


Oxford Core Strategy Examination Statement of Oxford City Council		www.oxford.gov.uk  OXFORD CITY COUNCIL
C/M3/5	Matter 3 – Retailing and the hierarchy of centres Issue 5 – Monitoring and implementation	

i) Are the targets and milestones for retailing realistic and in sufficient detail to enable careful monitoring of delivery and possible remedial action?

The broad target for new retail development arising from Policy CS 32 is for 100% of new retail development to be within the six areas of the hierarchy (ie. not in out-of-centre locations). Planning permissions for retail development are regularly monitored through the Annual Monitoring Report (AMR). This provides a clear assessment of the amount of completed retail floorspace within the City and District centres and compares these to out-of-centre locations. A summary statement will however be provided in five years time in 2013 to inform the Retail Needs Study Update. The principal targets that have been identified include an increase of at least 37,000 net floorspace increase in the Primary Shopping Area (by 2016). This should include 3,000m² by 2011 (Queen Street/St. Aldates) plus 34,000m² by 2013 (Westgate shopping centre).

A summary table on page 113 of the Proposed Changes to the Core Strategy provides a more detailed indication of the scale and location of future retail growth to 2016. This shows where additional forecast need for both comparison (non-food) and convenience (food) will be located and will provide the framework for the assessment in 2016.

In relation to the City and District centres, the AMR provides an annual assessment of their vitality and viability. It assesses a range of market and vitality indicators including the amount of retail floorspace lost to other uses; vacancy levels; and the proportion of Class A1 (retail) uses as compared to other Class A uses. The Development Management DPD will be undertaking a comprehensive healthcheck for the City and District centres to build on this work currently being carried out to inform the review of the mix of uses and consider appropriate thresholds in the light of these findings to determine the content of the frontage policies.

The individual local centres are assessed on an annual basis and details of the type and Use Class of each property recorded. If it is agreeable to the Inspector then the results and a commentary could be published every three years. Whilst the Core Strategy has identified the location of the local centres, the Development Management DPD will be examined to determine the precise mix of uses.