

Guidance note for completing the Call for Strategic Location Ideas form

This guidance note gives some further information to help you complete the Call for Strategic Location Ideas form and to give some examples of what we mean by 'strategic' and the types of developments that the Plan is likely to be dealing with.

For developments that are smaller or are non-strategic, these will continue to be dealt with via your district local plans or neighbourhood plans as applicable.

Some information to help you respond...

1. The Oxfordshire Plan 2050 will be considering only the larger strategic scale locations for new development or policy designations.

As an indication of the scale or size of development that would be considered as strategic:

- **Housing developments** – a strategic scale site would generally be expected to deliver around 700 or more new dwellings, particularly in rural areas. If you feel that a site smaller than this is strategically important then please set out why it should be included within the Oxfordshire Plan 2050 rather than the district level Local Plan/Neighbourhood Plan. If you are proposing a brand-new settlement then it is worth bearing in mind the government's guidance about 'Garden Communities' which indicates that Garden Towns should deliver more than 10,000 new homes or Garden Villages 1,500 – 10,000 homes); or
- **Employment areas** – a strategic scale site or area is more difficult to define than for housing sites, because different kinds of employment and businesses vary so widely in the size and type of sites that they need. As an approximate indication a strategic scale might deliver around 5,000 new jobs for a typical B1 office type of development, or 20ha employment floorspace but this can vary for different types of employment for example some types of employment provide more jobs per square metre. Proposed areas may include innovation centres or business districts, and proposed uses may include any type of employment use class or economic land use. As such this category of sites or areas is more flexible in the definition as long as the use or scale of site is considered to be strategically important to Oxfordshire; or
- Items of **major infrastructure** (such as a new reservoir or a new trunk road or new hospital); or
- **Other types of policy designations** which might include new areas for environmental protection (like creation of new areas of strategic scale Green Belt or a new country park).

What if my proposed area is smaller than this?

- We don't want to ignore smaller potential development locations. If your site is below these sizes or your proposed idea or development is more local in scale then it will remain a matter for the more local-level Local Plans or Neighbourhood Plans, and you should contact your local District or City Council, or Neighbourhood Plan group if you'd like to discuss the proposal. For example if your proposal is for fewer than 700 homes or 5,000 jobs, or for local-scale designations such as a new children's play area or a new Town Green. We will also for smaller sites, with your permission, pass on your site information and contact details to the relevant district/city council for consideration in future Local Plans.

- Alternatively, if your proposal is below the thresholds listed above, then it may be that it could come forward together with others to be considered as a collective group or broader area for development. We would encourage those with smaller options to work with neighbours to see if there is the potential to work together to bring forward the sites as a collection of sites.
2. We welcome creative suggestions. It may be that you think some existing areas could be used more efficiently, or that some existing land uses could be relocated to enable more sustainable growth. This very early stage in the process of producing the Oxfordshire Plan 2050 we are able to consider a wide range of options, so now is the most appropriate stage to put your ideas forward.
 3. Proposals for the Oxfordshire Plan 2050 can be located anywhere within Oxfordshire – be it **within** existing settlements, **adjoining** settlements as urban extensions, or brand new settlements or development areas on greenfield sites. Sites may be in urban or rural areas, and may be brownfield or greenfield sites.
 4. To help us fully assess your proposal, it would be helpful if you can provide some information about what you think are the main benefits for the local or Oxfordshire area, in terms of the social, environmental or economic benefits, and also if you know about any challenges that might need to be overcome in order to deliver your proposal. Some examples of these could include:
 - Social benefits might include providing new homes for local families, or that the scheme may offer new or improved schools, community centres, children’s play areas, local shops, or that it would help communities to be healthier.
 - Environmental benefits might include reducing air pollution, protecting or improving biodiversity, reducing flood risk, or mitigating or adapting to climate change.
 - Economic benefits might include providing new jobs, helping existing local companies to grow, providing better-paid jobs, or delivering new or improved training or skills.
 - Challenges might include needing new or improved roads or junctions, needing new schools, managing flood risk, if the site is already being used for a different type of development that would need to be moved.