicle parking and Appendix 7.3 sets out Vehicular Parking Standards.

C8: Ensuring Oxford is a vibrant and enjoyable city to live in and visit and providing facilities and services

Opt. 91: Hierarchy of centres for town centre uses

Summary of responses to PO



Additional Comments

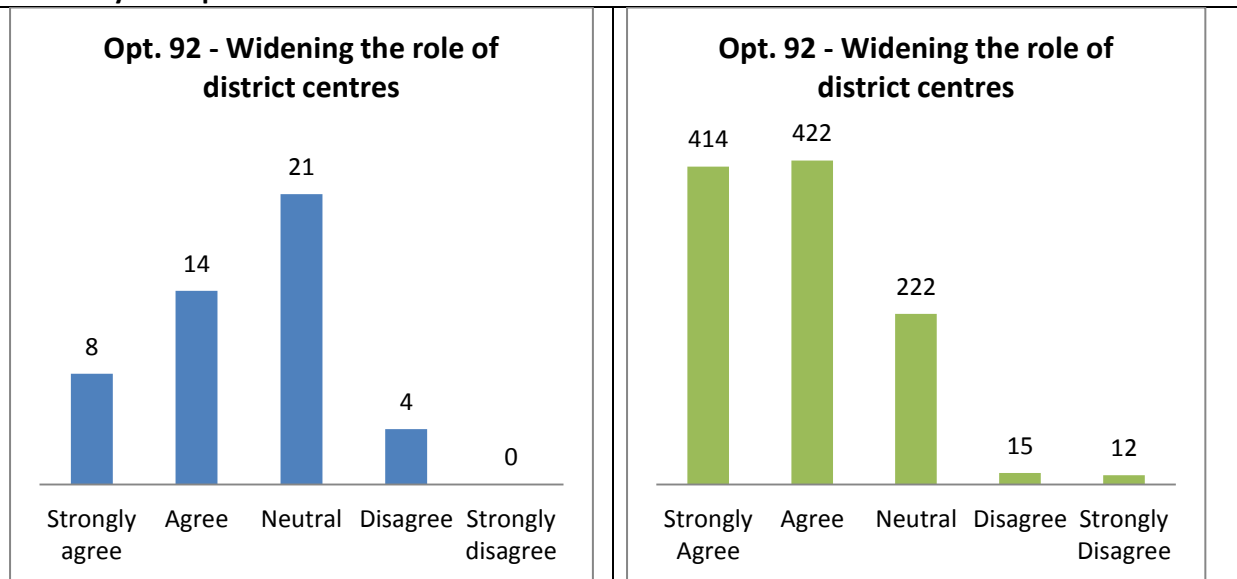
A significant portion of the comments received were in support of the preferred option. The popular sentiment of most comments received emphasised the importance of designating centres and ensuring a varied use. The most common form of comment was a query as to whether or not more low(er) level centres could be created; specifically suggesting places like Botley Road and Marston. A few comments expressed concern over the possible impacts and/or drain on other areas of the city if the focus was on the centre and district centres. A few comments preferred a less structured approach in which the market carried more influence and mixed-uses could/would be permitted throughout the city/outside of designated centres.

How these comments were taken into account in the proposed submission draft

Policy V1: ensuring the vitality of centres directs development of town centre uses first to city and district centres, then to edge of centres and then other locations. This approach is in compliance with the NPPF.

Opt. 92: Widening the role of district centres

Summary of responses



Additional Comments

Most comments supported the concept of designating district centres and using that designation as a means of shaping and/or protecting the uses and characteristics of that area. Numerous comments articulated individual concerns and preferences for the shape/character of different areas around the city. A few comments expressed concern about focusing more development on specific centres. A few comments queried the merits and/or need for this policy.

How these comments were taken into account in the proposed submission draft

Policies V2 and V4 set out different minimum thresholds for A1 and A uses for different district centres and the town centre shopping frontages. Threshold %s are based on up-to-date monitoring of centres, alongside evidence of retail need from the Town Centre Uses Need Study and an acknowledgement of the need for some flexibility in light of rapid changes in retail. These policies allow for variations between centres and for the introduction of a range of town centre uses to different centres.

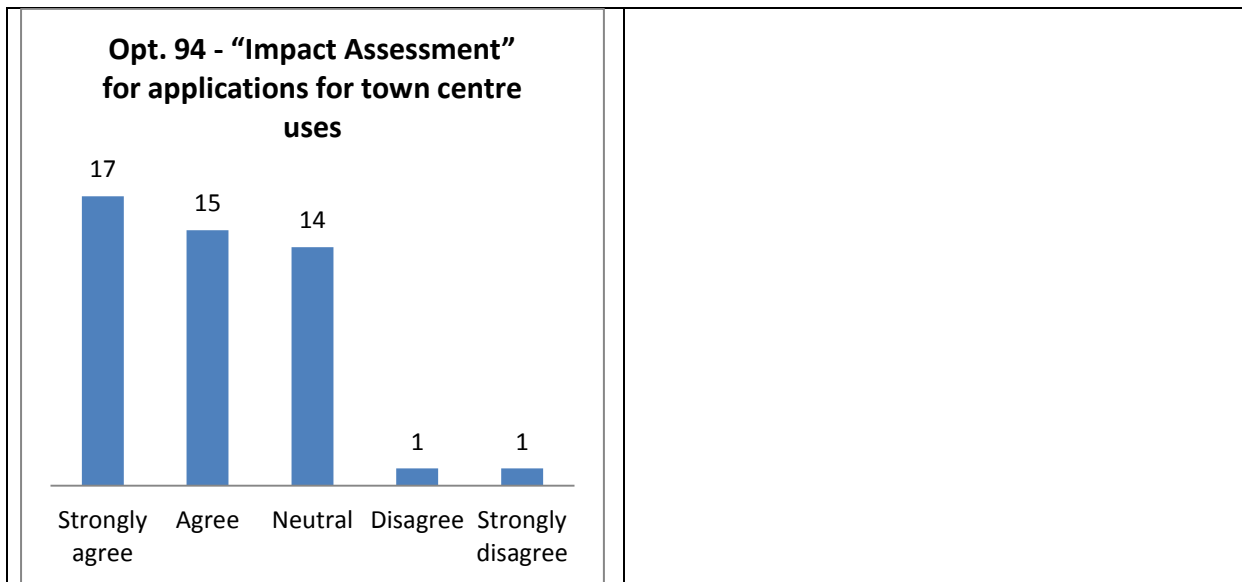
Opt. 93: The “sequential approach” and “sequential test”: location of town centre uses

Summary of responses													
	<p>Opt. 93 - The “sequential approach” and “sequential test”</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>7</td> </tr> <tr> <td>Agree</td> <td>16</td> </tr> <tr> <td>Neutral</td> <td>20</td> </tr> <tr> <td>Disagree</td> <td>1</td> </tr> <tr> <td>Strongly disagree</td> <td>2</td> </tr> </tbody> </table>	Response	Count	Strongly agree	7	Agree	16	Neutral	20	Disagree	1	Strongly disagree	2
Response	Count												
Strongly agree	7												
Agree	16												
Neutral	20												
Disagree	1												
Strongly disagree	2												
Additional Comments													
<p>The majority of comments received were in support of the preferred option. A few comments expressed concern and/or confusion about focusing development in the city centre above district centres or other areas, when the city centre already receives the bulk of development and people.</p>													

How these comments were taken into account in the proposed submission draft
<p>The overall support for the inclusion of an appropriate policy is noted and welcomed. The approach set out in the preferred option is based on the NPPF requirements for the location of town centre uses. While the NPPF references accessibility and connectivity to the centres as its criteria, councils have the ability to apply their own criteria based on specific local conditions and needs. The approach is demonstrated in policies V1 and V2.</p>

Opt. 94: “Impact Assessment”: threshold for requiring an impact assessment for applications for town centre uses that are not located in existing centres

Summary of responses



Additional Comments

The majority of comments received were in support of the notion of a required ‘Impact Assessment’. Several comments suggested alternative thresholds of 250 sqm or 300 sqm in order to capture convenience-sized grocery stores; or 750 sqm for out-of-centre locations.

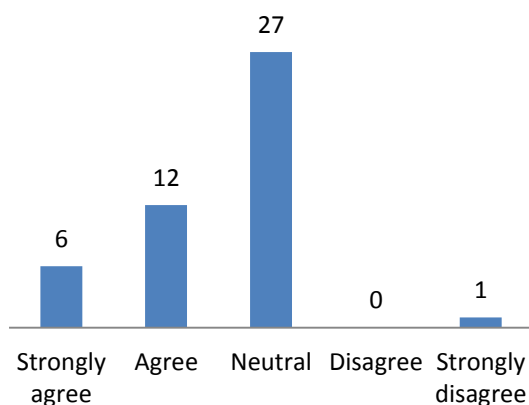
How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. The approach set out in the preferred option is based on the NPPF requirements for an impact assessment for town centre uses proposed outside of existing centres. However the nationally set threshold is for development areas 2500 sqm or greater, which is not likely to capture a significant proportion of proposals likely to come through in the city. Policy V1 sets out a minimum threshold of 350 sqm which is set according to evaluated local conditions, along with other criteria with respect to accessibility.

Opt. 95: Primary and Secondary Shopping Frontages of the city centres

Summary of responses

Opt. 95 - Primary and Secondary Shopping Frontages of the city centre



Additional Comments

The bulk of comments received expressed support for the preferred option or individual aspects of the preferred option. Ensuring the maintenance of small, independent, retail units in the Covered Market and along High Street was a popular point. Supporting a more flexible and efficient use of upper floors (especially for residential purposes) was also a popular aspect of the preferred option. A few comments expressed a preference for allowing free market forces to guide development patterns. A few comments expressed opposition to the general notion of Oxford being a shopping and/or corporate retail destination.

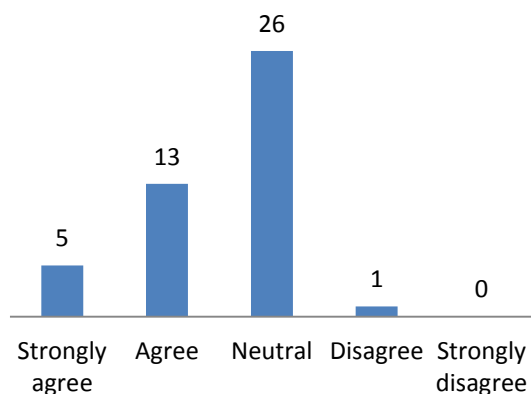
How these comments were taken into account in the proposed submission draft

Policies V2 and V3 contain retail frontage policies for the city centre and the covered market. These policies set minimum thresholds for A1 and other A uses. Above those thresholds, other town centres are allowed. Criteria set out circumstances under which a breach of the threshold will be allowed.

Opt. 96: Primary and Secondary Shopping Frontages of district and local centres

Summary of responses

Opt. 96 - Primary and Secondary Shopping Frontages of district and local centres



Additional Comments

Few additional comments were made relating to this option. A few comments expressed support for the preferred option. A few comments suggested alterations to the boundaries of the district/local centres (and the possible inclusion of other areas; Magdalen Road and Little Clarendon Street). One comment queried the requirement to maintain 85% Class A use in district/local centres when the city centre requirement is lower.

How these comments were taken into account in the proposed submission draft

Policies V2, V3 and V4 contain retail frontage policies for the city centre, district centres and the covered market. These policies set minimum thresholds for A1 and other A uses. Above those thresholds, other town centres are allowed. Criteria set out circumstances under which a breach of the threshold will be allowed. The expectation is that this approach will give scope for the long term viability and vitality of the city centres.

Opt. 97: Evening economy: cultural and social activities

Summary of responses													
	<p>Opt. 97 - Evening economy: cultural and social activities</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>12</td> </tr> <tr> <td>Agree</td> <td>20</td> </tr> <tr> <td>Neutral</td> <td>16</td> </tr> <tr> <td>Disagree</td> <td>0</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	12	Agree	20	Neutral	16	Disagree	0	Strongly disagree	0
Response	Count												
Strongly agree	12												
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Neutral	16												
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Additional comments													
<p>The greatest number of comments were in support of the preferred option. One comment preferred to delete the phrase 'protects existing venues' from any future policy. A few other comments expressed concerns about anti-social behaviour and the belief that bars and night clubs should be discouraged for cultural activities.</p>													

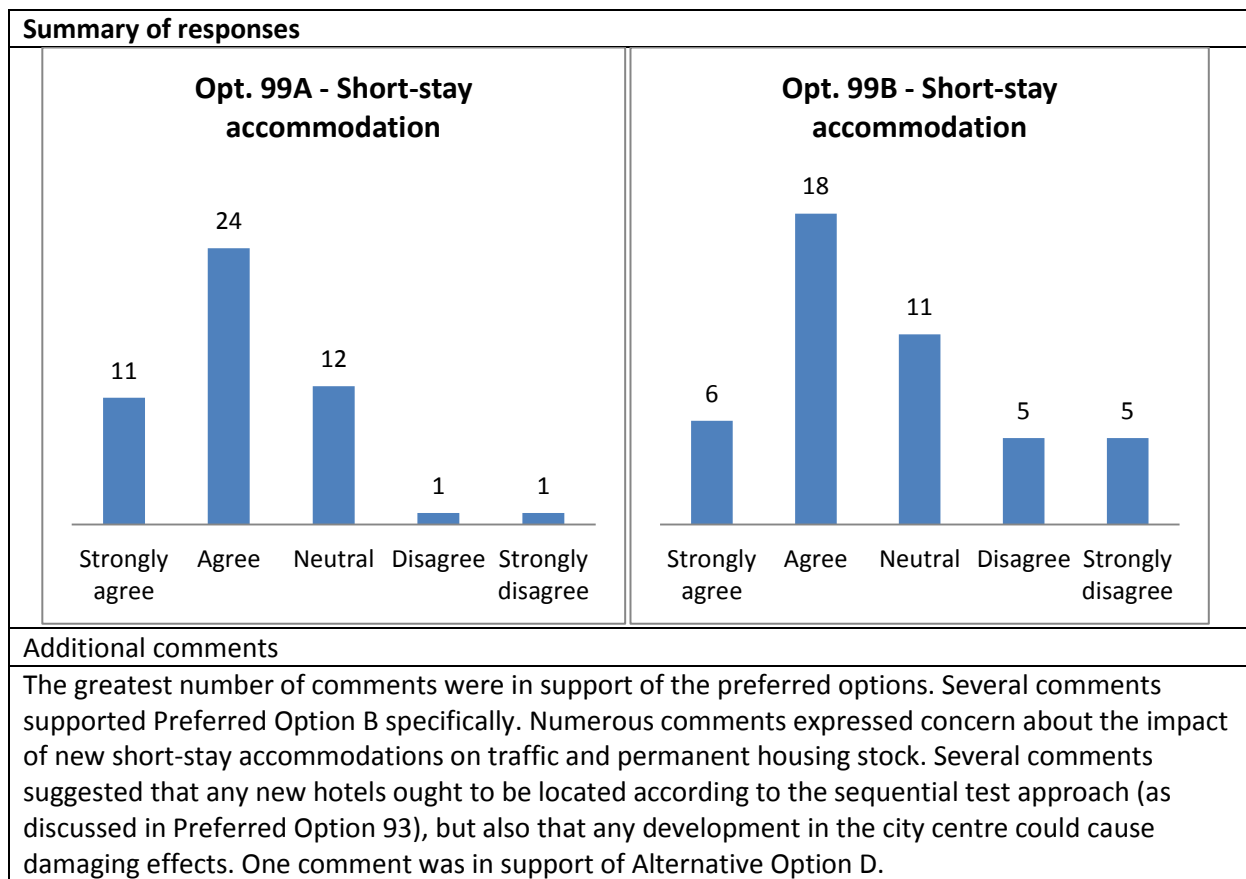
How these comments were taken into account in the proposed submission draft

The general support for the proposed policy approach is welcomed and comments noted. The preferred option is reflected in policy V6, which addresses the approach towards cultural and social activities in the city. The emphasis of the policy is on encouraging the development of suitable venues subject to specified criteria and compliance with policies V1, V2 and V3. Existing facilities will be protected in accordance with the policy.

Opt. 98: Tourist/visitor attractions

Summary of responses													
	<p>Opt. 98 - Tourist/visitor attractions</p> <table border="1"> <caption>Data for Opt. 98 - Tourist/visitor attractions</caption> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>21</td> </tr> <tr> <td>Agree</td> <td>15</td> </tr> <tr> <td>Neutral</td> <td>9</td> </tr> <tr> <td>Disagree</td> <td>4</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	21	Agree	15	Neutral	9	Disagree	4	Strongly disagree	0
Response	Count												
Strongly agree	21												
Agree	15												
Neutral	9												
Disagree	4												
Strongly disagree	0												
Additional comments													
<p>Several comments received supported the preferred option. Beyond that, a few comments were received which supported Alternative Option B: that expressed opposition to any new tourism-oriented development; which expressed worry that restrictions may have unintended negative economic consequences; and which expressed concern that the scope and scale of tourism in Oxford is insufficiently considered and addressed in the local plan.</p>													
How these comments were taken into account in the proposed submission draft													
<p>The preferred option is integrated into policy V5, which contains specific requirements for the development of new tourist attractions. The preferred option is largely adopted in entirety, focussing on high levels of accessibility, good relationships to existing and proposed attractions and appropriateness of the city. The policy is not written as a blanket restriction on all new attractions but emphasises appropriate development that has positive impacts.</p>													

Opt. 99: Short-stay accommodation (hotels and guest houses)

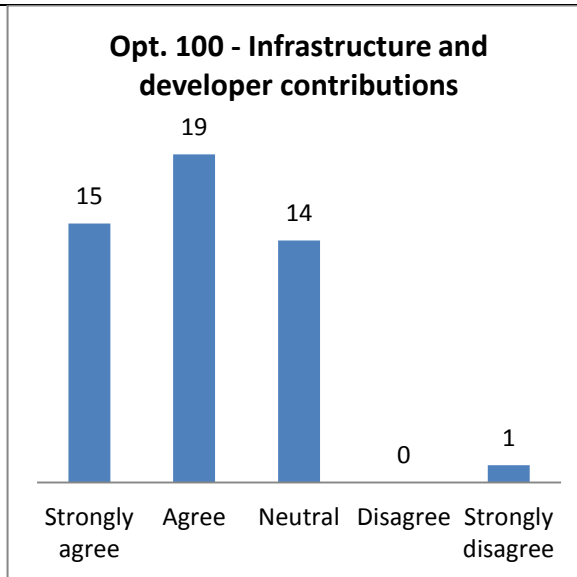


How these comments were taken into account in the proposed submission draft

The preferred options are integrated into policy V5, which addresses the development of new short stay accommodation. The policy restricts new development where it is demonstrated that there would be unacceptable impacts on movement in the city and where there will be losses in residential dwellings or unneighbourly impacts to nearby residents. Losses or changes of use of existing accommodation will be considered subject to set criteria in order to mitigate adverse impacts on the existing need for such facilities. This policy will not be applied in isolation when development proposals are submitted, other policies that address design, movement impacts etc will be considered in order to deliver the best possible outcome for the city's residents and economy.

Opt. 100: Infrastructure and developer contributions

Summary of responses



Additional comments

The greatest number of comments received were in support of the preferred option. Following that, numerous comments were received expressing concern about the current state of infrastructure in the city and its ability to deal with an increase in housing; as well as a desire to funnel any income received into social infrastructure and leisure infrastructure. The current CIL regime that the city operates was lamented by one commenting organisation. Strong support was expressed for investing any contributions into sustainable transportation infrastructure. One comment suggested greater transparency for the contributions/levies system and how it gets spent.

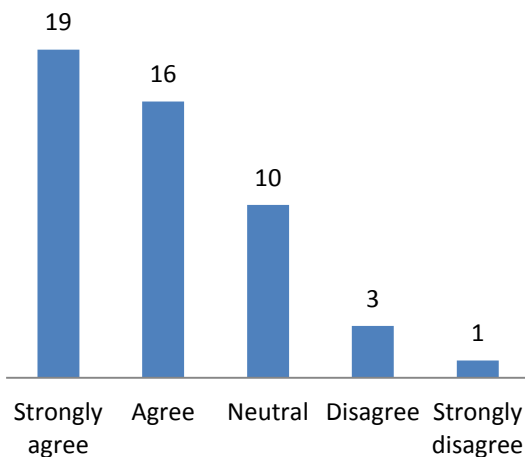
How these comments were taken into account in the proposed submission draft

The CIL regime is set out in national guidance and must be followed. The City Council will update its CIL charging schedule and will also publish an Infrastructure Delivery Plan alongside the draft submission Local Plan.

Opt. 101: Delivering High Quality Ubiquitous Digital Infrastructure

Summary of responses

Opt. 101 - Delivering High Quality Ubiquitous Digital Infrastructure



Additional comments

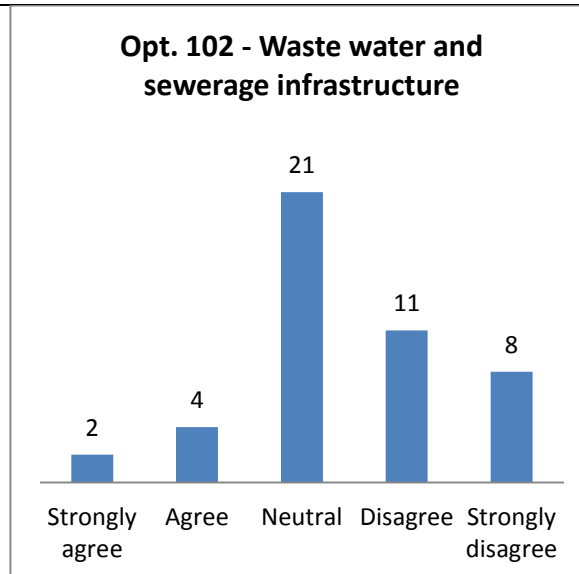
The greatest portion of comments received were in support of the preferred option. Several other comments stressed the importance of the topic and support for the argument that developers ought to contribute towards this infrastructure as well. A few comments expressed concern that technology develops and changes so quickly that any policy may be too prescriptive and thus rendered obsolete in time.

How these comments were taken into account in the proposed submission draft

The preferred option is reflected in policy V8, which requires developers to provide evidence of adequate utilities capacity to support their proposals and states a mandatory site area threshold at which qualifying developments must provide quality digital facilities. The policy is worded in such a way as to allow for developments in technology and avoid over-prescriptiveness.

Opt. 102: Waste water and sewerage infrastructure

Summary of responses



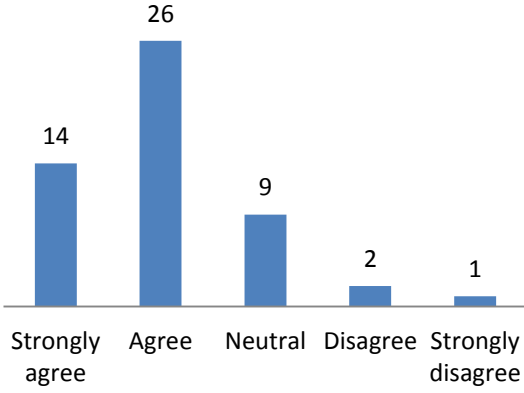
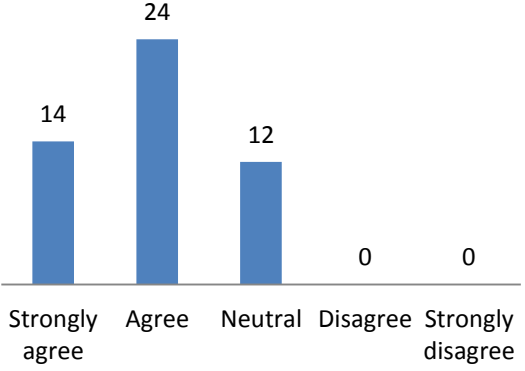
Additional comments

The greatest portion of additional comments received were in support of the preferred option. Several comments questioned Thames Water and their interest/commitment to infrastructure and service provision; whilst suggesting that the City Council should have greater responsibility. Several objections to the preferred option were received based on NPPF para.156, and on querying how it can make sense to permit development unless capacity for infrastructure is possible. Three comments supported Rejected Option B.

How these comments were taken into account in the proposed submission draft

There is no specific policy in relation to waste and sewerage infrastructure included in the proposed submission draft, however policy V8 requires developers to demonstrate that their sites have the utility and infrastructure capacity to adequately serve the needs of their proposals.

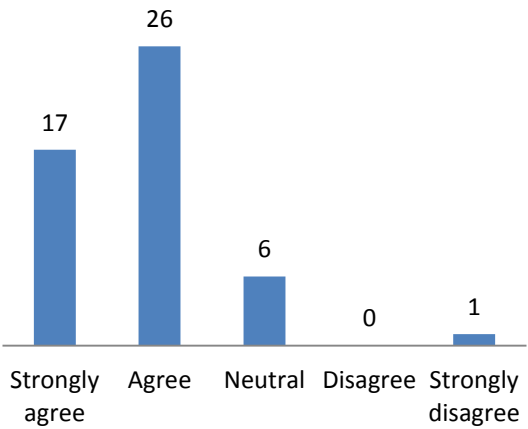
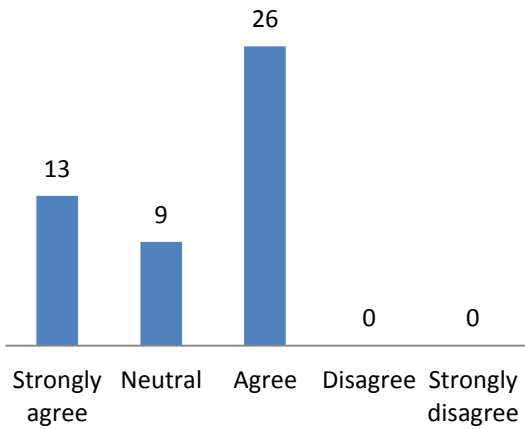
Opt. 103: Access to education (state primary and secondary schools)

Summary of responses																									
<p>Opt. 103A - Access to education (state primary & secondary schools)</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>14</td> </tr> <tr> <td>Agree</td> <td>26</td> </tr> <tr> <td>Neutral</td> <td>9</td> </tr> <tr> <td>Disagree</td> <td>2</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	14	Agree	26	Neutral	9	Disagree	2	Strongly disagree	1	<p>Opt. 103B - Access to education (state primary & secondary schools)</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>14</td> </tr> <tr> <td>Agree</td> <td>24</td> </tr> <tr> <td>Neutral</td> <td>12</td> </tr> <tr> <td>Disagree</td> <td>0</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	14	Agree	24	Neutral	12	Disagree	0	Strongly disagree	0
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Agree	24																								
Neutral	12																								
Disagree	0																								
Strongly disagree	0																								
<p>Additional Comments</p> <p>Several comments were received in support of the preferred options – one comment specifically for Preferred Option B. Oxfordshire County Council noted what they are doing to address this topic. Other comments received asked for a new secondary school for south Oxford and west Oxford; argued that further intensification of existing school sites will result in enlarging schools that are already too large; and pointed out that associated playing space should not be lost through any intensification process.</p>																									

How these comments were taken into account in the proposed submission draft

The overall support for the inclusion of an appropriate policy is noted and welcomed. Policy V7 specifically addresses social and community infrastructure, including educational facilities, and sets out the general principle of supporting the expansion of existing facilities and proposals for new suitably sited and sustainable facilities where there is an identified need. Loss of facilities will not be considered unless new or improved replacements are provided at an equally or more accessible location.

Opt. 104: Primary healthcare services

Summary of responses																									
<p>Opt. 104A - Primary healthcare services</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>17</td> </tr> <tr> <td>Agree</td> <td>26</td> </tr> <tr> <td>Neutral</td> <td>6</td> </tr> <tr> <td>Disagree</td> <td>0</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	17	Agree	26	Neutral	6	Disagree	0	Strongly disagree	1	<p>Opt. 104B - Primary healthcare services</p>  <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>13</td> </tr> <tr> <td>Neutral</td> <td>9</td> </tr> <tr> <td>Agree</td> <td>26</td> </tr> <tr> <td>Disagree</td> <td>0</td> </tr> <tr> <td>Strongly disagree</td> <td>0</td> </tr> </tbody> </table>	Response	Count	Strongly agree	13	Neutral	9	Agree	26	Disagree	0	Strongly disagree	0
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Strongly disagree	0																								
<p>Additional comments</p> <p>All comments received emphasised importance of and need for new healthcare service provision facilities. Strong support was expressed for the preferred options, with extra comments noting support specifically for Preferred Option B and the importance of ensuring that any new housing developments also include new primary healthcare service provision so that the current strains on existing healthcare provision facilities are not exacerbated further.</p>																									

How these comments were taken into account in the proposed submission draft
<p>The overall support for the inclusion of an appropriate policy is noted and welcomed. Policy V7 specifically addresses social and community infrastructure, including primary healthcare providers, and sets out the general principle of supporting the expansion of existing facilities and proposals for new suitably sited and sustainable facilities where there is an identified need. Loss of facilities will not be considered unless new or improved replacements are provided at an equally or more accessible location.</p>

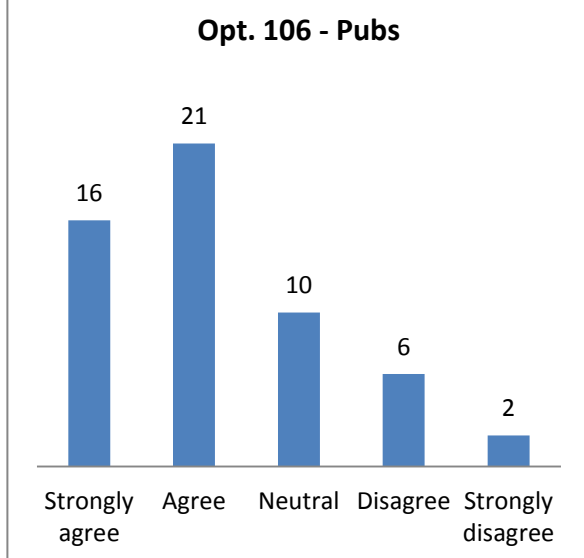
Opt. 105: Community facilities

Summary of responses																									
<p>Opt. 105 - Community facilities</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly agree</td> <td>11</td> </tr> <tr> <td>Agree</td> <td>15</td> </tr> <tr> <td>Neutral</td> <td>18</td> </tr> <tr> <td>Disagree</td> <td>0</td> </tr> <tr> <td>Strongly disagree</td> <td>1</td> </tr> </tbody> </table>	Response	Count	Strongly agree	11	Agree	15	Neutral	18	Disagree	0	Strongly disagree	1	<p>Opt. 105 - Community facilities</p> <table border="1"> <thead> <tr> <th>Response</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>580</td> </tr> <tr> <td>Agree</td> <td>333</td> </tr> <tr> <td>Neutral</td> <td>117</td> </tr> <tr> <td>Disagree</td> <td>36</td> </tr> <tr> <td>Strongly Disagree</td> <td>29</td> </tr> </tbody> </table>	Response	Count	Strongly Agree	580	Agree	333	Neutral	117	Disagree	36	Strongly Disagree	29
Response	Count																								
Strongly agree	11																								
Agree	15																								
Neutral	18																								
Disagree	0																								
Strongly disagree	1																								
Response	Count																								
Strongly Agree	580																								
Agree	333																								
Neutral	117																								
Disagree	36																								
Strongly Disagree	29																								
<p>Additional comments</p> <p>Substantial support was given for the preferred options. However, the largest portion of comments received objected to the preferred options, arguing that no community facilities should be allowed to be lost at all (i.e. blanket protection as outlined in Alternative Option B). Numerous other submissions received were more specific comments relating to local, individual concerns such as post offices in East Oxford, leisure facilities in Cowley, public facilities in Marston, and shops in Botley and Blackbird Leys. Numerous comments queried how terms such as ‘exceptional’, ‘nearby’, and ‘significant’ would be defined in the policy. Several comments pointed out that many community facilities are too expensive for residents to use at the moment. Several comments objected to the preferred options citing para.74 of the NPPF. One comment suggested a (written) policy that combines cultural and community facilities. Generally, the sentiment expressed in nearly all comments was one of concern that no matter the details of the end policy, the importance of community facilities must be understood and taken seriously into account.</p>																									

How these comments were taken into account in the proposed submission draft
<p>The overall support for the inclusion of an appropriate policy is noted and welcomed. Policy V7 specifically addresses social and community infrastructure, including community facilities, and sets out the general principle of supporting the expansion of existing facilities and proposals for new suitably sited and sustainable facilities where there is an identified need. Loss of facilities will not be considered unless new or improved replacements are provided at an equally or more accessible location. While the policy is not written as a blanket protection of all community facilities, it is considered sufficiently strong to prevent inappropriate development and to make provision for suitable replacements facilities. The requirements of the NPPF are deemed to have been met.</p>

Opt. 106: Pubs

Summary of responses



Additional comments

The greatest portion of comments were in support of the preferred option. A few comments expressed concern about the loss of pubs in Marston. A few comments stressed the importance of pubs and argued that every possible protection ought to be extended to them. Several comments pointed out that pubs are closing because of declining demand, and they should not be protected if they are not in sufficient demand to be viable. One comment suggested the use of a viability test.

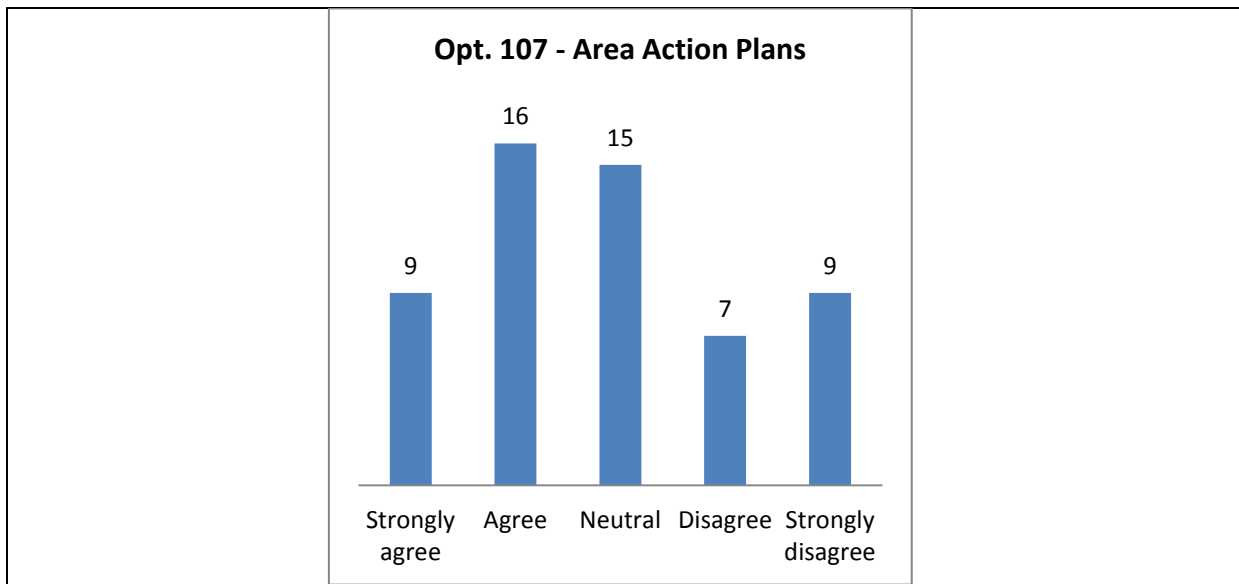
How these comments were taken into account in the proposed submission draft

The preferred option is reflected in policy V6, which addresses the specific issue of public houses. It sets out criteria against which proposals for changes of use will be assessed.

C9: Sites

Opt. 107: Area Action Plans

Summary of responses to PO



Additional Comments

A few additional comments were made in support of keeping the existing AAPs, but several others said that they all, or particular ones, needed updating. Several commenters said that Northern Gateway should be abandoned, and several said that housing at Barton is too expensive.

How these comments were taken into account in the proposed submission draft

The comments are noted. Further assessment of the sites have been carried out, including an update to the Green Infrastructure Assessment and more detailed work on access to individual sites. Individual responses to received feedback on each site are published below.

Comments relating to sites recommended in the PO for a site allocation policy

Site Number	Summary of comments	How these comments were taken into account in the proposed submission draft
3 Summer Fields School	Summer Fields School said they support the identification of this land for development (they also pointed out it includes St John’s and Wadham land). BBOWT said they expect its sensitivity in ecological and landscape terms to be reflected in stage 2 conclusions (it is near Sites of Local Importance for Nature Conservation (SLINC) CTA and Local Wildlife Site (LWS)).	Further contact with landowners St John’s and Wadham shows a lack of landowner interest in bringing this site forward during the plan process.
6 Banbury Road University sites	Update of interest from part owners Hertford College. They include details of uses they would like to see on the site (including student units, seminar, workshop and teaching space).	Policy S32 allows for student accommodation, employer-linked housing and academic institutional uses.
8 Bertie Place	2 comments were made regarding this site. One thought the site was ok for a school but not housing. The other (BBOWT) said an ecological survey	Policy SP33 allocates the smaller part of the site for a school or residential development, with the larger part to be used for replacement recreational facilities. A

	should be carried out to inform suitability of the site.	biodiversity survey is required.
11 Canalside, Jericho	Two comments were made, one in support and one saying the City Council should pressurise to ensure the approved scheme is implemented.	Policy SP34 continues the allocation of the site for development.
12 Churchill hospital and ambulance trust site	28 comments were made saying that any replaced sewers should be sealed and original sewers impermeably lined. 28 further comments were made saying that, even with permeable materials, loss of green spaces will mean there is no guarantee into the future that there won't be an increase in run-off, which would negatively affect the Lye Valley. It needs to be effectively infiltrated. BBOWT said any development should lead to a net improvement in biodiversity and must be carried out with extreme care and tested with regard to impacts on hydrology and ecology and they object to any inclusion of the meadow in the site allocation.	Policy SP20 requires it to be proven that there will be no adverse impacts on surface or groundwater flow to the Lye Valley SSSI.
13 Court Place Gardens	BBOWT object to development on the green part of the site, and consider that appropriate ecological and hydrological surveys should be carried out to inform development and ensure it doesn't impact on the SLINC. Another comment also said the green part should not be developed and 3 more said the mature trees should be retained. 3 commented to say access should be through Rivermead Road, not Church Way. 2 additional comments were made in support of the allocation.	Policy SP35 requires that development is designed to have no adverse impact on the SSSI.
14 Cowley Centre (Templars Square)	5 additional comments were made, two objecting to the height of proposed buildings, 2 concerned about traffic/parking and one concerned about noise at night.	Policy SP3 allocates the Cowley Centre. It is within the Cowley District Centre Area of Change. The High Buildings Technical Advice Note and Local Plan text relating to the area of change give more information on the potential impacts and appropriate design of high buildings
16 Cowley Marsh Depot	28 additional comments were made to say the site should be used for community/leisure use or a swimming pool instead of housing. 5 additional comments were made saying the depot should be moved outside the city, either because its unhealthy or because it should be used for housing/social housing. There was some concern about traffic in the area being dangerous for young children. Oxfordshire County Council said they need more information on alternative waste management	Policy SP36 for residential development. Depot is likely to be relocated within the plan period and redevelopment of the site has the potential to improve the setting of the Recreation Ground as well as reducing the amount of vehicle movements in and around the site. The Temple Cowley Swimming Pool has been replaced by a facility in Blackbird Leys, which is easily accessible from Temple Cowley. The city is well provided for in terms of indoor sports and leisure, but

	capacity, as the site is safeguarded for future waste management in the draft M&W Core Strategy.	there is an acute need for housing
17 Crescent Hall	Two additional comments were made to say that the sports court should be maintained.	Site not taken forward as allocation in Local Plan because the landowner has said they no longer have plans to develop it in the time period.
18 Diamond Place	One extra comment was made to say the car parking should be preserved and one comment was made to say any loss of community centres, even temporarily, was bad planning.	Policy SP6 requires that sufficient car parking spaces are preserved. The SPD sets out the expectations in terms of replacing community facilities.
23 and 24 Government buildings, and Harcourt House, Marston Road	BBOWT noted that both sites are adjacent to the Headington Hill Park SLINC so care should be taken not to adversely impact on any nature conservation interest. 11 comments were made (many made the same comment for each site) to say that the sites are generally suitable and regeneration would be welcome. Some said housing only, some said student accommodation would be suitable. 1 comment was made in relation to each site that there is a lack of infrastructure	<p>PolicySP17 for residential development, student accommodation and academic institutional uses, with student accommodation limited part of the site only. Proposals will have to be in compliance with plan policies relating to student number thresholds.</p> <p>The site is in a sensitive location as it is a conservation area, and proposals will be required to show consideration for building heights, protected views, density and historical built fabric. The parkland and green character of the site will be expected to be taken into consideration, with the provision of at least 10% of the site area reserved as public open space designed to link with the Headington Hill Park.</p> <p>The environmental sensitivity of the site is acknowledged, and proposals are required to be accompanied by ground/surface water flow assessments and details of sustainable drainage scheme that clearly show that there are no negative impacts to the New Marston SSSI.</p>
26 Jesus College Sports Ground	Nine additional comments were made to say the site should be rejected for development because of biodiversity, the loss of facilities/green space or the impact on the Bartlemas CA. Jesus College (the landowner) confirm their continued interest in developing the site, but said they would like to see student accommodation as an additional potentially suitable use.	<p>PolicySP41 for residential development and public open space. Planning permission will not be granted for any other uses.</p> <p>Policy SP41 does not allow for student accommodation on the site as the site is not in a location suitable for student accommodation according to policy H8. Policy SP41 requires public open space on the site as well as re-provision of sports facilities or improvements nearby. The policy requires that there is no adverse impact on the Lye Valley SSSI.</p>
27 JR Hospital site	Six additional comments were made, concerned mainly with ensuring open space is kept/improved and made publicly available, ensuring the impact on the Old Headington Conservation	The policy requires careful design that contributes to the character of the conservation area and preserves and enhances nearby listed buildings and their setting.

	Area is considered.	
28 Kassam Stadium and surrounding area	One comment from BBOWT- assessment fails to recognise that the site includes part of the SLINC along the brook.	<p>PolicySP15 for residential development and public open space. A minimum of 10% of the site area should be set aside for public open space that is accessible to existing local residents in order to maintain the public amenity.</p> <p>The public rights of way should either be retained and enhanced, or provision made for them to be diverted. Development should not have an adverse impact upon the Oxford City Wildlife Site and a buffer should be retained along the railway corridor to allow for the movement of protected species.</p>
29 Land North of Littlemore Mental Health Centre	One comment from BBOWT pointing out that sites adjoins SSSI and SLINC	Development has commenced on this site, so it has not been taken forward as a site allocation.
31 Land south of Manor Place	One additional comment agreeing it should be allocated, and one comment from BBOWT saying the site is surrounded by various nature conservation sites and therefore acts as a strategic link- this should be mentioned in the sites assessment.	<p>Policy SP46 allocates the site as student accommodation or car free residential development or mix of both uses.</p> <p>The environmental sensitivity of the site is acknowledged, and proposals are required to be accompanied by ground/surface water flow assessments and details of sustainable drainage scheme that clearly show that there are no negative impacts to the New Marston SSSI.</p>
32 Lincoln College Sports Ground	Lincoln College confirms the site is still available and they support its continued allocation although would also like to see student accommodation included in the allocation. 9 additional comments were made to say no development of the site should take place. Reasons given included the impact on the conservation area and the lack of alternative green space in the area.	<p>Policy SP44 allocates the site for residential development and public open space.</p> <p>A minimum of 10% of the site area should be set aside for public open space that is accessible to existing local residents in order to maintain the public amenity. Replacement sports facilities or contributions are required and public open space is also required on the site. Currently an public use of the site is on an ad hoc basis. The policy requires careful design that ensures development proposals contribute towards the character of the Bartlemas Conservation Area and preserve and enhance nearby listed buildings and their setting.</p>
33 Littlemore Hospital	Only one comment was received, which was in support of an allocation.	The Hospital Trust has confirmed that they wish to retain hospital uses only on the site. Therefore the site has not been taken forward for a site allocation policy.
34 Littlemore Park	One comment was made in support and one comment by BBOWT who have no in principle objection but are concerned about potential ecological impacts (eg impact on SLINC) and impact on parking	<p>Policy SP45 allocates the site for employment (B1) and complementary appropriate uses.</p> <p>Due to the site's sensitive location in a flood</p>

	in Armstrong Road.	risk zone, any proposals are required to be accompanied with a site specific flood risk assessment along with details of any mitigation measures as required. The policy requires that development does not have an adverse impact on the Oxford City Wildlife Site.
38 Nielsens, London Road	One comment was made in support of the allocation.	Policy SP48 allocates the site for residential-led development, which must retain employment generating development. The existing level of employment as a Category 2 employment site should be retained. The existing playing field should be re-provided or a contribution made to another facility.
40 Northfield House	One comment was made supporting retention of site for state school.	Policy SP13 allocates the disused hostel for residential development. Northfield School is not allocated.
42 Nuffield Orthopaedic Centre	BBOWT commented to say that the assessment fails to recognise the presence of Rock Edge SSSI across the road.	PolicySP21 for further healthcare facilities and medical research facilities. The environmental sensitivity of the site is acknowledged, and proposals are required to be accompanied by ground/surface water flow assessments and details of sustainable drainage scheme that clearly show that there are no negative impacts to the Lye Valley and Rock Edge SSSIs. Assessments may also be required of water supply and sewerage capacity.
44 Oriel College Land	One comment from Oriel College (the land owner) saying that they support continuation of the allocation but that it should not preclude the potential for other appropriate town centre uses at ground floor level, in addition to retail.	PolicySP50 allocates the site as student accommodation and/or residential dwellings and town centre uses. The policy active frontages at the ground floor but does not specify A1 use. The site is in a sensitive location as it is a conservation area, and proposals will be required to show consideration for building heights, protected views, density and historical built fabric.
49 Oxford University Press Sports Ground, Jordan Hill	One comment was made (by Wolvercote Neighbourhood Forum) to say development of the site would not be sustainable.	Policy SP53 allocates the site as residential development and public open space. Complementary B1 employment uses would also be considered. The policy requires that the existing playing pitch facilities and pavilion be retained unless a suitable alternative is provided. Proposals would be required to have consideration of the New Meadow SSSI and show details of appropriate traffic mitigation measures. The policy requires a minimum of 10% of the site area to be set aside for public open space that is accessible to existing local residents in order to maintain the public amenity with active frontages.

50 Paul Kent Hall	BBOWT and others commented to say site adjoins Lye Valley and Cowley Marsh LWS on other side of the road. LWS and Lye Valley SSSI are sensitive not only to direct but also indirect impacts including potential changes to hydrology. Will need to avoid direct and indirect adverse impacts on the Lye Valley.	Site not allocated as landowner has confirmed that they do not intend to develop the site during the Plan period so no allocation has been taken forward.
52 Railway Lane	BBOWT commented to say that adverse impacts on the SSSI and SLINC should be avoided.	Site not allocated as landowner has confirmed that they do not intend to develop the site during the Plan period so no allocation has been taken forward.
53 Rover Sports and Social Club.	One comment made to say the site should be protected as a Category 1 employment site.	This site is now part of the BMW plant site.
54 Ruskin College Campus	One comment was made in support, one to say transport considerations are important, and one saying the policy should be strengthened to ensure the historic setting is better respected. Five comments were made to say the site is an important green space.	PolicySP56 allocates the site as academic institutional uses, student accommodation and employer linked housing. Developments including open spaces, sports facilities and allotments will be encouraged. The site is in a sensitive location as it is a conservation area, and proposals will be required to show consideration for building heights, protected views, density, historical built fabric and the green setting.
58 Temple Cowley Pools	11 comments were made to say the pool should be replaced. One was made to say housing is a good option if the pool is not to be restored.	Site not allocated as development has commenced.
61 Union Street Car Park	Union Street car park should be preserved.	PolicySP60 allocates the site as residential dwellings or student accommodation. Proposals for the site are required to retain car parking spaces at a level deemed by the City Council to be sufficient to serve the local area. Temporary local parking will also be required during the construction phase.
62 University of Oxford Science Area and Keble Road Triangle	One comment was made by BBOWT to say that the site assessment does not reflect that the site adjoins the University Parks LWS.	PolicySP61 allocates the site for academic institutional uses and associated research to be in line with the already approved masterplan. The site is in a sensitive location as it is a conservation area, and proposals will be required to show consideration for building heights, protected views, density, historical built fabric and the green setting.
63 Warneford Hospital	3 comments were made to say that any development on greenfield parts of this site would have to include full SuDS with infiltration swales so that there is zero run-off to the Boundary Brook.	PolicySP23 for healthcare related facilities. Other uses that may be considered are outlined in the policy, provided that there is adequate accommodation for healthcare facilities. Proposals are required to be accompanied by ground/surface water flow assessments and details of sustainable drainage scheme

		that clearly show that there are no negative impacts to the Lye Valley SSSI. Assessments may also be required of water supply and sewerage capacity.
64 Warren Crescent	BBOWT commented to say that they would object to any units in addition to those already permitted. They note the proximity to the Lye Valley SSSI. 3 additional comments were made to say the site should remain green.	Development is due to commence on site in January 2019, so no site allocation has been taken forward.
67 Wolvercote Paper Mill	BBOWT commented to say that the ecological assessment gives insufficient weight to existing ecological constraints; it is close to SLINC, SSSI and SAC. Concerned about increased recreational pressure, pets, disturbance, lighting or similar.	<p>Policy SP64 allocates the site as residential development and public open space. Complementary small scale employment uses and community facilities may also be considered.</p> <p>The site is in a sensitive location as it is partly within the Godstow conservation area, and proposals will be required to show consideration for building heights, protected views, density and historical built fabric</p> <p>A biodiversity survey will be expected as part of any proposals, along with details of measures to avoid, mitigate or compensate any harm. Proposals are also required to include details of a sustainable drainage scheme and may require a groundwater study. An impact assessment of the effect of increased visitor numbers to the nearby ecologically important sites will also be required as part of proposals. A portion of the site is located within the Green Belt and no inappropriate development will be permitted.</p>
97 Jackdaw Lane Scrapyard	BBOWT wish any development of the site to further the aims of the CTA. Two other comments were made to say the site is not suitable for housing/should be a recreational/wildlife site.	Site not allocated as it continues to be in use as a scrapyard.
104 Former Iffley Mead Playing Field	OCH welcome the potential allocation and would like the site to be made available specifically for community-led housing. 5 comments were made to say that it should remain as greenfield land, one considering that it was fenced off deliberately so that it could later be described as having low recreational value.	<p>Policy SP39 allocates the site as residential dwellings, which could be in the form of employer linked housing if no other County Council sites are brought forward for this use.</p> <p>A biodiversity survey will be expected as part of any proposals, along with details of measures to avoid, mitigate or compensate any harm. Proposals are also required to include details of a sustainable drainage scheme and may require a groundwater study.</p> <p>A minimum of 10% of the site area should</p>

		be set aside for public open space that is accessible to existing local residents in order to maintain the public amenity. The playing field will be expected to be re-provided or a contribution made to another facility.
106 Grandpont Car Park	Two comments were made to say the site is ideal for co-housing/community-led housing.	PolicySP40 allocates the site for residential dwellings, which could be in the form of employer linked housing if no other County Council sites are brought forward for this use.
107 Frideswide Farm	The landowner has provided background assessments, including a Green Belt assessment, that they suggest show the site is suitable for development. 9 comments say that the cumulative impact alongside development in Cherwell should be better explored. 11 further comments were made to say the site should not be developed; it would affect countryside, views and the feeling of a gap with Kidlington.	<p>PolicySP25 for residential dwellings.</p> <p>Any proposals would have to demonstrate how they relate with potential adjacent development in Cherwell with respect to connectivity and visual consistency.</p> <p>A minimum of 10% of the site area should be set aside for public open space that is accessible to existing local residents in order to maintain the public amenity. Compensatory improvements to the remaining areas of green belt will be required as part of any proposals. A hedgerow with native planting should be established to the east.</p>
111 Oxford Stadium	Two comments were made to say the site should be used for housing.	PolicySP52 states that planning permission will be granted for the revival of the stadium for use as a speedway and/or greyhound racing with other community or leisure uses. Proposals will also be considered for enabling residential dwellings on the car park or any areas that will not affect the operation or heritage character of the stadium.
112a Hill View Farm	Four comments were made in agreement that the site should be used for housing, and 5 comments were made rejecting a potential allocation. Thirty comments were made in disagreement with a potential allocation, with the biggest concerns being the impact on landscape character and effects on Old Marston Conservation area and the Green Belt gap between Marston and Summertown, traffic and access and ecological impacts.	<p>Policy SP26 allocates the site for residential dwellings.</p> <p>The site is in a sensitive location as it is a conservation area, and proposals will be required to show consideration for building heights, protected views, density, historical built fabric and the green setting.</p> <p>A minimum of 10% of the site area should be set aside for public open space that is accessible to existing local residents in order to maintain the public amenity. Compensatory improvements to the remaining areas of green belt will be required as part of any proposals. A hedgerow with native planting should be established to the east.</p>
112b1 Land West of Mill Lane	One additional comment was made in support of the use of the site for housing. One comment was made saying	Policy SP27 allocates the site for residential dwellings.

	<p>one of 112a, 11sb or 114d would be suitable if a new school was also delivered. 21 additional comments were made raising various concerns including harm to the Green Belt/narrowing of the gap between Summertown and Marson (5), access and views. BBOWT said the assessment failed to recognised the ecological sensitivity of the site.</p>	<p>A minimum of 10% of the site area should be set aside for public open space that is accessible to existing local residents in order to maintain the public amenity. Compensatory improvements to the remaining areas of green belt will be required as part of any proposals. A hedgerow with native planting should be established to the east.</p>
<p>113 Green Belt land east of Redbridge Park and Ride</p>	<p>The largest number of comments relating to this site (37) raised concern with the impact on biodiversity on the site, mentioning otters, foxes, stoats, roe deer, orchids and insects. 7 noted the value of the site as a wildlife refuge in times of flood and 5 noted the value of the site as a biodiversity corridor, and 3 said that the environmental assessment by the agent contracted by the City Council was token. Other concerns included the cost/possibility of remediating the contaminated land (and whether this would impact on affordable housing levels) and landscape effects.</p>	<p>PolicySP30 allocates the site for residential dwellings. Proposals are required to be accompanied by ground/surface water flow assessments and details of sustainable drainage scheme that clearly show that there are no negative impacts to the Iffley Meadow SSSI.</p> <p>Because of its sensitive location with respect to the SSSI any proposals will be required to include a biodiversity survey and details for how any harm will be avoided, mitigated or compensated. Compensatory improvements to the remaining areas of green belt will be required as part of any proposals.</p> <p>A minimum of 10% of the site area should be set aside for public open space that is accessible to existing local residents.</p>
<p>117 Surrounding St Clements Church</p>	<p>One additional comment was made to say that the part next to the road only should be used and another was made voicing concern over the impact on heritage assets.</p>	<p>Policy SP19 allocates the site for residential dwellings.</p> <p>The site is in a sensitive location as it is a conservation area, and proposals will be required to show consideration for building heights, protected views, density, historical built fabric and the parkland setting. The site policy also requires that development should be set back from Marston Road to maintain the open character and green setting.</p> <p>Proposals are required to be accompanied by ground/surface water flow assessments and details of sustainable drainage scheme.</p>
<p>124 The Slade</p>	<p>One comment was made in support</p>	<p>Policy SP58 requires that planning permission will be granted only for improved health care facilities and associated administration, or residential dwellings including employer linked housing.</p> <p>Proposals are required to be accompanied by ground/surface water flow assessments and details of sustainable drainage scheme.</p> <p>An impact assessment of the effect of</p>

		increased visitor numbers to the nearby ecologically important sites will also be required as part of proposals.
125 Summer Fields School Playing Field West	One comment was made in support of inclusion	Policy SP5 allocates the site for residential dwellings. The school has extensive grounds within which the facilities can be relocated. Enhancements to pedestrian and cycle links will be required as part of any proposals.
170 Barton Road Recreation Ground (part)	2 comments were made in support of buildings houses on this site. 28 comments were made to say it's best not to develop the site as there would be no guarantee that SuDS would always work to prevent storm-water feeding into the Boundary Brook and thus causing erosional damage to the Lye Valley SSSI. 8 additional comments were made rejecting the idea of development of the site, saying it is well used by local residents and biodiversity should be improved instead.	Site not taken forward as allocation in Local Plan as sports pitches are in a greater level of use than realised at the time of the Preferred Options, and there are no obvious opportunities for re-provision on site or elsewhere.
203 Dunstan Park	57 additional comments were made giving reasons that the site should not be developed, including known biodiversity constraints, that it is a well used public green space, the potential impact on Old Headington Conservation Area and potential traffic and noise impacts.	Site not taken forward as allocation in Local Plan as further biodiversity surveys suggest biodiversity interest that should be protected. .
204 East Oxford Bowls Club	One comment was made by the landowner in support of an allocation.	Site not allocated.
263 Oriol College Sports Ground	One comment was made to say a limited amount of land around the pavilion could accommodate some development to improve the sports facilities while also providing a modest amount of residential/student accommodation.	Site not taken forward as allocation in Local Plan following a detailed urban design and heritage assessment.
309 Summer Fields School Playing Field West	The landowner commented to say the site is not available for development during the Plan period. BBOWT noted that the site is in an ecologically sensitive area and any development should further the aims and objectives of the adjoining CTA.	Site not allocated as landowner indicated it will be unavailable within plan period.
329 Valentia Road Recreation Ground (part)	29 people made additional comments disagreeing with the potential allocation of this site, with concerns that the remaining area would be difficult to manage, the last open section of the upper part of Boundary Brook would be lost to public access, and that instead the opportunity should be taken to improve the site.	PolicySP62 allocates the site as residential dwellings. While development would result in the loss of some public open space it is considered justified in light of the benefits of new housing. Development will be directed to the northern end of the site in order to maintain some recreational space on site. Any proposals will be required to include details for improvements to the remaining recreation area on the site.
341 William Morris	Two comments were made in support of	PolicySP66 allocates the site as residential

Close Sports Ground	development of this site (including from the landowner). Of those who disagreed with a potential allocation, 15 thought it should be retained as a sports field/open space, 28 were concerned with the effects on the nearby rain-fed LWS, 2 thought it should be available for to the	development and public open space. A minimum of 10% of the site area should be set aside for public open space that is accessible to existing local residents in order to maintain the public amenity. The existing playing pitch must be retained unless an alternative suitable provision is made. Proposals are required to be accompanied by ground/surface water flow assessments and details of sustainable drainage scheme that clearly show that there are no negative impacts to the Lye Valley SSSI.
346 Bartlemas Nursery	The landowner commented to say they also consider the site suitable for student accommodation. A couple of other comments thought the site suitable for sensitive/low rise development. 3 commenters thought the site below the site size threshold for an allocation. 10 other comments thought the site unsuitable for development, because of access or the impact on listed buildings/the conservation area.	Site not taken forward as allocation in Local Plan as it was deemed unsuitable for residential development following a detailed urban design and heritage assessment
364 Donnington Bridge Riversports Centre	3 comments disagreed with a potential allocations, saying that the priority should be the wildlife corridor. One other comment was made to say the site is wrongly designated- it is used to support river tourism.	Site not allocated as it is mostly within a high flood risk area and is in use as a sports facility with no need for an allocation to continue in that use.
389 Land at Meadow Lane	One comment was made by the landowner in support of development of the site. 3 additional comments raised concerns over the impact on the flood plain meadows and the traffic and access implications.	Policy SP43 allocates the site for residential dwellings only. A biodiversity survey will be expected as part of any proposals, along with details of measures to avoid, mitigate or compensate any harm. Proposals are also required to include details of a site specific flood risk assessment along with any mitigation measures as required.
399 Land to the rear and north of Church Cottage	Two comments said that the best use for the site would be a Burial Ground extension, raising concern over the impact on the Glebe Field and over access.	Site not taken forward as allocation in Local Plan because detailed urban design and heritage assessment shows that it is unsuitable for development.
430 Wadham Park	A large number of additional comments were made in relation to this site, with particular concerns being that it is a well-used open space (82), that it would cause flooding issues (57) that it was agreed it would be kept as a green space when the land was sold (50) and that it would cause access and parking issues (67)	Site not taken forward as allocation in Local Plan because further investigation showed that lack of access prevents feasible development of the site.
434 Westlands Drive and Redlands Road Square	Only one comment was made, to point out that the assessment is not complete.	Site not taken forward as allocation in Local Plan as it is too small

439 Oxford Brookes Marston Road Campus	2 additional comments were made to say that there is biodiversity interest and to say there isn't is wrong. Comments were also made to say it is near a flood plain, a valuable green space and that the policy should include possible use as a school (its former use).	Policy SP51 allocates the site as additional academic use or employer linked housing. In the event of Oxford Brookes University vacating the site, it may be used for residential dwellings. Proposals must show that the Milham Ford Nature Park would not be negatively affected, and they are required to be accompanied by ground/surface water flow assessments and details of sustainable drainage scheme.
454 Amenity Land and Garages between Wood Farm Road and Nuffield Road	27 comments were made to say that this site should remain green as it is the only way to ensure it is and remains fully permeable, which is vital as it is in the catchment of the Lye Valley Fen SSSI. One comment was made to say the important trees should be retained or replaced.	Site not taken forward as allocation in Local Plan as it is too small.
462 Park Farm	A large number of additional comments noted concern about the potential development of this site. 128 additional comments were made noting concern over flood risk, saying it is at high risk of flooding and an important flood water storage area, and 33 comments mentioned sewage capacity. 116 additional comments were made raising concern over access and impact on existing pedestrian and cycle routes, traffic and parking and lack of accessibility by bus. Lack of local amenities, school and GP capacity was noted by 40. Many were concerned over the loss of an important green space, loss of biodiversity and the impact on the SSSI. Other concerns were the effect on residents' views and the loss of the riding school.	Policy SP28 allocates the site for residential dwellings with public open space. Due to the sites sensitive location in a flood risk zone, any proposals are required to be accompanied with a site specific flood risk assessment along with details of any mitigation measures as required. Assessments may also be required of water supply and sewerage capacity. A minimum of 10% of the site area should be set aside for public open space that is accessible to existing local residents in order to maintain the public amenity. Compensatory improvements to the remaining areas of green belt will be required as part of any proposals.
463 Ruskin Field	One comment (by the landowner) was made in support of development. 35 additional comments raised concerns or objected to the idea of development on this site. Potential negative impacts on the Old Headington Conservation area and on biodiversity were the biggest concerns.	Policy SP57 allocates the site for expanded college facilities. Proposals will also be considered for residential uses which may include employer linked housing. The site is in a sensitive location as it is a conservation area, and proposals will be required to show consideration for building heights, tree lines, historical built fabric and the parkland setting.
499 Builders Yard, Lamarsh Road	One comment was made saying the area around the site (the large retail units) should be used for residential development.	Site not taken forward as allocation in Local Plan as site allocation policy not required.
512 Jordan Hill Business Park	Only 2 comments were made, one in support and one with concern for urban sprawl.	Site not taken forward as allocation in Local Plan as it is in current economic use and additional floor area unavailable for other

		uses, and the site is protected as a category 2 employment site.
569 Green Templeton College	One comment was made to say the site should be considered for student accommodation with a community facility at ground floor; the policy should be flexible.	No site allocation policy is included in the Proposed Submission Plan because it was not required in order to develop the proposed uses, and no site-specific requirements needed to be included in an allocations policy.
560 Headington Hill Hall	One comment was made saying this is an established green space.	Policy SP18 allocates the site as additional academic/teaching spaces and associated sport and leisure facilities. Proposals will also be considered for student accommodation and employer linked housing. The site is in a sensitive location as it is a conservation area, and proposals will be required to show consideration for the protected views, tree lines, historical buildings and the parkland setting.
574 Manzil Way Resource Centre	Two additional comments were made in support.	Policy SP47 requires that planning permission will be granted only for improved health care facilities and associated administration, or residential dwellings including employer linked housing.
586 Osney Mead	One additional commented noted that the need for a secondary school in south Oxford would be increased, and one that the rising water table on Osney Mead will impact on nearby residential.	PolicySP2 allocates the site as mixed used development including employment uses, student accommodation, employer linked housing and market housing. The development of an innovation quarter is encouraged. Due to the sites sensitive location in a flood risk zone, any proposals are required to be accompanied with a site specific flood risk assessment along with details of any mitigation measures as required.
588 Oxford Science Park	A comment was made in support; it was also suggested the policy should refer to research and development within the B1 use class.	PolicySP10 allocates the site as B1 employment use. The policy wording in the Local Plan requires that any proposed uses directly link to research led employment. Proposals are also required to give careful consideration to the setting and avoid harm to the nearby wildlife corridor.
590 Pear Tree Farm	Merton College (the landowner) supported the potential allocation. One other comment said the site could be good for housing if it were to be affordable. 3 comments thought the site unsuitable.	PolicySP29 allocates the site as residential dwellings. It will be allocated for housing only and proposals will be required to utilise at least 10% of the site as new public open space with active frontages in order to safeguard the amenity of the site. Because of the sites sensitive location a biodiversity survey will be required as part of any proposals for the site.
592 St Catherine's College	One comment was made in support of the preferred option, and one rejecting	PolicySP31 allocates the site as student accommodation and university related

	it.	development. Because of its sensitive location with respect to the green belt and SSSI any proposals will be required to include a biodiversity survey and details for a sustainable drainage plan.
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Comments relating to rejected sites

Site Number	Summary of comments	How these comments were taken into account in the proposed submission draft
4223-6 South Parade	One comment was made to say the site is Previously Developed Land in a good location and is largely vacant so it should not have been rejected because of it being too small.	Site not taken forward as allocation in Local Plan
112a2	One additional comment was made to say that development on this site will not result in the merging of Summertown and Marston and with careful siting any damage will be mitigated.	Site not allocated as development would have a high impact on the integrity of the Green Belt.
112b Land at Old Marston	One comment was made to say the land is owned by OPT and not suited to development.	No site policy
163a Astons Eyot	One comment was made asking for clarification about whether a bridge is proposed over the Thames to Astons Eyot.	Site not allocated as it performs an important green infrastructure function.
169 Bartlemas Allotments	10 additional comments were made supporting the rejection of this site, noting its importance as an amenity and in the setting of Bartlemas CA and its listing building. The landowner commented to disagree with the rejection, saying that some of the site could be made available for housing/student accommodation while the remaining allotments would serve to shield the historic hamlet from Cowley Road, protecting the conservation area and setting of the listed buildings.	Site not allocated as it performs an important green infrastructure function and all allotment plots are in use.
179 Brasenose College and Queens College Sports Ground	One additional comment was made saying no additional development should be allowed on Brasenose sports ground.	Site not allocated as it is unavailable and is mostly within an area of high flood risk.
190 Court Place Farm Allotments	2 comments were made to say that this should be part of the GI network as well as allotments, because it is bordered by Green Belt and forms a nature reserve.	Site not allocated as it performs an important green infrastructure function and all allotment plots are in use.
191 Cowley Marsh Playground/sports field	21 comments said this site should be SR5 not SR2 protection and 6 comments said the site should be re-designated as a park to reflect the actual use. Several additional comments were also made noting the importance of the site to local people.	Site not allocated as it performs an important green infrastructure function and unavailable.
204 East Oxford Bowls Club	6 additional comments were received in relation to this rejected site, noting its	Site not allocated as it is a Protected Open Air Sports site.

	importance to the setting of Bartlemas Conservation Area and as a sports facility.	
213 Five Mile Drive Recreation Ground	One comment was made agreeing it is important to protect green spaces such as this and another said this site should be merged with Five Mile Drive Park.	Site not allocated as it is a Protected Open Air Sports site and is unavailable.
263 Oriel College Sports Ground	6 additional comments were received in relation to this rejected site, noting its importance to the setting of Bartlemas Conservation Area and as a sports facility.	Site not allocated as it is deemed unsuitable for residential development owing to its impact on the conservation area.
292 Southfield Gold Course	23 comments were made to say that the whole or part of the site should be a development site/used for housing, for reasons including questioning the need for a golf course in the city, its sustainable location that should be prioritised over locations outside the city, and that it could be compulsorily purchased if there was no landowner interest. One comment was made in support of rejection of the site.	Site not allocated as it performs an important green infrastructure function and unavailable.
315 The Harlow Centre Playing Fields	One comment was made to say that a site in this location would meet the need for an additional secondary school.	Site not taken forward as allocation in Local Plan as unavailable during plan period.
360 Cotuit Hall	One comment was made in relation to this site saying that EF Academy is a boarding school, not a language school, so this use does not contravene any of the draft Local Plan Preferred Options.	Site is currently in use as student accommodation. The size of development likely to be allowed on this site would not result in an increase of units.
437 Stansfeld Study Centre	Once comment was made saying there needs to be clarity over the area which is 437 and that which is 484. Two comments noted concern about future possible encroachment of the development from the currently built-up area to the surrounding woodland.	Site not allocated as it is unavailable.
301a St Edwards School Playing Fields	One comment was made to say that 80% should be compulsorily purchased for affordable housing.	Site not allocated as it performs an important green infrastructure function and unavailable.
401 Littlemore Park	One comment was made to say the site should be used for housing.	Site not allocated as it is currently in use by the SAE Institute
428 Rectory Centre	One comment was made to say the site should not be rejected because it is too small- it could provide residential or student accommodation.	No site policy
438 Blanchfords Builders Yard	One comment was made to say the site could be used for housing, schools etc.	No site policy
482 Oriel Wood	6 comments supported rejection/supported allocation for GI.	No site policy

Appendix 1: statutory consultees

EE
Three
Vodafone and O2
Beckley & Stowood Parish Council
Elsfield Parish Council
Garsington Parish Council
Gosford and Water Eaton Parish Council
Horspath Parish Council
Kennington Parish Council
Littlemore Parish Council
North Hinksey Parish Council
Sandford on Thames Parish Council
South Hinksey Parish Council
Stanton St John Parish Council
Woodeaton Parish Council
Wytham Parish Council
Blackbird Leys Parish Council
Cherwell District Council
Civil Aviation Authority
Environment Agency
Highways Agency
Historic England
Homes and Communities Agency
National Grid UK
National Health Service Commissioning Board
Natural England
Network Rail
NHS Oxfordshire Clinical Commissioning Group
Office of Rail Regulation
Old Marston Parish Council
Oxfordshire County Council
Oxfordshire Local Enterprise Partnership
Risinghurst and Sandhills Parish Council
Scottish and Southern Energy
South Oxfordshire District Council
Thames Valley Police

Thames Water Property Services
The Coal Authority
The Office of the Police and Crime Commissioner for Thames Valley
Vale of White Horse District Council
West Oxfordshire District Council
Wild Oxfordshire

Appendix 2: additional local groups and organisations contacted directly

Bartholomew Road Allotments Association	Oxford Historical Society
Barton Fields Allotment Association	Littlemore Local Historical Society
Cripley Meadow Allotment Association	Iffley History Society
Town Furze Allotment Association	Wolvercote Local History Society
Trap Grounds Allotment Association	Oxfordshire Buildings Record
Barns Court Allotment Association	Build a Dream Self Build Association
Barracks Lane Allotment Association	Diamond Cottages Residents Association
Bartlemas Close Allotment Association	Feilden Grove Residents Association
Bullstake Close Allotment Association	Iffley Fields Residents Association
Cuttleslowe Allotment Association	South Oxford Residents Association
East Ward Allotment Association	Hinksey Park Area Residents Association
Fairacres Road Allotment Association	St Margaret's Area Society
Fairview Allotment Association	Pullen's Lane Association
Ingle Close Allotments	Oxford Waterside Residents Association
Kestrel Crescent Allotment Association	Residential Boat Owners' Association
Lower Wolvercote Allotment Association	Co-ordinating Committee of Headington Residents' Associations (CCOHA)
Marston Ferry and Blackhall Allotment Association	Apsley Road Residents Association
Mill Lane Allotment Association	Central Ward Residents Association
Osney, St Thomas & New Botley Allotment Association	New Marston South Residents Association
Ramsey Road Allotment Association	Central North Headington Residents' Association
Risinghurst Allotment Association	Harberton Mead Residents' Association
Rose Hill (Lenthall Road) Allotment Association	Headington And St Clements Residents' Associations
South Ward Allotment Association	Highfield Residents' Association
Spragglesea Mead and Deans Ham Allotment Association	Hill Top Road Residents' Association
St Clement's Allotment Association	Hobson Road Group
Upper Wolvercote Allotment Association	Horspath Road Area Residents' & Tenants' Association
Van Diemans Lane Allotment Association	Jack Straw's Lane Residents Association
Watlington Road Allotment Association	Jordan Hill Residents' Association
Oxford and District Federation of Allotment Associations	Moreton Road Residents' Association
Blackbird Leys Allotment Association	Polstead Road Residents' Association
Binsey Lane Allotment Association	St John Street Area Residents' Association
Headington and District Allotments Association	Wood Farm Area Tenants' & Residents' Association
Friends of Old Headington	York Place Residents' Association
Friends of North Hinksey	Divinity Road Area Residents Association (DRARA) Planning Action Group

FOXCAN	Osney Island Residents Association
CPRE Oxfordshire	Falcon Close Resident's Association
Friends of Cutteslowe and Sunnymead Park	East Oxford Residents Association Forum
Friends Of Iffley Village	Headington Hill Residents Association
Friends Of Quarry	London Place Residents Association
Friends Of Warneford Meadow	Middle Cowley Action Group
Iffley Fields Community Nature Plan Group	Northway Action Group
North Oxford Association	Stoke Place Residents' Association
Oxford Civic Society	Alhambra Residents and Tenants Association
Oxford Green Belt Network	Argyle Street Residents Committee
Oxford Preservation Trust	Aston Street Residents Association
Park Town Trust	City of Oxford Bed and Breakfast Residents Association
Rescue Oxford	Beauchamp Place Residents Association
Summertown Riverside Group	Barton Howard House Residents Association
Wolvercote Against Masts	Benson Place Residents Association
Friends of Bury Knowle Park	Bainton Road and District Residents Association
Friends of Holy Trinity Church	Bridge East Street Residents
Barton Community Association	Bath Street Residents Association
ENGAGE Oxford	Binsey Village Residents Association
East Oxford Action	Cunliffe Close Residents Association
Residential Landlords Association	Cordrey Green Residents Association
Headington Action	Chalfont Road Residents Association
Jericho Wharf Trust	Canal Walk Residents Association
BOAT Boaters of Oxford Action Team	Dorchester Court Residents Committee
Cutteslowe Community Association	Dove House Close Residents Association
South Oxford Community Association	Donnington Residents Association
Littlemore Community Association	Easiform Tenants Association
Wolvercote Neighbourhood Forum	Evenlode Tower Residents Association
Headington Neighbourhood Forum	Fairacres Road Residents Association
Summertown St Margaret's Neighbourhood Forum	Fitzherbert Close Residents Association
Blackbird Leys Community Association	Iffley Road Area Residents Association
Bullingdon Community Association	Ferry Hinksey Road Residents Association
Donnington Community Association	Granville Court Residents Association
East Oxford Community Association	Gipsey Lane Council Tenants Association
Florence Park Community Association	The St George's Park Residents Association
Headington Community Association	Gladstone Road Tenants and Residents Association
Jericho Community Association	Heron Place Residents Association
Northway Community Association	Hayfield Road Residents Association
Regal Area Community Association	Jeune Street Residents Association

Risinghurst Community Association	Lathbury Road Residents Association
Rose Hill Community Association	Laurel Farm Close Residents Association
West Oxford Community Association	Little Oxford Residents Association
Friends of Aristotle Recreation Ground	Linton Road Neighbourhood Association
Friends of Florence Park	Leafield Road Residents Association
Friends of Headington Hill Park	Mileway Gardens Residents Association
Friends of Kendall Copse	Old Marston Residents Association
Friends of Aston's Eyot	Norton Close Residents Association
Friends of Lye Valley	New Headington Residents Association
Friends of Raleigh Park	Norham Manor Residents Association
Friends of South Park	Northway Tenants and Residents Association
Friends of the Trap Grounds	North Parade Residents Association
Freemen of the City of Oxford	Nursery Close Residents Association
North Oxford Green Belt Preservation Group	Old Friars Residents Association
Save Port Meadow	Oxford Pegasus Residents Association
Wolvercote Commoners Committee	Plowman Tower Residents Association
Headington Heritage	Paddox Residents Association
Friends of Oxpens Meadow	Park Town Residents Association
St Margaret's Church	Rose Hill Tenants Association
St Aldate's Parish Church and Centre	Richards Way Estate Residents Association
Oxford Quakers	East Oxford Residents Association
Oxford Muslim Community Initiative	Stephens Road Residents Association
Oxford Hindu Temple & Community Centre Project	St Ebbes New Development Residents Association (SENDRA)
The Oxford Buddha Vihara	Stockmore Street Residents Association
Thrangou House Oxford	South Summertown Residents Association
Gurdwara Sri Guru Singh Sabha Oxford	St Anne's Road Residents Association
Advisory Council For the Education of Romany and Other Travellers	St Thomas Residents Association
Oxfordshire Unlimited	Old Temple Cowley Residents Association
Oxford Access Forum	St Aldates Residents Group
Oxfordshire Association for the Blind	Upper Wolvercote Association
Deaf Direct Oxford	Victoria Road Group
Showman's Guild of Great Britain (London and Home Counties)	Webbs Close Action Committee
Age UK Oxfordshire	Woodstock Close Residents Association
Friends, Families & Travellers Community Base	Walton Manor Residents Association
The Travellers Movement	Whitworth Place Tenants Association
Oxford Irish Society	Windmill Road Residents Association
Oxfordshire Youth Support Services	Summertown Riverside Group
Oxford Youth Works	Harefields and Marriott Residents Association
Thames Valley Gypsy and Traveller Association	Wingfield Residents
The Gypsy Council	West Quarter Residents Association

Oxford Asian Cultural Association	Waterways Residents Association
Design Council Cabe	Waterside Residents Association
Oxford Archaeology South	Templars Square Residents Association
Oxfordshire City and County Archaeological Forum	St Mary's Road Residents Association
Oxfordshire Architectural and Historical Society	North Oxford Estates Residents Association
The Twentieth Century Society	Marston Street Residents Association
The Garden History Society	Lye Valley Residents Association
The Georgian Group	Hurst Street Residents Association
The Society for the Protection of Ancient Buildings	HART Residents Association
The Ancient Monuments Society	Essex Street Residents Association
Oxfordshire Gardens Trust	Churchill Residents Association
	Harefields Residents Association

Appendix 3: Consultation report from First Steps Consultation 2016

- **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.

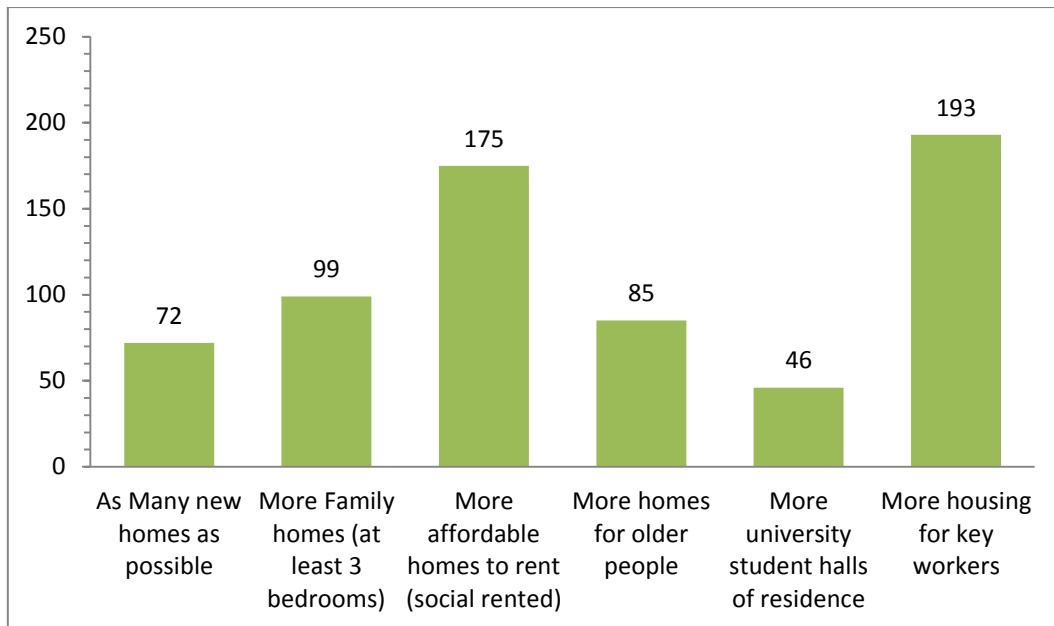
The online questionnaire was linked to the consultation booklet and contained more detailed questions. Respondents were asked to show how strongly they agreed with each statement. Graphs of these responses are shown below (in orange). Further comments written in the comment boxes of the online questionnaire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

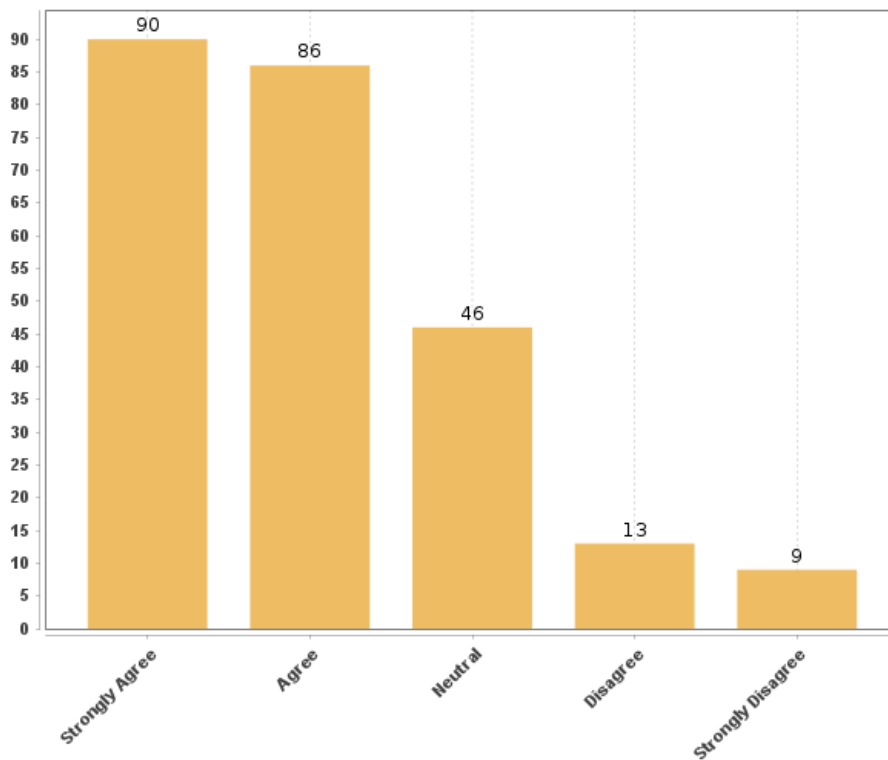


Sustainable building, environment and design

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.

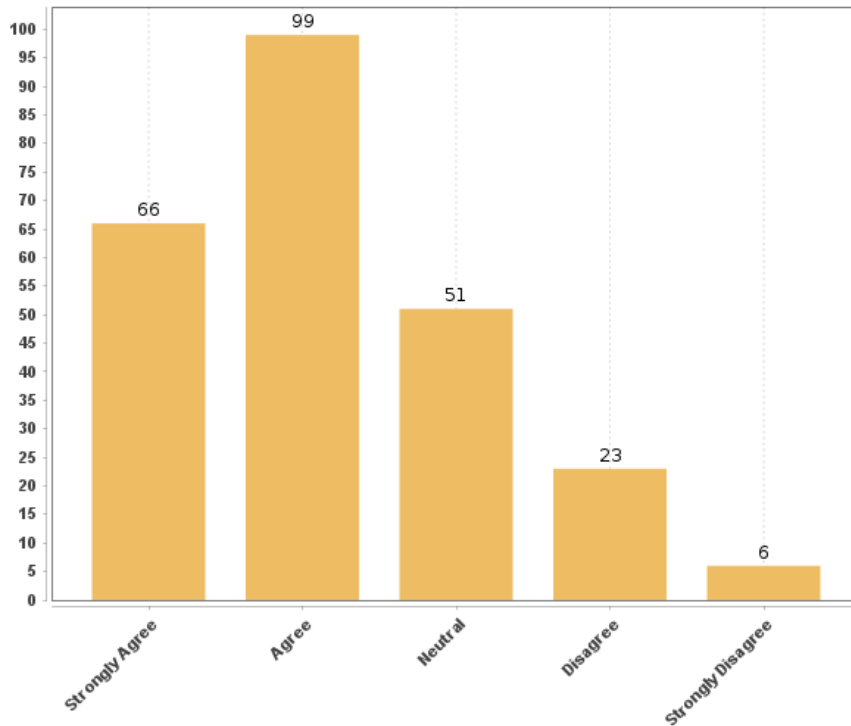
15 people said that building on brownfield sites and re-using land for housing, particularly underused industrial and other employment land and any under occupied land (1 suggesting public car parks such as Marsh Park), should be a priority, as well as ensuring new sites are allocated for housing development 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

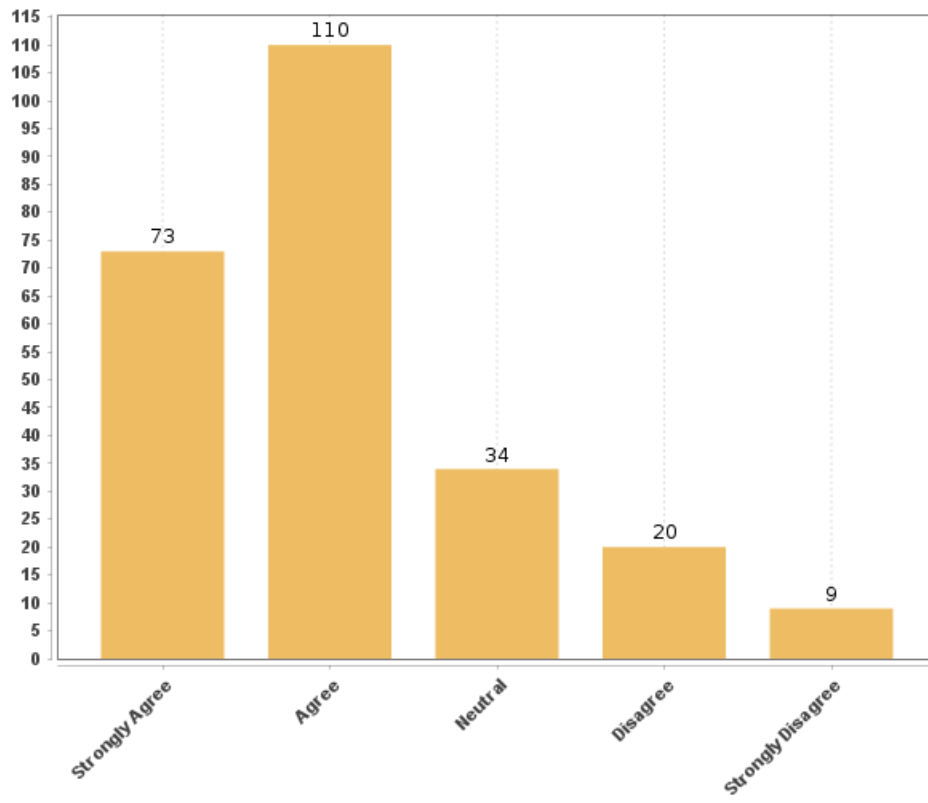
Graph of online questionnaire results: Specialist housing for the elderly would encourage downsizing and release homes



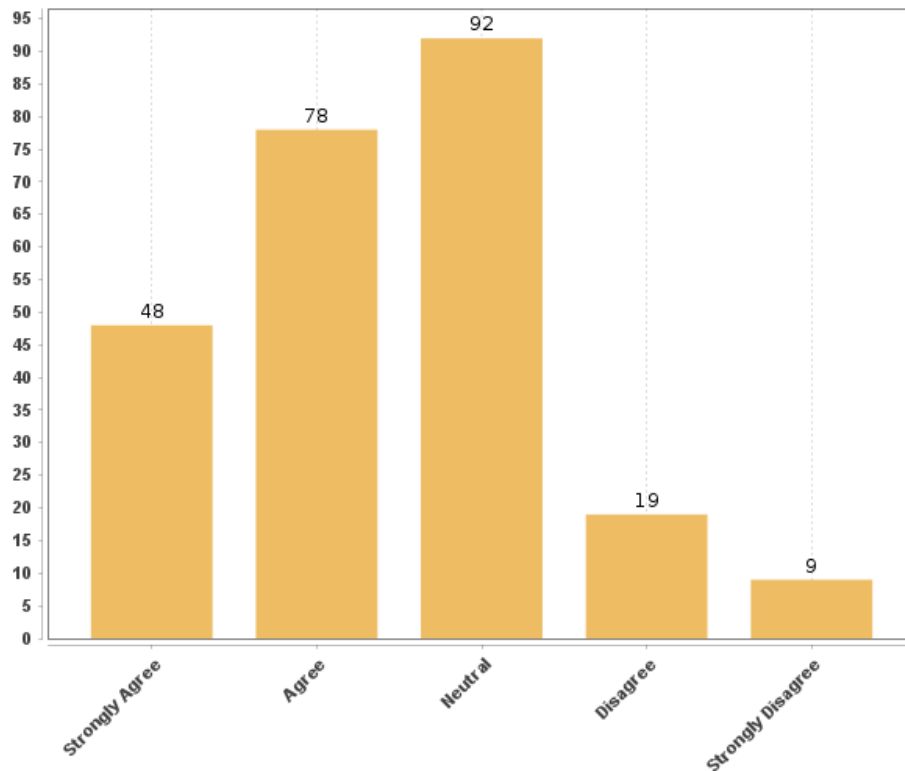
The importance of sheltered accommodation for elderly and other groups was mentioned, as was the need for bungalows with gardens for disabled people who shouldn't be in flats. 9 people commented in support of housing for the elderly that would encourage people to downsize and enable them to stay even 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



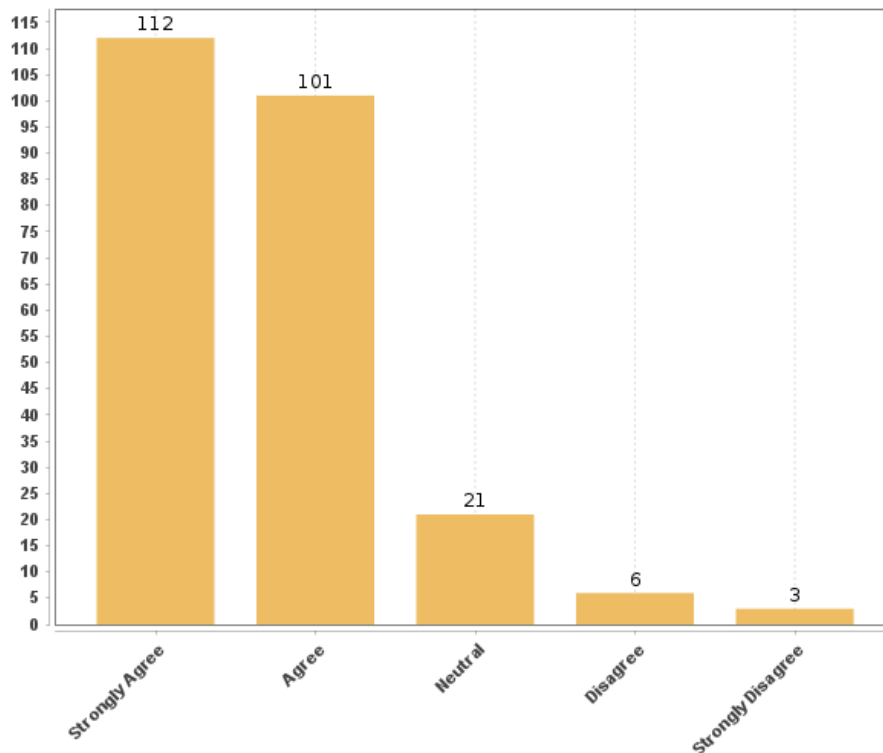
Graph of online questionnaire results: New student halls should be prioritised for the universities (rather than other institutions)



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)

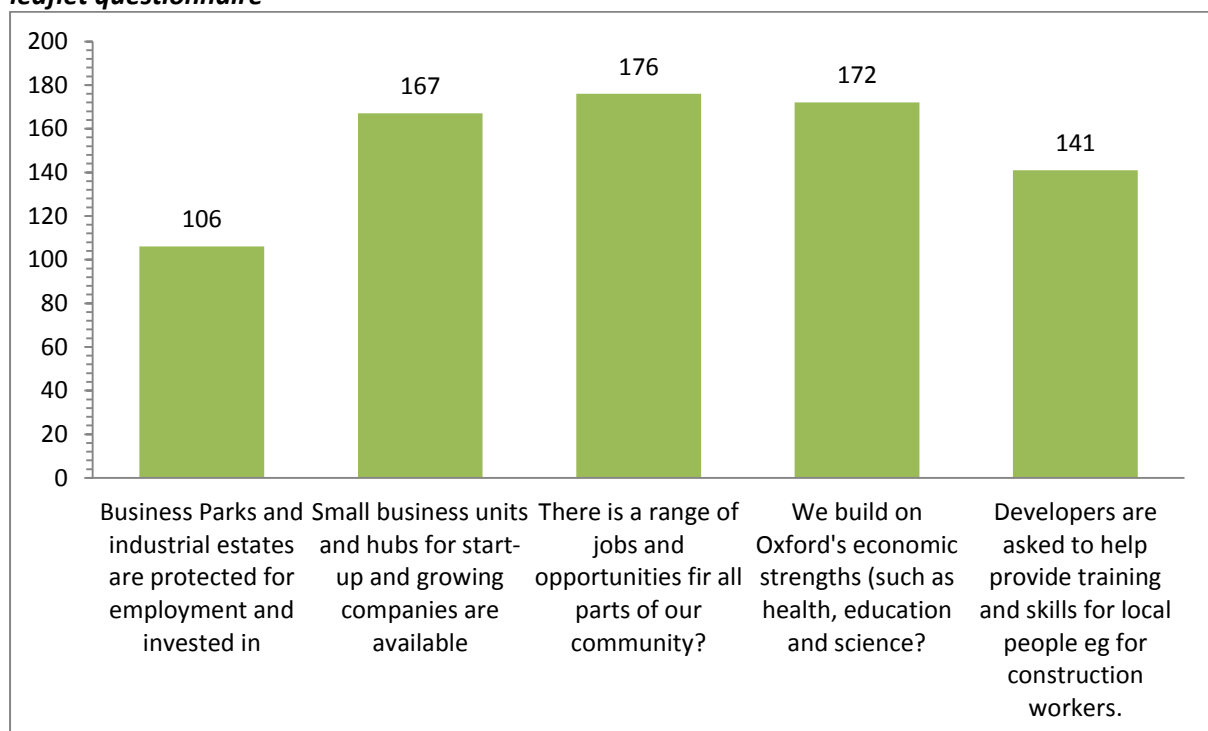
Local plan should support a range of accommodation for institutional needs (including educational). (University College)

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

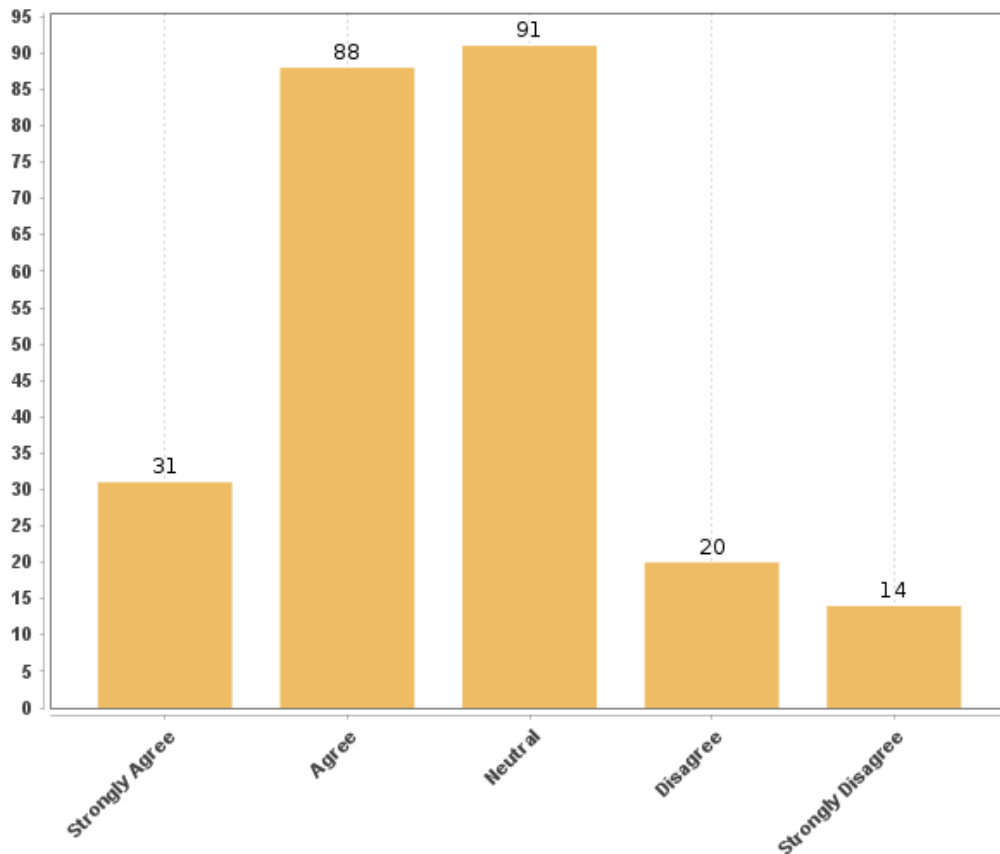
- More employment development will increase pressure on Oxford’s housing, natural environment and infrastructure, particularly transport. Creating more jobs will only make Oxford’s housing crisis worse. Employment development should not be prioritised above quality of life.
- Oxford has limited space 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

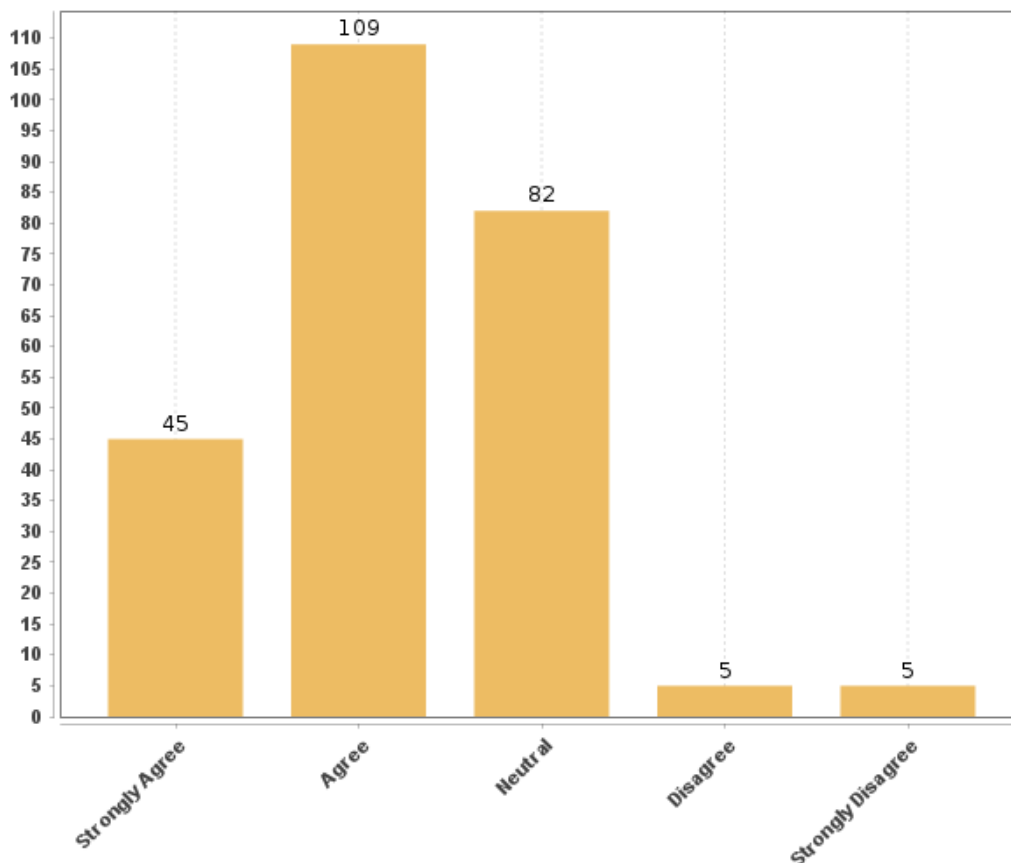
Graph of online questionnaire results: Employment sites should continue to be protected so that businesses can grow



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.

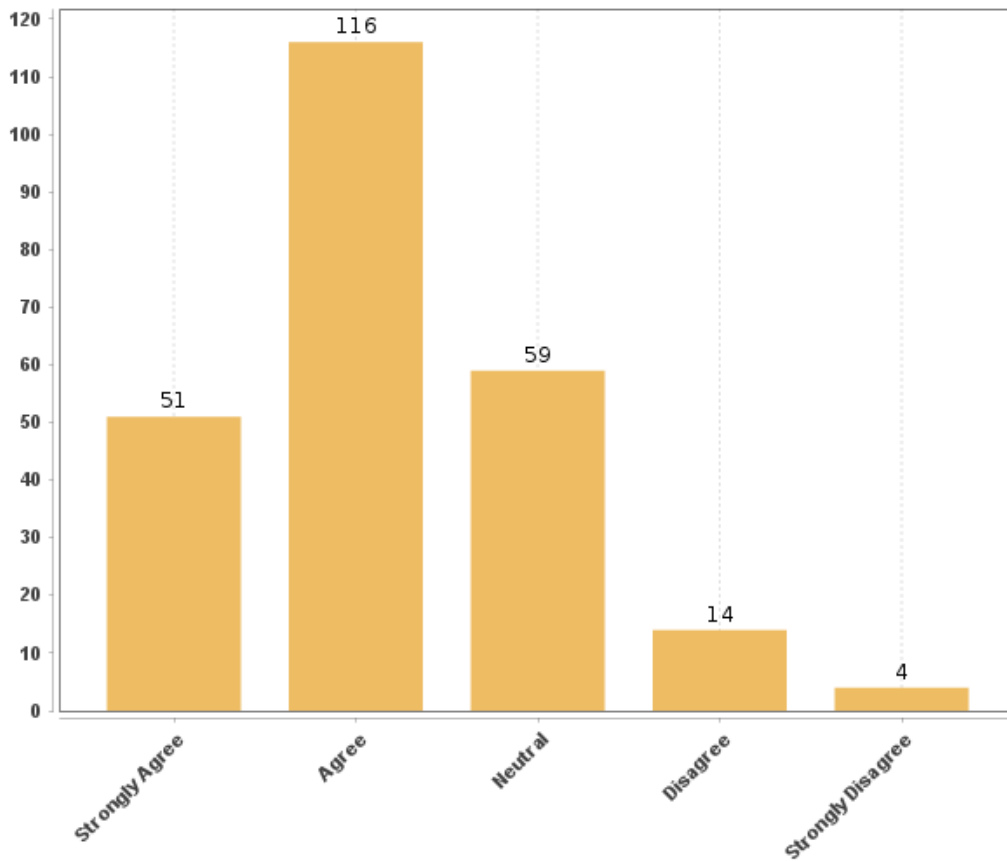
Location of employment development

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.

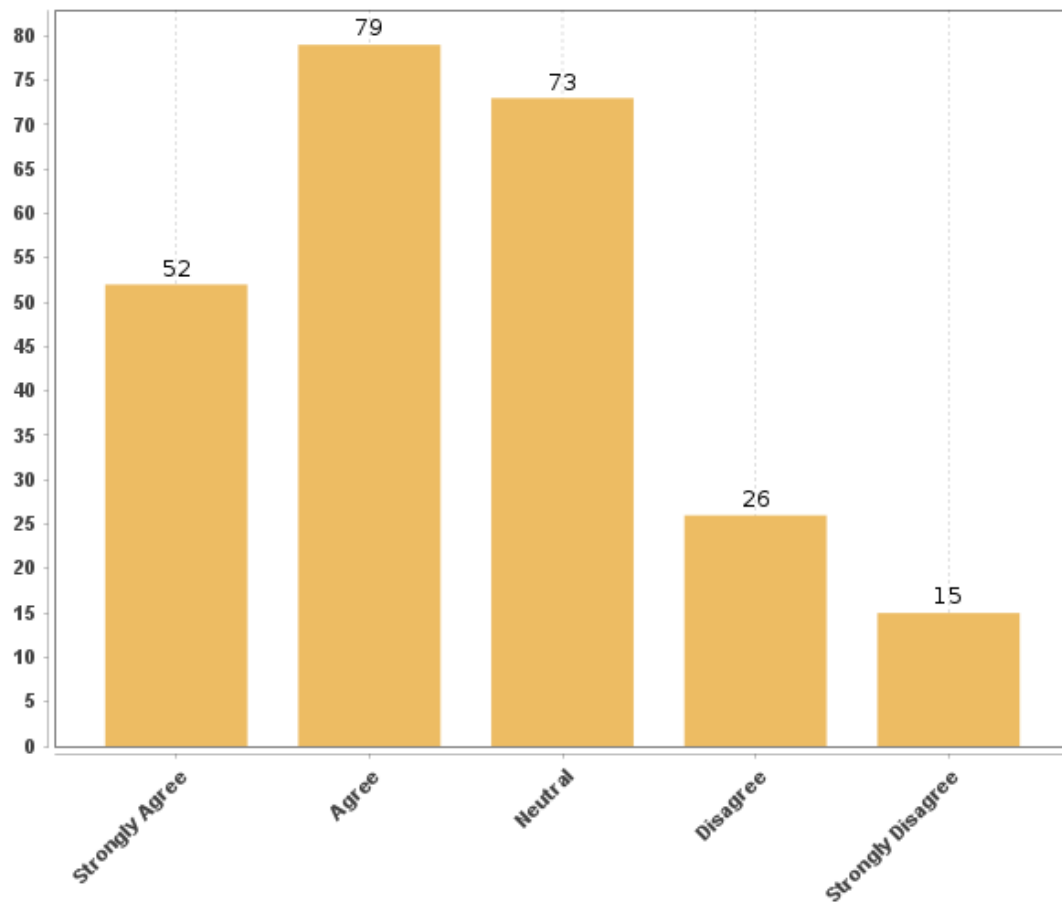
Some felt there was benefit of developing new employment sites close to residential areas for ease of access and others that businesses should not be located in residential areas but that out of town locations should be preferred.

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)

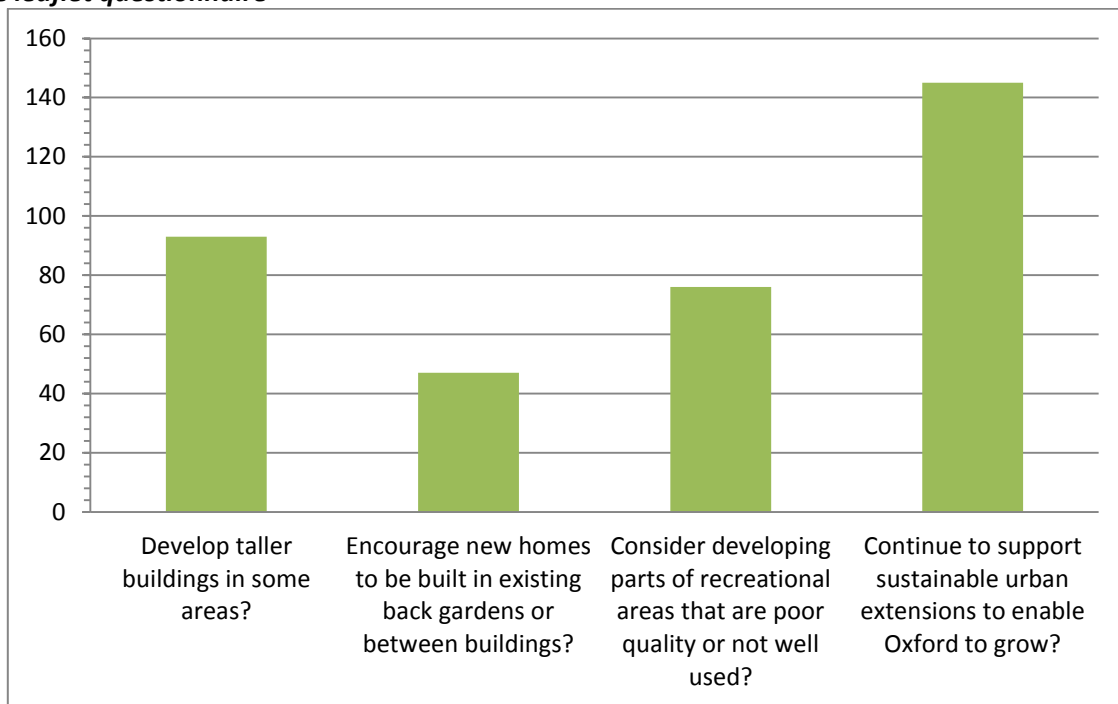
Developers should be required to provide training for local people. (Oxford Civic Society)

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.

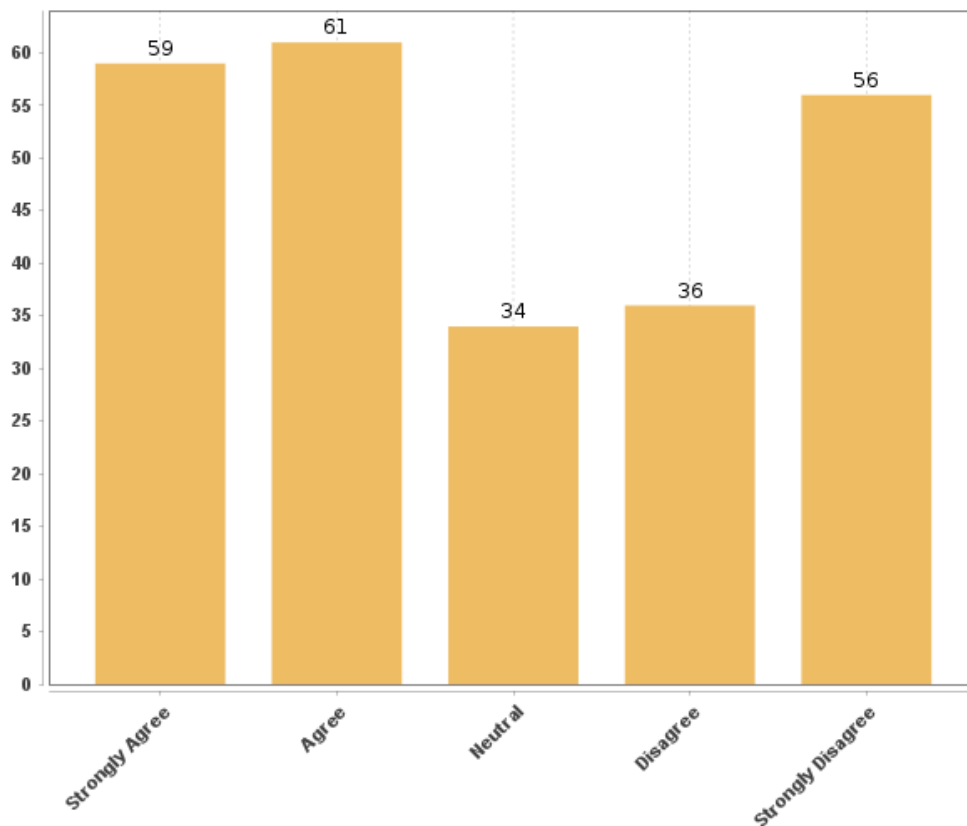
3 people suggested that the focus should be on building flats rather than houses to achieve higher densities. 1 person suggested that we should be building small units for single people. It was also suggested that the university should develop homes for its own workers and that there are too many houses 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:

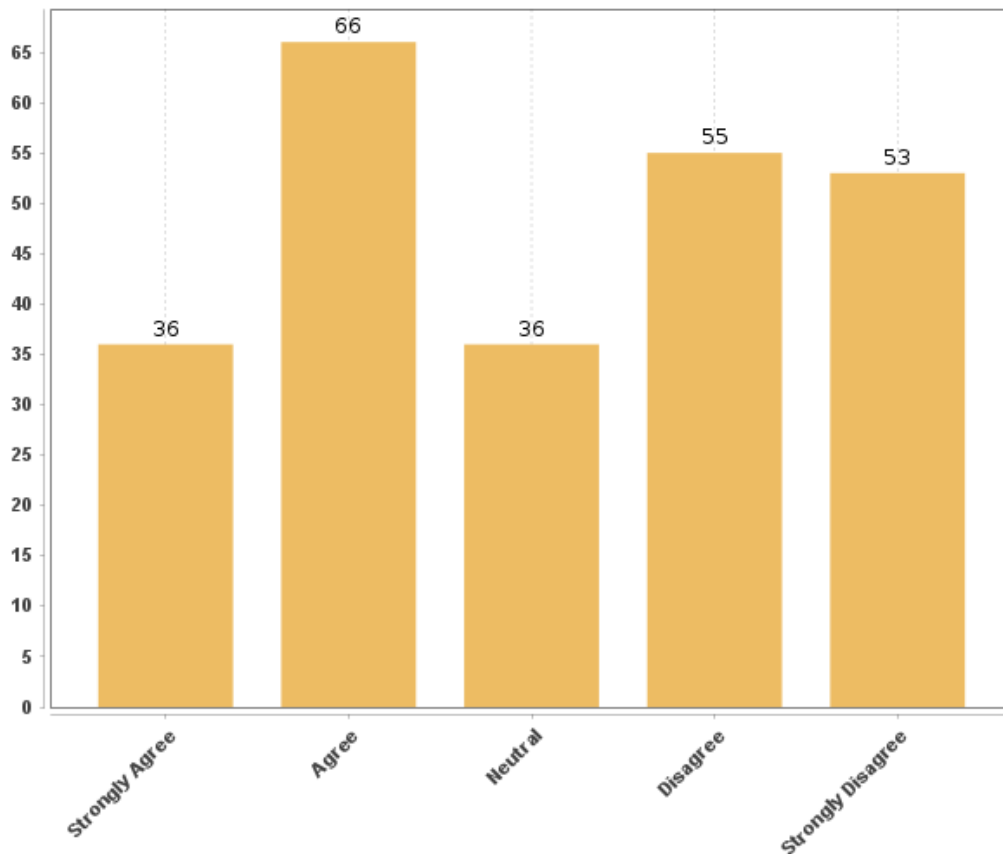
- this is better than over-developing existing sites in the city (3)
- it would allow green spaces within the city to be retained (1)
- that it would improve the quality of life in the city (2)
- Green Belt is not useful to Oxford (1)

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

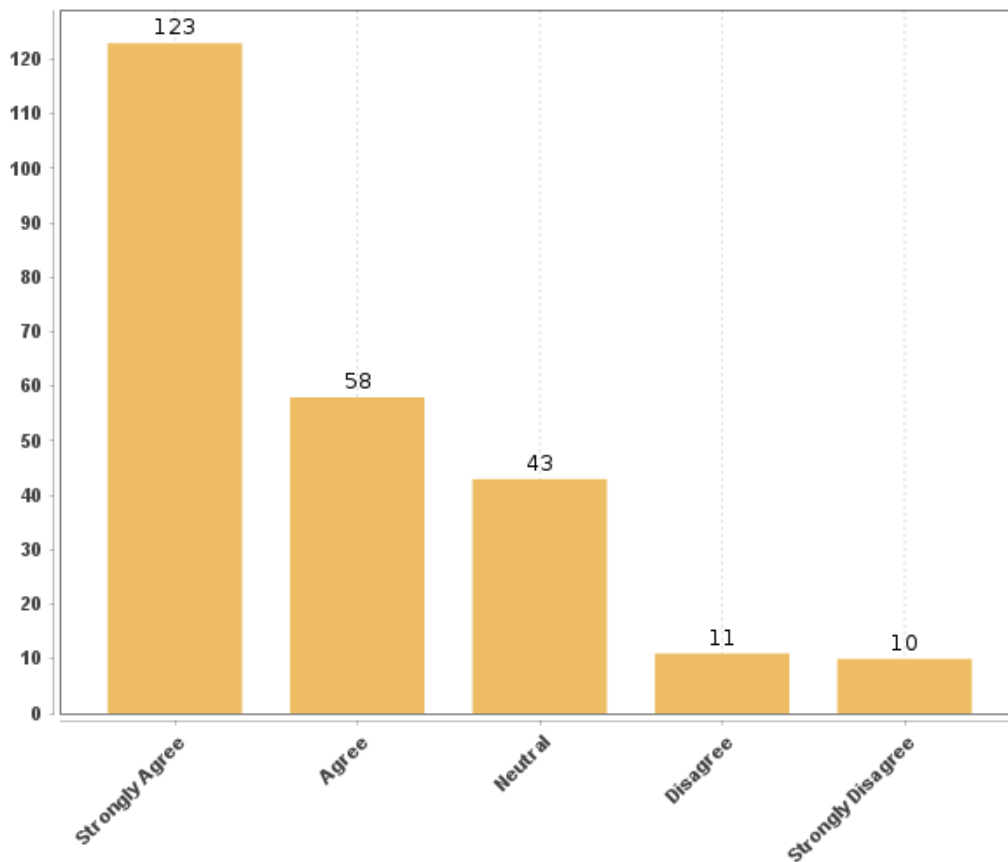
Don't build on flood plain (2) / consider how development of green spaces will affect flood risk (1)
Improve flood management so homes can be built on the flood plain (1) Consider building homes on stilts or helical piles (1).

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)

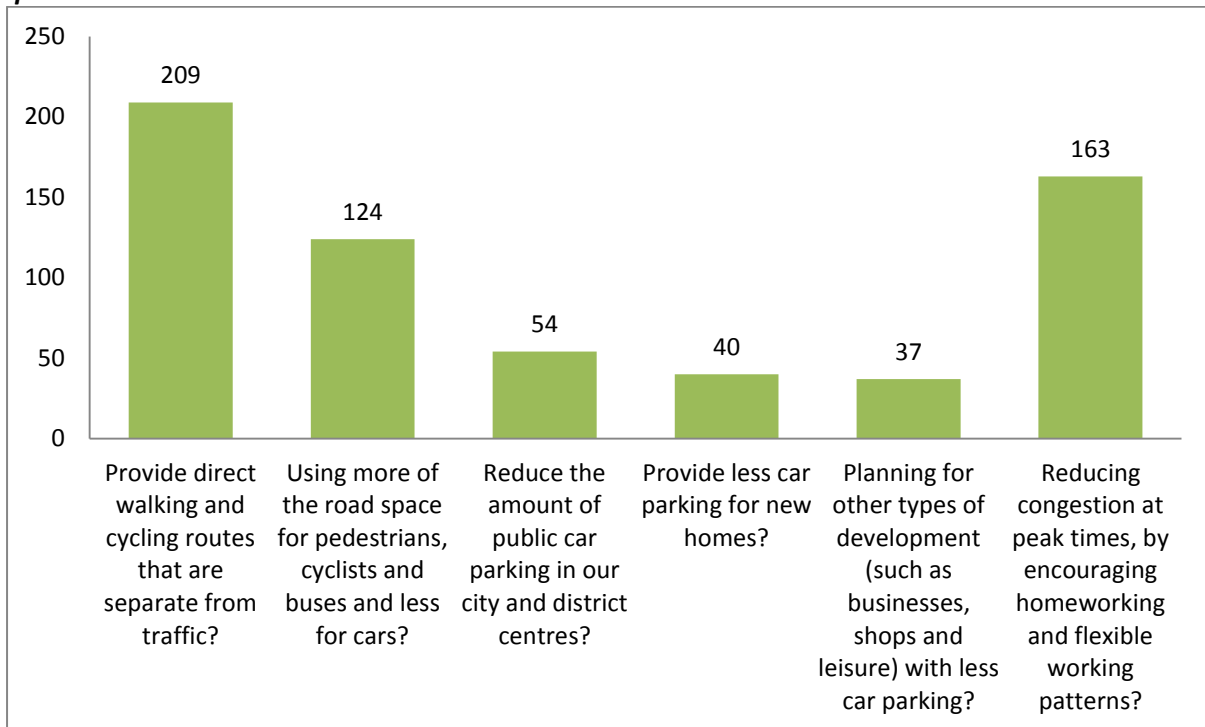
Any proposed housing development on the ridge or on the slopes facing into the city would be likely to detract from the setting and character. (Historic England)

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

● **THEME 4: MOVING AROUND THE CITY**

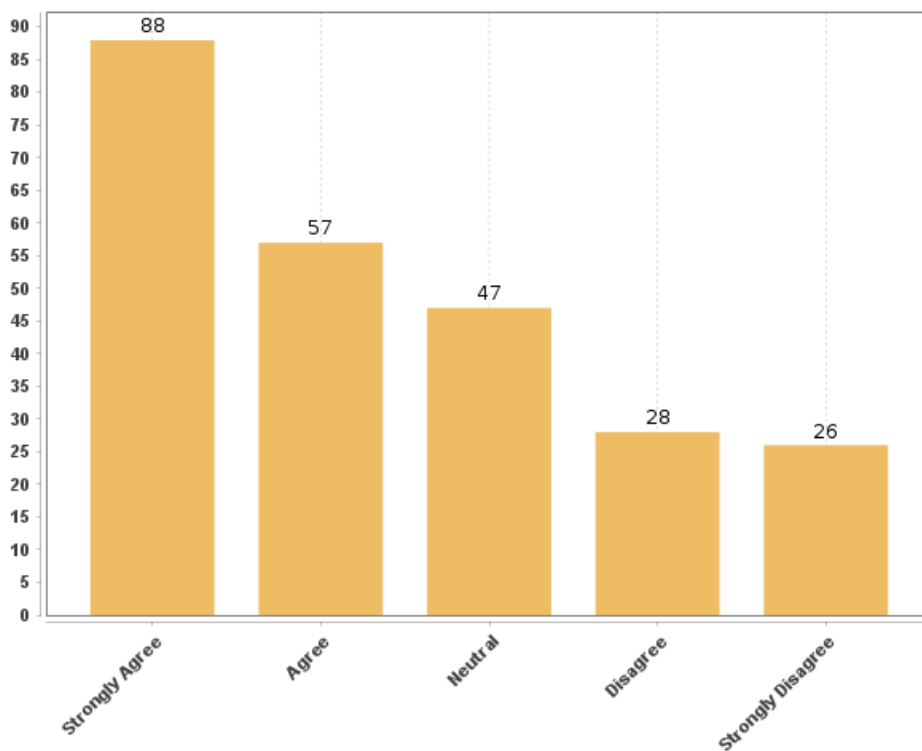
The following graphs illustrate the numbers of people who agreed with the statements on moving around the city. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written comments made to both 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.

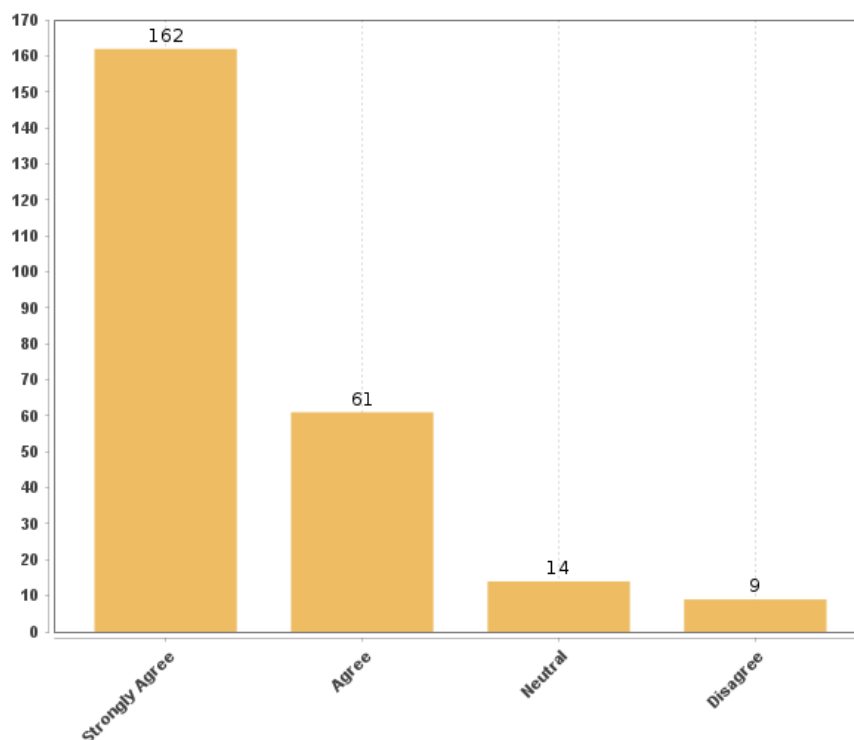
Car use/ priority

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:

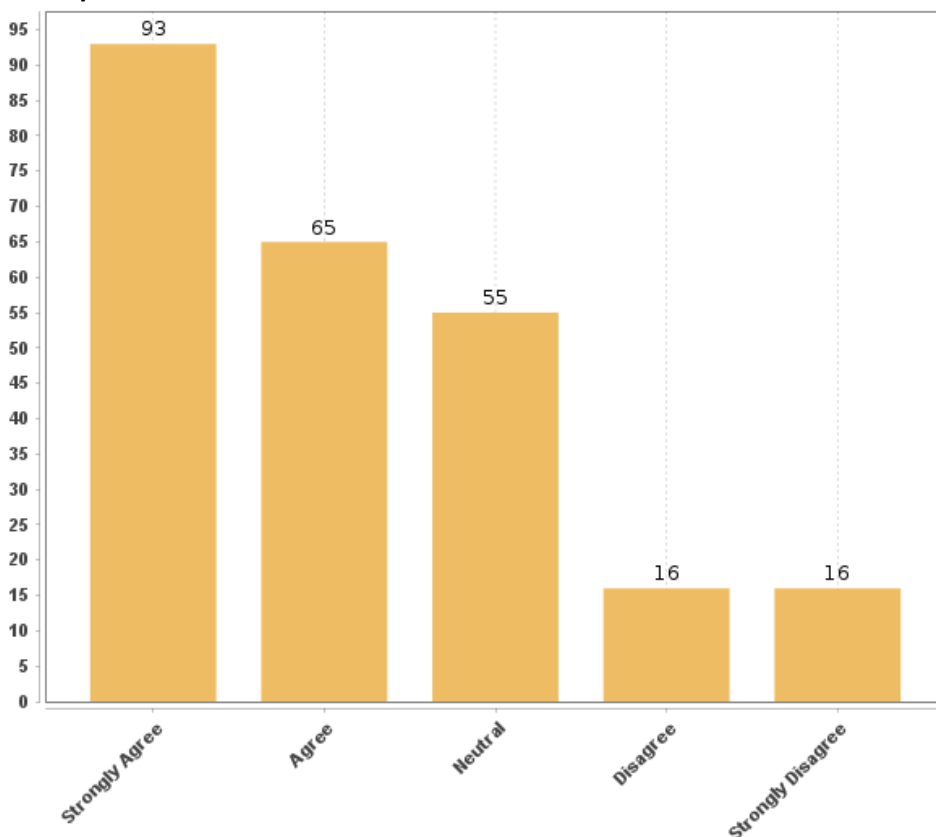
- bus prices must be cheaper/subsidised/cheaper than the car/taxis/free at point of use (15)
- buses should be more reliable and frequent /comfortable/fast/flexible (7)
- introduce small, light buses that run frequently without pollution, in place of big buses (3)

- 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

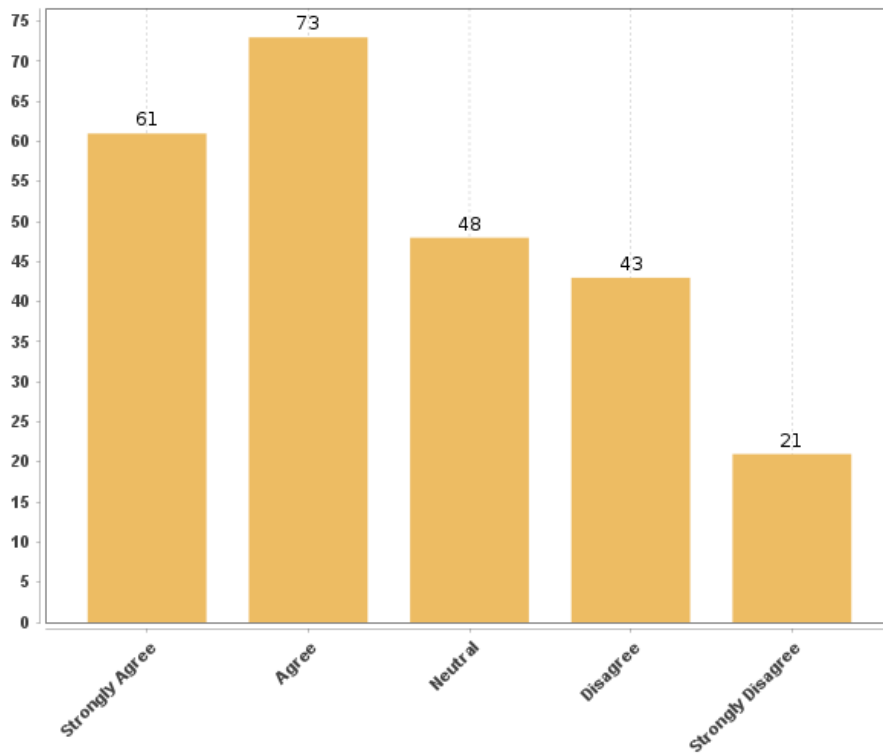
Graph of online questionnaire results: More restrictive emissions zones should be introduced



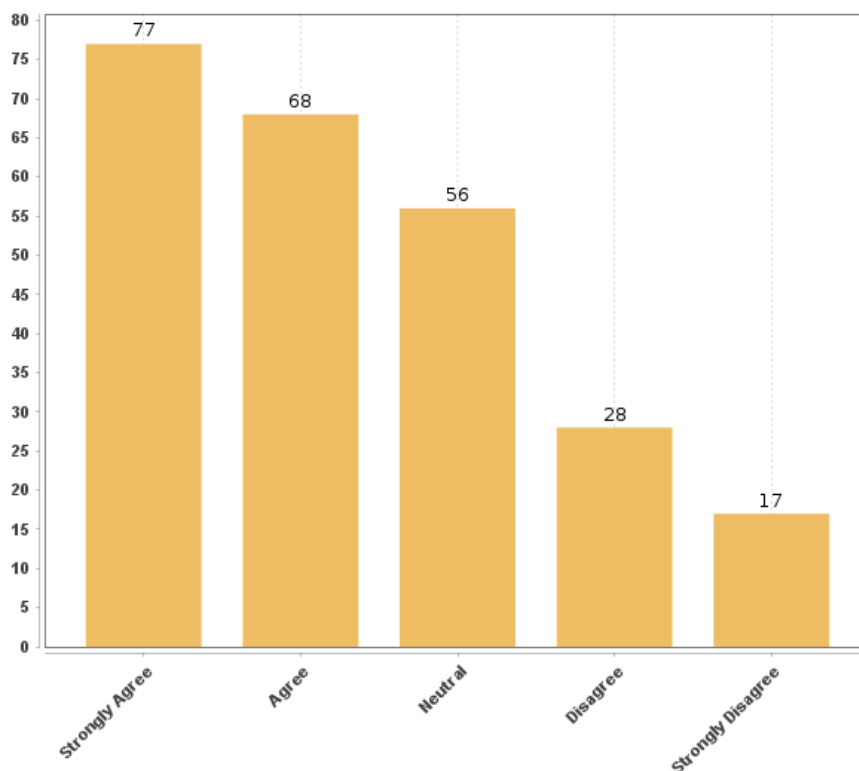
1 respondent commented to say that pollution from diesel vehicles is too high and is off-putting for cyclists. 13 said that poor air quality must be addressed urgently and 7 said there should be a congestion charge. 1 said that the emission zone does not help and another said it should be applied to 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

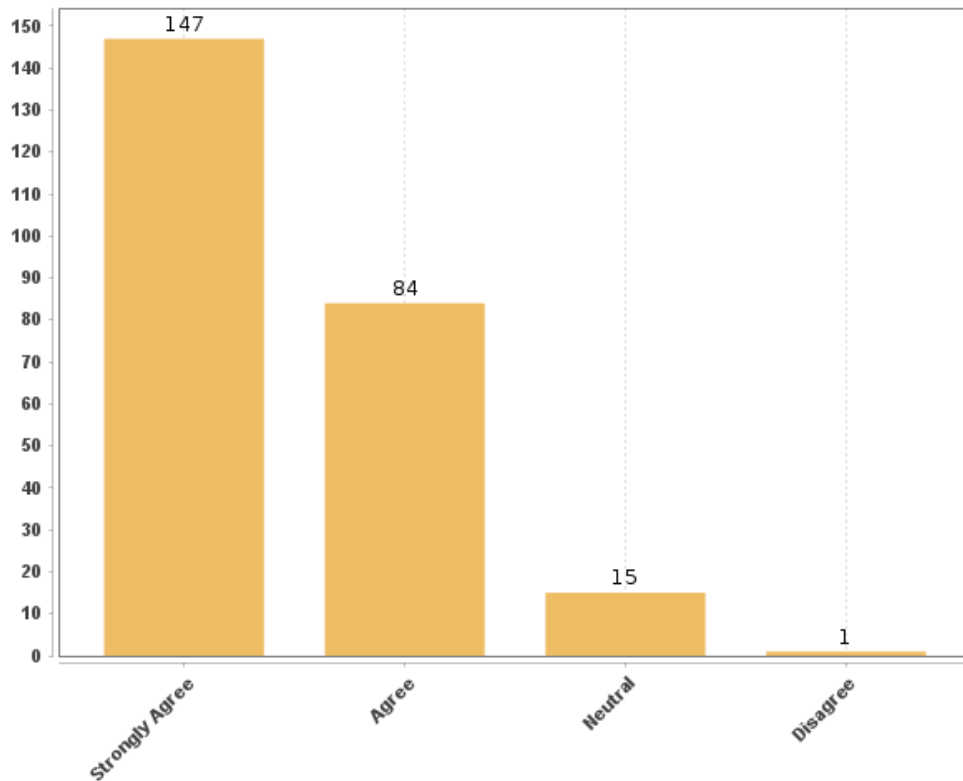
The Local Plan should identify the Cowley Branch as a key transport project. The service specification and capacity provision should come first, then station design. (Chiltern Railways) + (Magdalen College)

• **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).

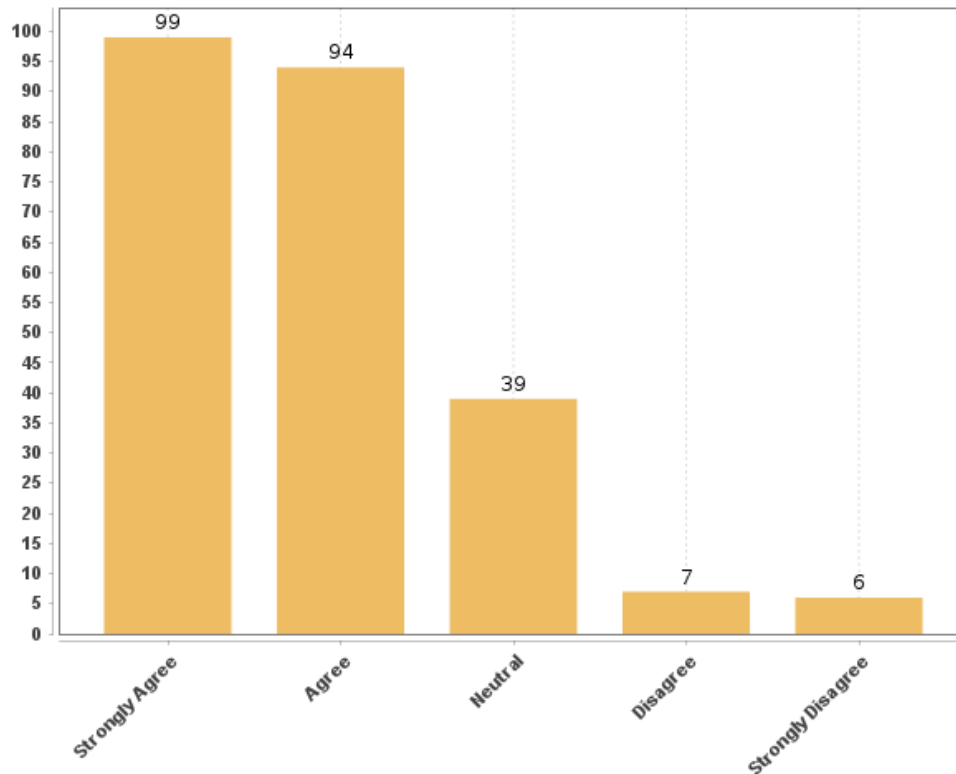
It was also suggested that walking and cycling routes and leisure facilities shouldn't be in the same question (1).

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



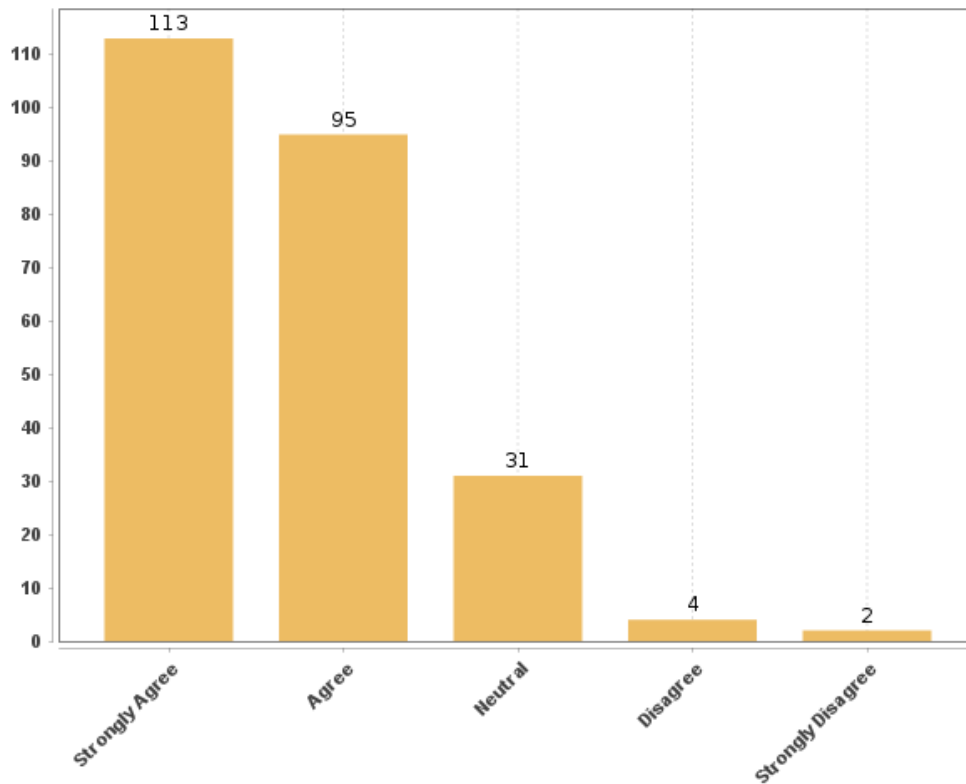
Some people questioned the provision of key worker housing:

- 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

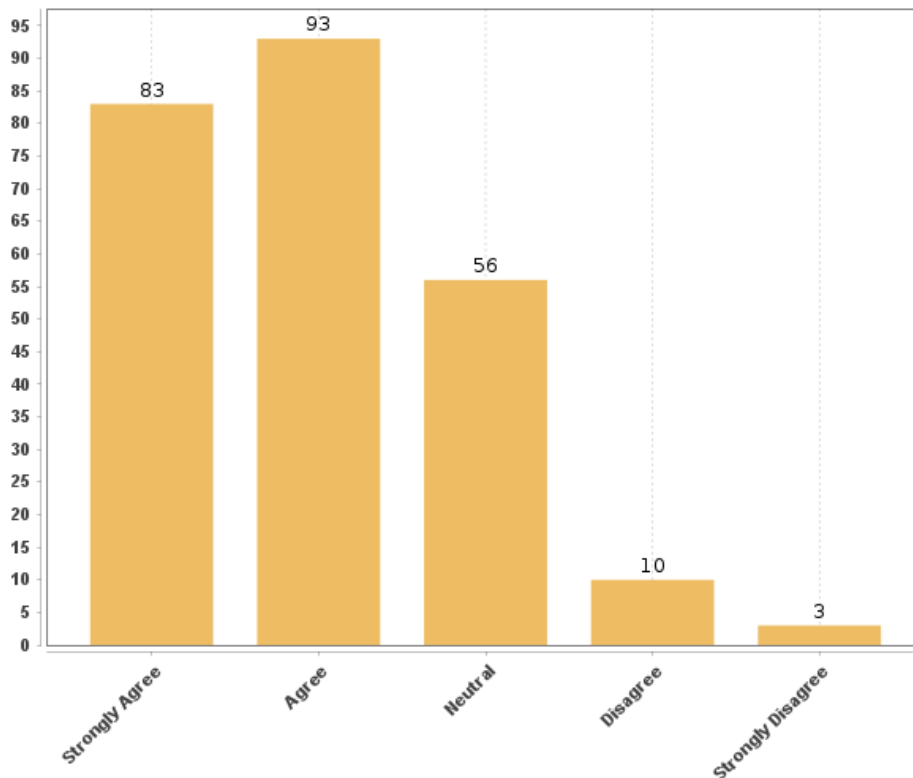
Graph of online questionnaire results: Local facilities such as GPs, hospitals and medical research should be strengthened to support the health services



- 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

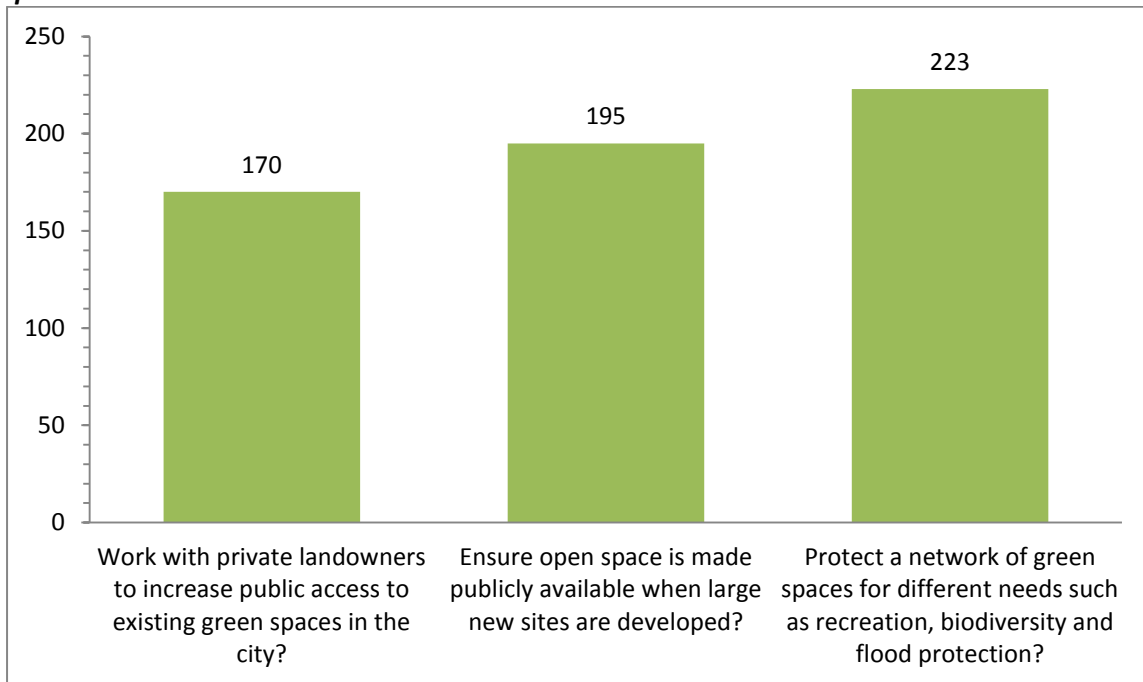
Plan should protect the retention under local community ownership or control of community centre and boatyard facilities on the canal in Jericho.

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

• THEME 6: GREEN AND OPEN SPACES

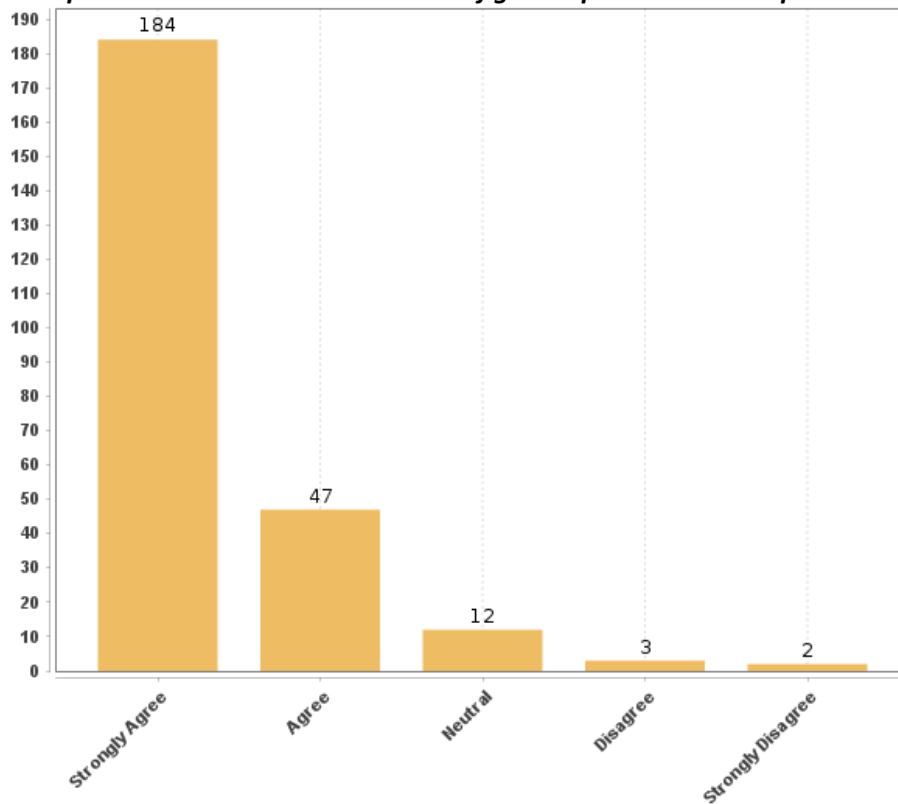
The following graphs illustrate the numbers of people who agreed with the statements on green and open spaces. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written comments made to both 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



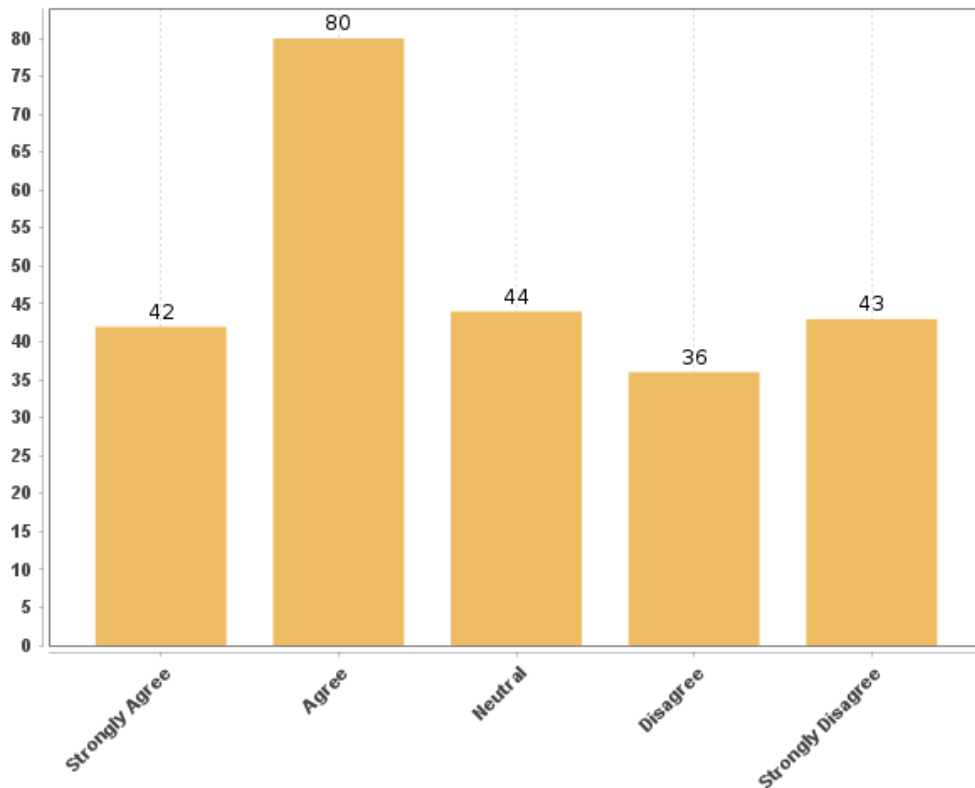
Value of green spaces

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.

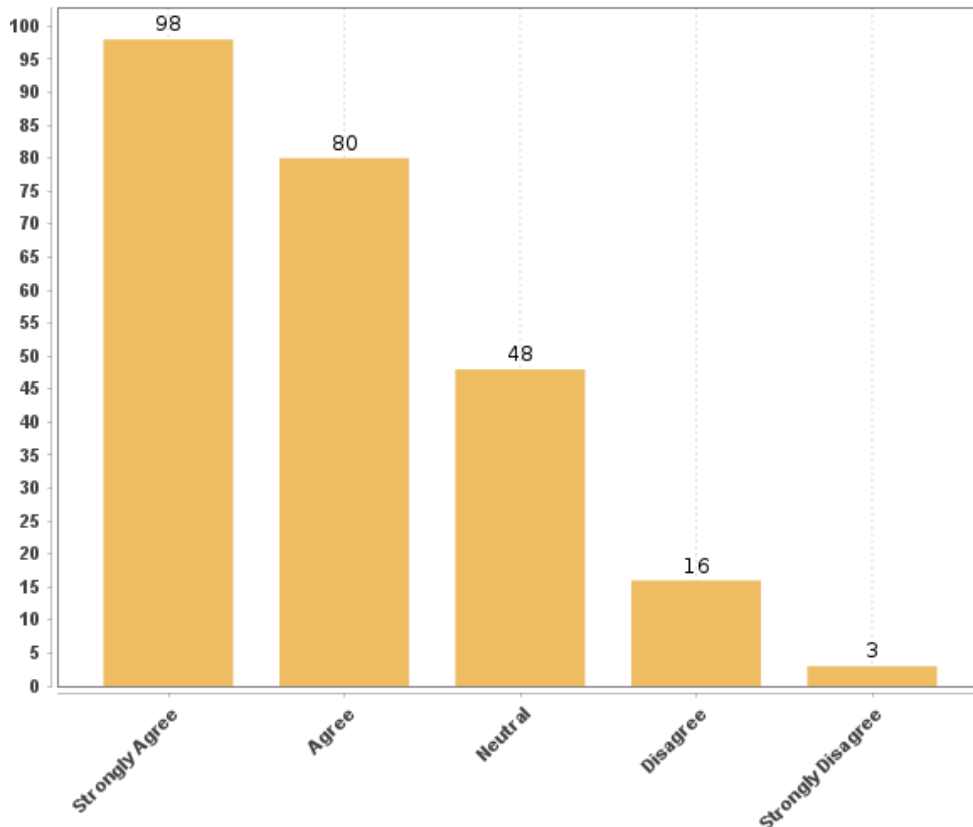
6 respondents noted the importance of green spaces for biodiversity, with worries that biodiversity is being lost, the importance of wildlife corridors being noted and specific sites of concern mentioned, 3 respondents referring to the Lye Valley SSSI area and 1 to Rock Edge Nature Reserve and 1 saying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

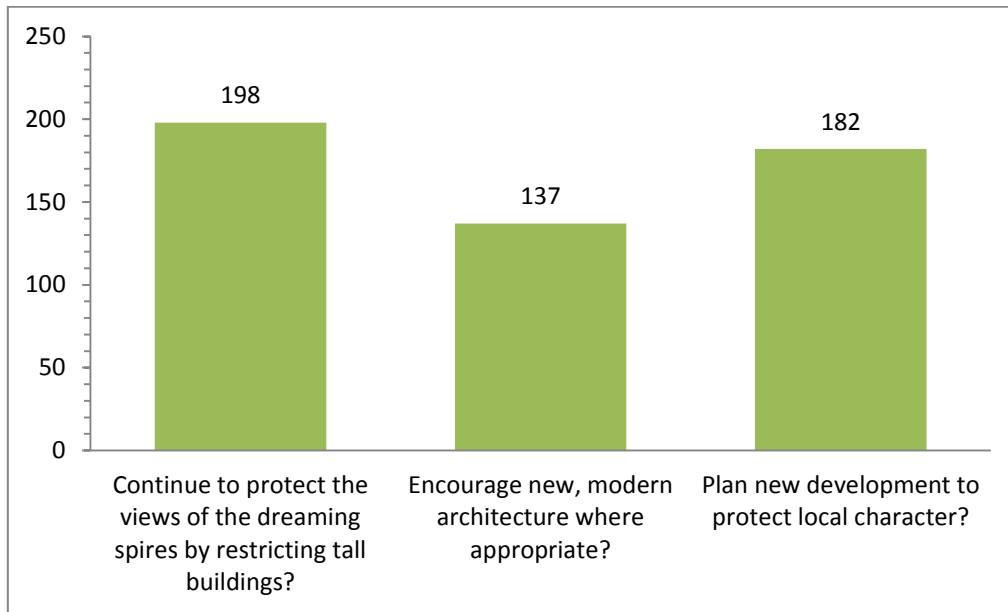
Support the possibility of building on Greenfield sites within the City's boundaries. (West Oxfordshire District Council)

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**

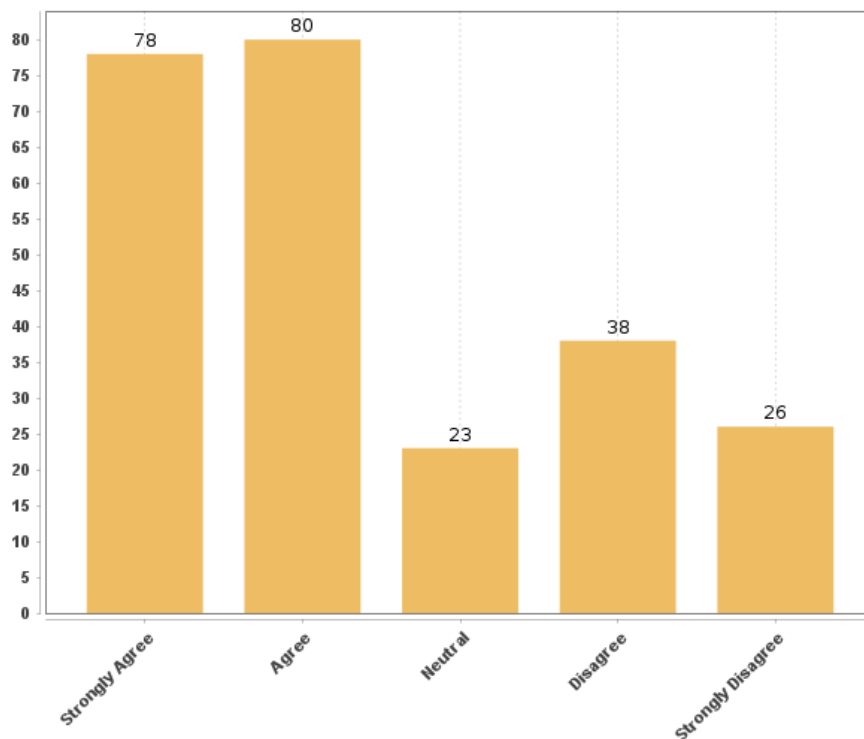
The following graphs illustrate the numbers of people who agreed with the statements design and the historic environment. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written comments 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.

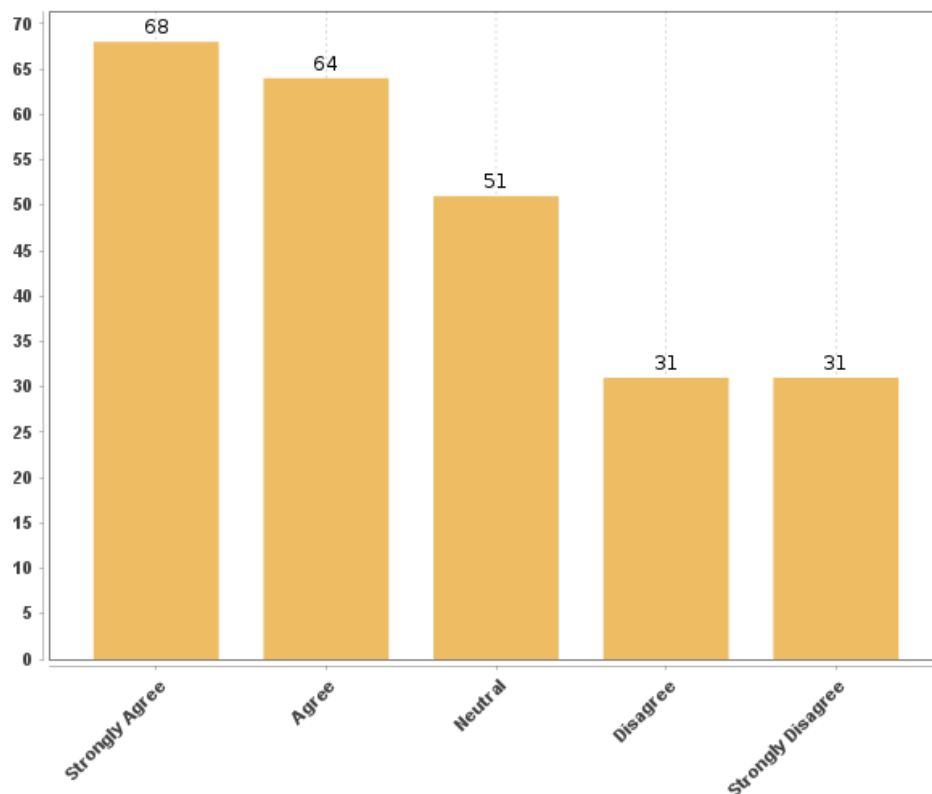
A number of people felt that taller buildings could be acceptable if...

- 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.

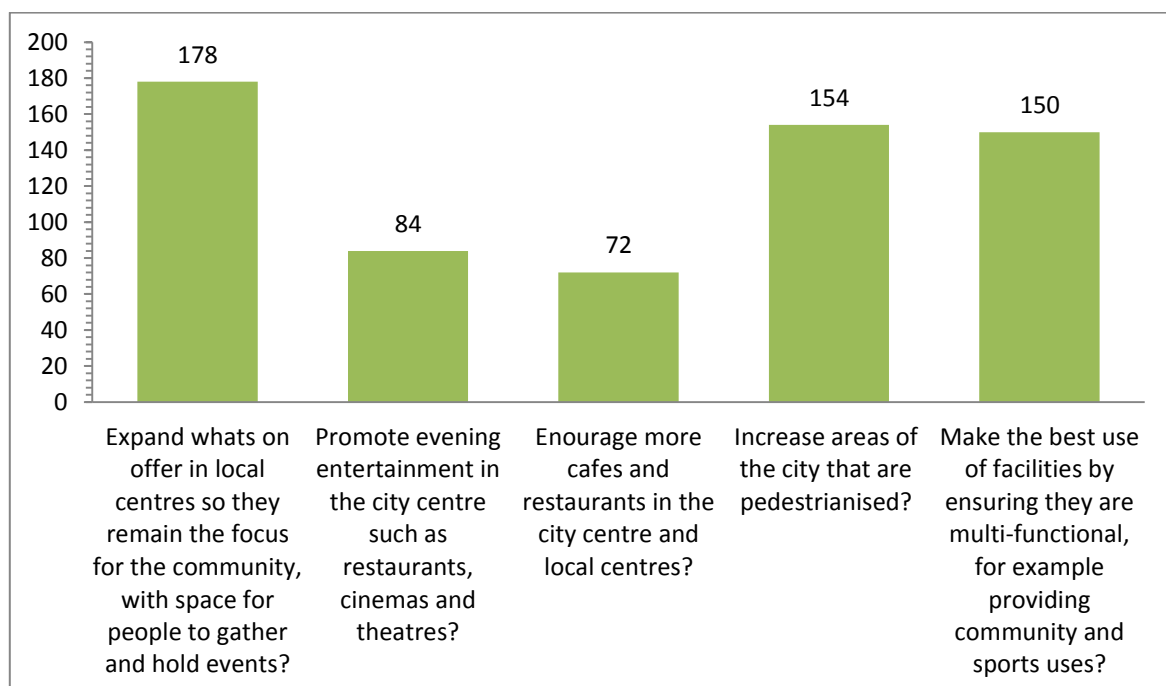
Modern architecture and higher densities should be encouraged (Oxford West End Developments)

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

• **THEME 8: CENTRES, SHOPPING , ENTERTAINMENT AND LEISURE**

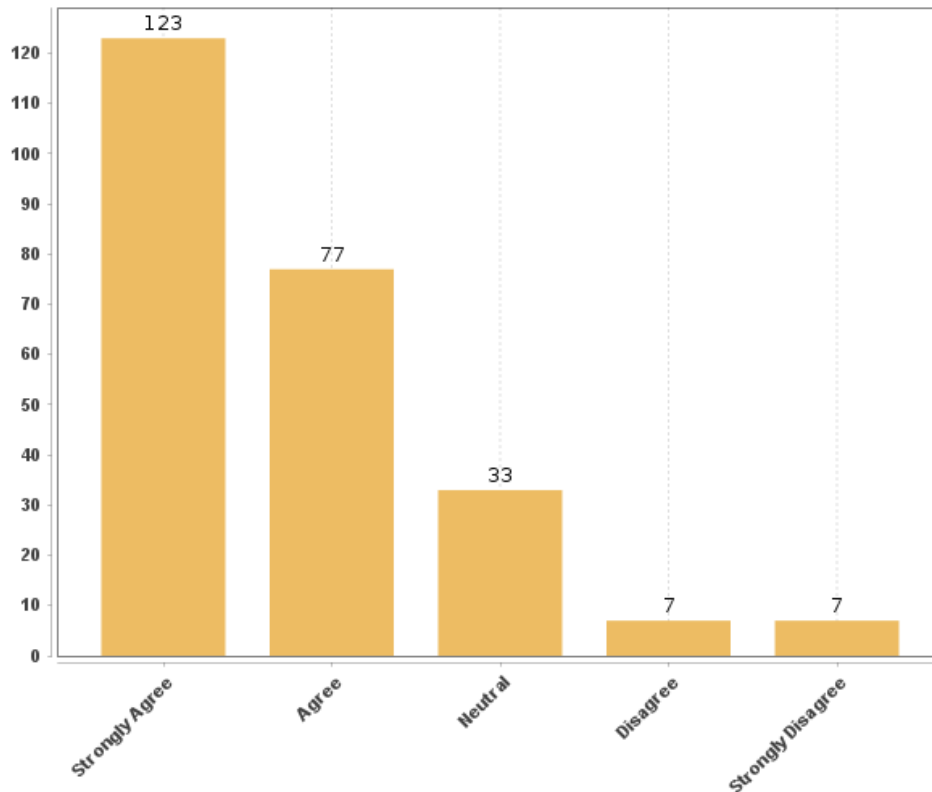
The following graphs illustrate the numbers of people who agreed with the statements on centres, shopping, entertainment and leisure. The green graph shows the results of the leaflet questionnaire and the orange graphs the results of the online questionnaire. A combined summary of the additional written 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:

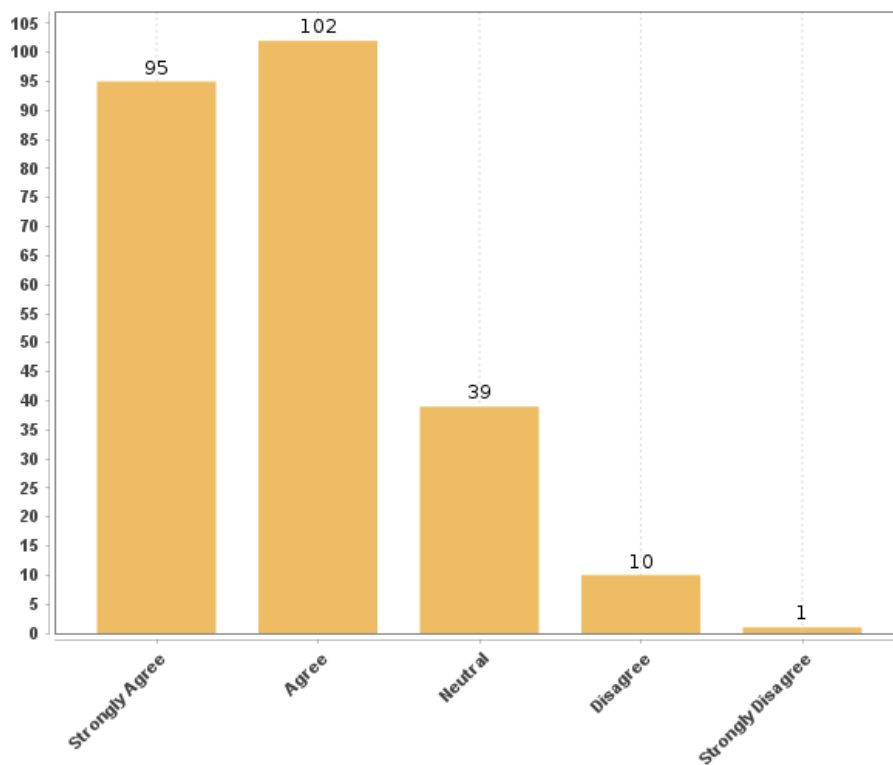
- Parking costs in Oxford are too high compared with surrounding towns (1)
- Car parking is important in local centres (1)
- Introduce a city centre congestion charge (1)
- 24hr public access to centres is important. No developer controlled public spaces (1)

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)

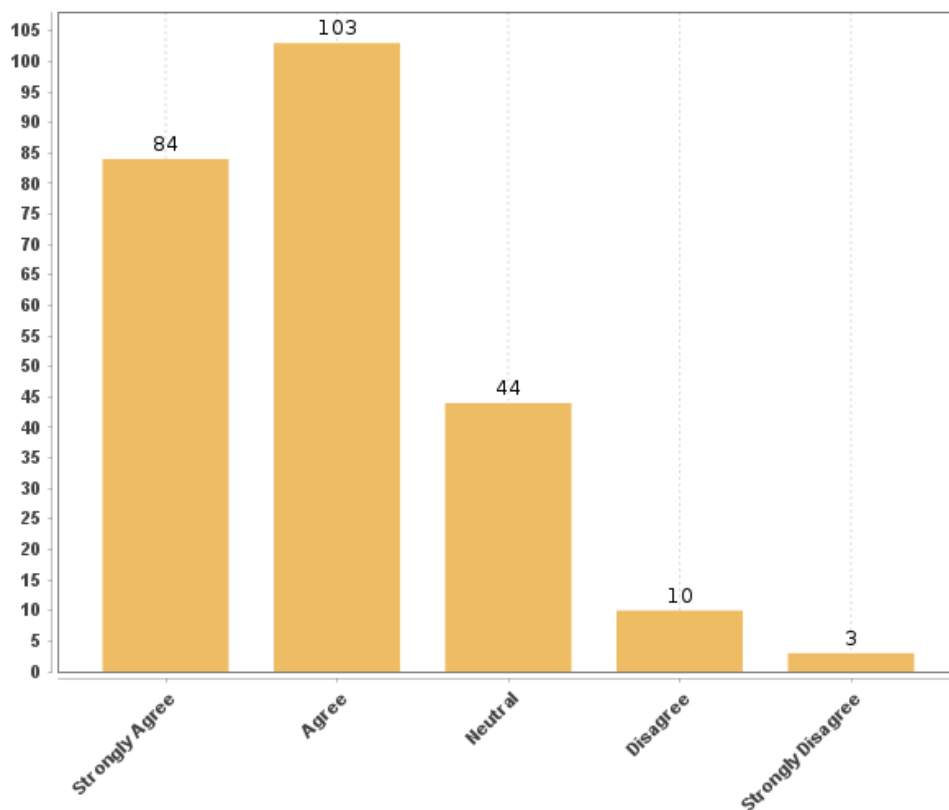
- Improve the quality of restaurants (1)
- Don't need any more shops/ shopping developments (4)
- Make sure there are adequate supermarkets in town for those without cars (1)

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) Unsightly 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) Bikeshops (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) o Growth at expense of quality of life (1) o No Room to expand (1) o Exacerbating housing problems (1) University blocking growth (1) Overcrowding (4) Green belt o Expand onto green belt (8) o 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
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)	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) 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)

The ‘feel’ of the city

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

Likes
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)

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)

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

- o Cowley Road (12)
- o Headington (4)
- o Summertown (5)
- o Temple Cowley (1)
- o Marston (1)
- o St Clements (1)
- o Jericho (4)
- o 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

