

# Oxford Local Plan 2040 Preferred Options

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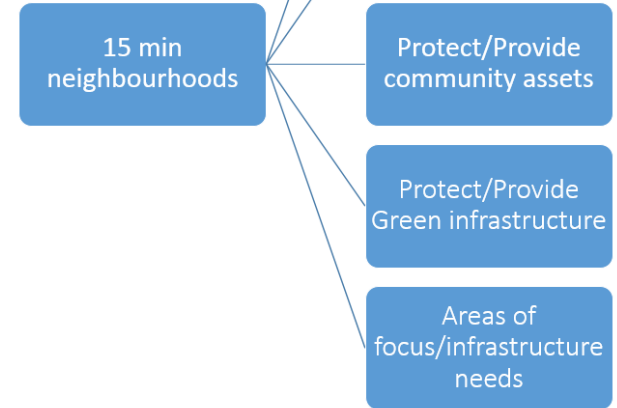
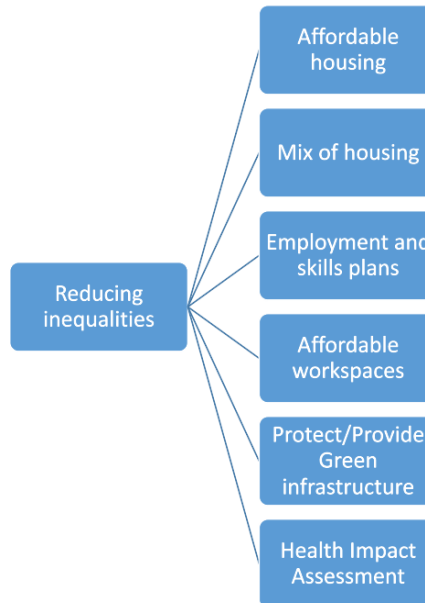
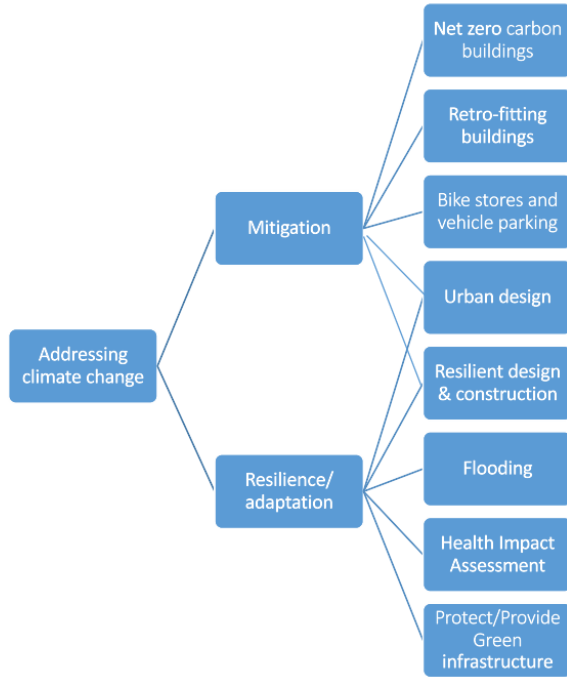
# Introduction

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- **This Stage- Preferred Options- Regulation 18** (*focus in this presentation on most significant policies/suggested changes from LP2036*)
- Previous Stage- last summer Issues and Options
- Next stage- a second focused Regulation 18 consultation on housing need only
- Draft plan (Regulation 19)



# Vision and Strategy



# Vision and Strategy

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- Strategic policy options, putting key features of the strategy into policies up-front, including:
- **Approach to brownfield/greenfield (acknowledge can't meet housing need)**
- **Infrastructure funding will be required**
- **Viability policy**
  - This is to set out when viability evidence may be submitted and what will be considered in negotiations.
  - Will set out what are considered policies most impactful on viability and priorities.
  - Affordable housing cascade to be taken from affordable housing policy and added here, potentially interwoven with other interventions.



# A healthy, inclusive city to live in

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- Housing need must be understood and planned for, but we may not be able to meet all the need in Oxford so the calculated need won't necessarily be the target in the Plan- that is the housing requirement. E.g. current plan has a requirement of 10,885, with a need of 15,000 (and districts taking the unmet need)
- Oxfordshire Plan was to determine housing need and apportionment – now the Plan is not proceeding we will now of this we will need to commission our own evidence as set out in Evidence Base slide
- Our housing requirement will be capacity based - even with standard method, we do not have enough sites to meet our needs.
- No stone left unturned in search for housing sites - the only way we can hope for a sound plan.



# A healthy, inclusive city to live in

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## Affordable housing approach

- First Homes - legal advice given is that challenging policy almost certain to fail, but we can try- at least we set out our issues with it
- First Homes already applied and results in lower proportion of social rented units delivered on sites.
- Housing mix – this will still be set for affordable housing



# A prosperous city with a globally important role in learning, knowledge and innovation

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- **Approach** - focus on strengths - synergies with the University
- Limited ability to protect lower value uses/broad employment base
- Need to ensure people and businesses aren't excluded
  - Try again with employment and skills plans
  - Affordable workspaces (new approach)
- Focus on making the most of existing sites - can't force them into other uses - intensification. Amend wording away from protection of sites so as to allow element of housing (*unlikely to be taken up, at least in short term, but introduces flexibility. Prior approvals from E anyway*)
- Do not allow new sites or expansion o/s of centres and sites already in lawful use (e.g. Kassam)



# A city that utilises its resources with care, protects the air, water and soil and aims for net zero carbon

## Net zero carbon buildings:

Mandate net zero operational regulated energy from adoption of the Plan (*in the current LP2036 zero carbon is from 2030*), **or**

Mandate net zero operational regulated and unregulated energy from adoption of the Plan (*current LP2036 zero carbon is only regulated energy*).

### Also:

- Specify design in accordance with energy hierarchy principles.
- Measure compliance using Energy Use Intensity (EUI) as primary calculation
- No fossil fuel use.

To apply to all developments. *Currently RE1 only majors for commercial (all new build resi).*

**Embodied carbon** - set out principles for limiting embodied carbon, *and potentially*, stronger requirements to quantify and demonstrate reductions in larger schemes

**Retrofit** – positively support where possible and highlight the benefits for climate change





# A green, biodiverse city that is resilient to climate change

- Incorporate the use of an **Urban Greening Factor** into policy, requiring proposals to demonstrate a betterment in score (*above a minimum*) as part of the design of the development.
- **BNG** - 10% as will be regulated (*may not need a policy, but if we do it will focus on how to deliver this*)
- Will protect valuable green spaces



# A cultural city that respects its heritage and fosters design of the highest quality

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- Car parking - the car free approach is now clearer that that does not mean no cars.
- Allows disabled spaces, car club spaces, spaces to apply for those who can demonstrate a need to park a required work vehicle near their home.
- Into the preferred option's criteria for car free introduce the option for a site size threshold.
- In design chapter and focus on design of streets- not allocated spaces but preference of shared parking areas
- Consider parking in the light of whole plan viability as set out in the strategic policy.



# A more equal city with strong communities and opportunities for all

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- Chapter reflects changes to Use Class Order
- Will allow new E class uses in city centres and district centres (*need sequential test for elsewhere*)
- Will set active frontages policy that will set a threshold for E class uses on gf of defined frontages and reference design
- Protects community assets, pubs
- Criteria to prevent harmful impacts (*traffic, nuisance*) from educational institutions and visitor attractions



# Development sites, areas of focus and supporting infrastructure

## Preferred Option to include:

**Areas of Focus and Key Development Principles** - areas where changes are anticipated:

North Edge of Oxford;

Cowley Branch Line, Littlemore and the Leys Area of Focus;

Marston Road and Old Road;

Oxford University sites (Science Area and ROQ); and West End and Botley Road

**Site allocations** included as preferred options divided into one of four areas: north, south, east and west and links made to the infrastructure needs for each area

**City wide infrastructure needs** to include digital infrastructure, play areas, cemetery provision, additional health surgery provision, ensuring sufficient energy in the grid

