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OXFORD CITY COUNCIL

Local Development Framework

Annual Monitoring Report

April 2008 - March 2009

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1. INTRODUCTION

This is Oxford City Council's fifth Annual Monitoring Report of planning policies of the Local Development Framework. It covers the period 1st April 2008 – 31st March 2009. The Planning and Compulsory Purchase Act 2004 (Section 35) requires every local planning authority to submit an Annual Monitoring Report to the Secretary of State containing information on the implementation of the Local Development Scheme and the extent to which policies set out in Local Development Documents are being achieved.

Monitoring is essential to establish what is happening now and what may happen in the future and to compare these trends against existing policies and targets to determine what needs to be done. It provides a crucial feedback loop and information on the performance of policy and its surrounding environment. As the delivery of sustainable development and sustainable communities is a key focus of planning, monitoring provides a check on whether those aims are being achieved. Monitoring will also enable the City Council to respond more quickly to changing priorities and circumstances.

This report covers the following aspects of planning policy monitoring:

- **Local Development Scheme monitoring -** This reviews whether the targets and milestones for Local Development Document preparation as set out in the Local Development Scheme have been met.

- **Policy monitoring** - Policies will be monitored in order to assess:
  - whether policies and related targets have been met or progress is being made towards meeting them, or if not, the reasons why;
  - what impact the policies are having in respect of national, regional and local policy targets, and any other targets identified in Local Development Documents;
  - whether policies in the Local Development Documents need adjusting, or replacing, because they are not working as intended;
  - whether the policies need changing to reflect changes in national or regional policy; and
  - if policies or proposals need changing, the actions needed to achieve this.

Oxford has adopted an objectives-policies-targets-indicators approach to ensure relevant and effective monitoring. The indicators are divided into those required by the government (core indicators), local indicators selected as being particularly relevant to Oxford and useful to supplement the core indicators, or contextual indicators. The existing targets in the Local Plan vary in their precision but more detailed targets will be integrated into Development Plan Documents.

Where appropriate, the report shows how policy monitoring links to national targets. Key monitoring areas in the report provides valuable information for the City Council's corporate objectives on housing, particularly affordable housing, and tackling climate change and promoting sustainable environmental resource management.

The data sources for compiling this report includes information from:

- planning applications granted permission;
- information from site visits of developments that have commenced and been completed;
- vacancy rates of business premises;
- retail surveys in city and district centres;
- information from Thames Valley Environmental Records Centre, the Environment Agency, University of Oxford and Oxford Brookes University.

2. SNAPSHOT OF OXFORD

Area	17.6 square miles, 46 sq km	
Population	151,000 approximately (including approximately 30,000 students)	
Housing	Number of private households in Oxford	56,000
	% of owner-occupiers in Oxford (% of owner-occupiers in the South East – 73.2%)	54.9%
	% private rented sector accommodation (% of private rented sector accommodation in the South East – 8.8%)	17.5%
	Number of households living in temporary accommodation (2009)	395
	Number of Council homes (as at 1.4.09)	7,665
	Comparison of the average cost of a dwelling in Oxford with average mortgage (joint) 2007	£293,071 (roughly 10 times average income)
	% of new dwellings completed above 50 dwellings per hectare during 2008/09 (on sites of 10 or more dwellings)	92.4%
Economy, retail & tourism	Number of businesses in Oxford (approx)	3,545
	Number of jobs in Oxford	115,000
	% of working age population who are in employment (2008)	73.4%
	Unemployment levels (Jan-Dec 2008)	5.2%
	Number of areas in Oxford graded to be amongst the 20% most deprived areas in England (for low skills, low incomes, and high levels of crime) Index of Multiple Deprivation 2007	10
	Number of visitors to Oxford per year	9.3 million
Environment	% of Green Belt land (much of this being flood plain)	27%
	Local estimates of CO_2 emissions - Total emissions per capita (2006)	7.21 tonnes
	Local estimates of CO_2 emissions – Total emissions for Oxford (2006)	1075 ktCO_2
Transport	% of Oxford's workforce travelling to work by car (lowest proportion in the South East)	38%
	% of Oxford's workforce living outside Oxford's boundary (approx)	50%

Data sources – Oxford City Council statistics page, Oxfordshire Data Observatory, Office for National Statistics, Department for the Environment, Food & Rural Affairs, Environmental Protection Statistics

3. SUMMARY OF KEY FINDINGS

The following new indicator symbols have been introduced this monitoring year:

Green: Targets and objectives have either been met or data indicates progression towards targets/objectives.

Amber: The policy needs close attention in the following monitoring year or where there are new indicators, there has not been sufficient information to make an assessment of policies against performance.

Red: The data indicates under-performance against targets and objectives.

Of the 27 indicators monitored, 2 indicators have not been given a score as targets have not been identified. The table below shows that the majority of the indicators are on target:

Figure 1: Indicator types and scores in 08/09

Indicator type			
National core indicator	9	2	0
Local/ contextual indicator	10	2	2

The 08/09 monitoring year needs to be assessed in the context of the economic downturn. Nationally, the downturn has seen reduced economic output and an increase in numbers of people out of work with an adverse impact on the construction industry in particular. Whilst Oxford has been clearly affected by the recession with, for example, an increase in jobseekers allowance claimant count from 1,630 in October 2008 to 2,914 in April 2009, Oxford has not been as badly affected as other areas. This is demonstrated by the many positive findings in this years report:

- 665 net additional dwellings were completed in 08/09 (over 50% above the Regional Spatial Strategy and emerging Core Strategy target of 400 dwellings per year).

- Oxford has already exceeded its first 5-year requirement for housing provision (target 2,000 dwellings) after only 3 years because the cumulative total of the 3 years from 2006/7 to 2008/9 totals 2,015 dwellings. Oxford's supply of ready to develop housing sites demonstrates that it has enough deliverable sites to meet 105.91% of the target by calculating NI159 using a residual method taking account of past over supply of housing.

- 231 affordable dwellings were completed in 2008/09, above the Corporate Plan target of 150 dwellings a year.

- 15,412 m^2 of completed development for employment use was achieved, 48% less than 07/08 and has been decreasing each monitoring year. However, the development achieved still adds to the range & type of employment land available.

- all developments of 10 or more dwellings or 2,000 m^2 or more floorspace approved in 08/09 complied with the requirements of the Natural Resource Impact Analysis to provide a minimum of 20% of their energy requirements by on-site renewables.

There are 2 indicators not performing against target:

- **Students and purpose built student accommodation** – The Oxford Local Plan sets a target of no more than 3,000 students to be living in accommodation not provided by each university. Policy ED.6 states that permission will not be granted for additional teaching/administrative accommodation where the number of full-time students at each respective university living outside of university provided accommodation does not exceed 3,000. Similar policies have been included in the emerging Core Strategy. In 08/09, the University of Oxford has reported they are over this limit by 619 students and Oxford Brookes by 795 students. However, there are a number of student accommodation schemes currently under construction (348 study rooms for University of Oxford and 842 for Oxford Brookes) plus planning permission was granted in the monitoring year for a further 132 new student units for University of Oxford. Other student accommodation schemes are in the pipeline. These planned developments should help to reduce the deficit next year. Planned growth in student numbers is expected to be about 1% per year for each university and development sites have been allocated with the capacity for approximately 3,100 units of student accommodation. Major development is planned by both the University of Oxford and Oxford Brookes University. It is critical that the development is only permitted where the City Council is satisfied that by the time new developments are operational, there will be a correct amount of purpose built student accommodation.

- **Compliance of non-residential development to cycle standards** – Of the 50 monitored non-residential completions, 58% were considered to be compliant with the cycle parking standards. Whilst this is a significant improvement on 07/08 of 43% compliant, it is still far from the 80%+ rate of compliance that might be hoped for. This indicator was identified last year as one that required careful monitoring, and this still remains the case. Officers will need to pay careful attention to ensure appropriate cycle parking is secured in the planning application process and in monitoring compliance with conditions on cycle parking provision. It is also an issue members may wish to highlight in determining planning applications.

The indicators shown as amber are indicators such as the Building for Life Criteria and the new section on monitoring the policies of the West End Area Action Plan. These are new indicators, and in the case of the West End, there has not been sufficient development since the Area Action Plan was adopted to make an assessment of policies and performance.

The outlook beyond the 08/09 monitoring period shows positive signs. The City Council has established a good working relationship with the Homes and Communities Agency since it was established in December 2008 and Oxford has been very successful in attracting funding:

- £12 million for 180 affordable homes provided through housing associations;
- £300,000 to begin the master planning of a major regeneration scheme at Barton which may include up to 1,000 homes on City Council owned land;
- £4 million to begin Council house building, representing 50% of the £8 million awarded across the South East for this purpose. Planning permission has already been granted for the construction of 67 Council homes for rent on sites at Cardinal House and Lambourne Road. Construction is expected to start on site early next year;
- £2.8 million funding through the Places for Change Programme for the refurbishment of the Old Fire Station – a project with Crisis (a national charity for single homeless people) to provide a new Skylight Centre that will offer practical and creative workshops including art, music and drama, vocational workshops and associated learning opportunities;

4. LOCAL DEVELOPMENT SCHEME

This section addresses progress on the various documents that make up the Local Development Framework. It examines the extent to which the Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) have progressed in relation to the targets set out in the Local Development Scheme.

Oxford's Local Development Scheme sets out the work programme for, and resources required to prepare the documents that will form part of the Local Development Framework. The first half of this monitoring period was under the Local Development Scheme 2007-2010. In November 2008 a new Local Development Scheme was brought into effect covering the period (2008-2011).

Monitoring period April 2008 to end March 2009
During this period work continued on the production of the following documents:

- *Core Strategy DPD*
  The Proposed Submission Document was published on 5th September 2008; following consultation the Core Strategy was submitted to the Secretary of State on 21st November 2008 in line with the milestone set in the Local Development Scheme. An exploratory meeting was held with the appointed Inspector on 20th January 2009.
- *Oxford's West End Area Action Plan DPD*
  Following the examination of the Area Action Plan, the Inspector's Report was received on 28th April 2008. The Area Action Plan was found to be sound and was adopted as such on 30th June 2008, ahead of the Local Development Scheme milestone (set at October).
- *Northern Gateway Area Action Plan DPD*
  A consultation by letter and questionnaire took place from 19th November 2008 - 19th December 2008.
- *Streamlined Contributions SPD*
  Initial consultation by letter and questionnaire was undertaken in August 2008 and City Executive Board approval of the draft document for public consultation in January 2009.

Progress since April 2009
Whilst not forming part of the monitoring period covered by this Annual Monitoring Report, an update on progress since April 2009 is provided for information. The hearing sessions of the examination into the Core Strategy were opened in July 2009. Subsequently, in the light of legal challenges to the South East Plan (which forms part of the Development Plan for Oxford), the Planning Inspector has decided to suspend the Core Strategy examination until the legal challenges are concluded.

The Local Development Scheme will be revised in the light of recommendations and priorities set through the Inspector's Report. More details will be reported in next year's Annual Monitoring Report.

Conclusions
The City Council has shown a strong commitment to delivering the first phase of the Local Development Framework and has met many of the challenging targets it set itself. Whilst there have been some occasions when the planned timetable has had to be reviewed, these minor amendments to the timetable have not had any significant effect on the overall programme, and major progress has been made.

Oxford City Council has to date produced the following documents:

- Oxford Local Plan 2001-2016 – saved policies

- Oxford’s West End Area Action Plan – adopted
- Oxford’s Core Strategy 2026 – emerging

- Affordable Housing SPD – adopted
- Natural Resources Impact Analysis SPD – adopted
- Parking Standards, Transport Assessments and Travel Plans SPD – adopted
- Telecommunications SPD – adopted
- Planning Obligations SPD – adopted
- Balance of Dwellings SPD – adopted

- Statement of Community Involvement – adopted
- Oxford’s Local Development Scheme 2008-2011
- Annual Monitoring Reports

5. THEMES

HOUSING

NEW HOUSING

OBJECTIVE: To plan, monitor and manage the delivery of new housing in accordance with development plan requirements.

Indicators/type of indicator		Targets	On target?
1 core	**Housing trajectory (planned housing & provision, net additional dwellings in previous years, the reporting year & in future years plus the managed delivery target)** [1]	Dwelling provision as set out in the Regional Spatial Strategy and Core Strategy	
2 core	**Percentage of all new dwelling completions (gross) on Previously Developed Land (PDL)**	60% of new dwellings on PDL (Regional Spatial Strategy) 95-100% new housing on PDL (Oxford Local Plan)	
3 local	**Mix of housing completed by size**	To influence a balance of mix of dwellings depending on the capacity and location of the site (Balance of Dwellings Supplementary Planning Document)	

1. Housing Trajectory

Figure 2: Plan period and housing targets			
Start of Plan period	**End of Plan period**	**Total Housing required**	**Source of Plan target**
01/04/2006	31/03/2026	8000	Regional Spatial Strategy

Net additional dwellings are provided in Figure 3 for the period since the start of the adopted Local Plan period in 2001/02. Net additional dwellings include new build completions, minus demolitions, plus any gains or losses through change of use and conversions.

Figure 3: Net additional dwellings in previous years and the reporting year

Year	Net completed additional dwellings	
2001/02	439	
2002/03	267	
2003/04	578	
2004/05	669	
2005/06	943	
2006/07	821	Start of RSS period ↓
2007/08	529	
2008/09	**665**	

PPS3 requires that Oxford City Council must manage land to ensure a continuous rolling five year supply of land of deliverable sites also known as National Indicator 159: Supply of ready to develop

[1] Links to National Indicator 154 – net additional homes provided & National Indicator 159 – supply of ready to develop housing sites

housing sites[2] (NI159). The Strategic Housing Land Availability Assessment (SHLAA), and updates to it, illustrates the position on an annual basis and this is used to report the annual NI159. The latest SHLAA is the Update Report 1b (to be published in December 2009) and covers the five year period from 2010/11 – 2014/15. It shows that there are enough deliverable and identifiable sites in Oxford to provide 1,903 dwellings over the first 5 years the figures for which are replicated in Figure 4. This is without relying on windfalls.

Figure 4: Net additional dwellings from deliverable sites (position at 31st March 2009)[3]

Site category (taken from the Strategic Housing Land Availability Assessment)	**Net additional dwellings from deliverable sites (April 2009-March 2014)**
Residential allocated sites	575
Employment sites	0
Non-residential allocated sites	0
Suitable sites with planning permission (large)	374
Suitable sites with planning permission (small)	496
Site where permission refused but principle acceptable (large)	15
Suitable sites pending decision (large)	24
Basic desktop study	319
Detailed map survey	0
Open space	100
Green belt land	0
Core Strategy strategic sites	0
Nature conservation sites	0
Total	*1,864*

The Regional Spatial Strategy[4] (RSS) sets a target of 400 dwellings per year for Oxford which equates to 2,000 dwellings over 5 years so on initial consideration it appears that Oxford is short of maintaining a five-year supply, however, when calculating the supply of ready to develop housing sites as requested by the Department for Communities and Local Government in December each year, the formula is:

Figure 5:
*(x / y)*100*

where,
x = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)

y = the planned housing provision required for the 5 year period (net additional dwellings)

The figure used for ‘y’ could be taken to be the annualised target of 400 dwellings x 5 (2,000) however this would not be a true representation of what is actually required for Oxford to meet it’s 8,000 target because it does not consider to what extent housing has already exceeded it’s past annual targets. The more appropriate method would be to take ‘y’ to be the annualised target remaining taking into account what has already been built in the first 3 years of the RSS period (2006/07-2008/09).

[2] National Indicator 159, Page 22, Annex 4, National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions (April 2008) CLG
[3] See reporting data for National Indicator 159.
[4] *The South East Plan* (May 2009)

The first 3 years of the Core Strategy period delivered 821, 529 and 665 dwellings respectively. This leaves 5,985 dwellings needed to meet Oxford's 8,000 target for 2026, and with 17 years remaining until 2026, this equates to 352 dwellings per year residual requirement. To further illustrate this achievement, over 5 years Oxford is expected to deliver 2,000 dwellings but Oxford has already delivered 2,015 dwellings in only 3 years. Taking the residual requirement of 352 dwelling per year (equating to 1,760 over 5 years) the 2008/09 result to be reported for NI159 is as follows:

Figure 5A:

*(1,903/1,760)*100 =* ***108.12%***

Good performance, as set out in the National Indicator handbook of definitions, is achieving 100% or greater.

Figure 6: Housing trajectory data against Regional Spatial Strategy target of 400 dwellings per year

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Totals
Residential allocated sites (deliverable)					115	115	115	115	115												575
Residential allocated sites (developable)					144	144	144	143	143	73	73	73	73	73	6	6	5	5	5		1110
Employment sites					2	2	2	2	2	4	3	3	3	3							26
Non-residential allocated sites																					0
Suitable sites with planning permission (large)					250	100	59														409
Suitable sites with planning permission (small)					250	150	96														496
Sites where permission refused but principle acceptable					3	3	3	3	3												15
Suitable sites pending decision					12	11	11	11	11												56
Basic desktop study					64	64	64	64	63	19	18	18	18	18							410
Detailed map survey																					0
Open space					20	20	20	20	20												100
Green belt land									140												140
Core Strategy strategic sites											150	200	300	200	150						1000
Nature conservation sites																					0
Small windfall sites																					0
Actual completions	821	529	665																		2015
Total completions				0*	860	609	514	358	497	96	244	294	394	294	156	6	5	5	5	0	6352
Cumulative completions	821	1350	2015	2015	2875	3484	3998	4356	4853	4949	5193	5487	5881	6175	6331	6337	6342	6347	6352	6352	-
Housing target	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
Cumulative requirement	400	800	1200	1600	2000	2400	2800	3200	3600	4000	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000	-
Monitor	421	550	815	415	875	1084	1198	1156	1253	949	793	687	681	575	331	-63	-458	-853	-1248	-1648	-
Manage	400	378	369	352	374	342	323	308	304	286	305	312	314	303	304	334	416	553	827	1648	-

** Figure to be added when quantity known*

Figure 7: Housing trajectory against Regional Spatial Strategy target of 400 dwellings per year

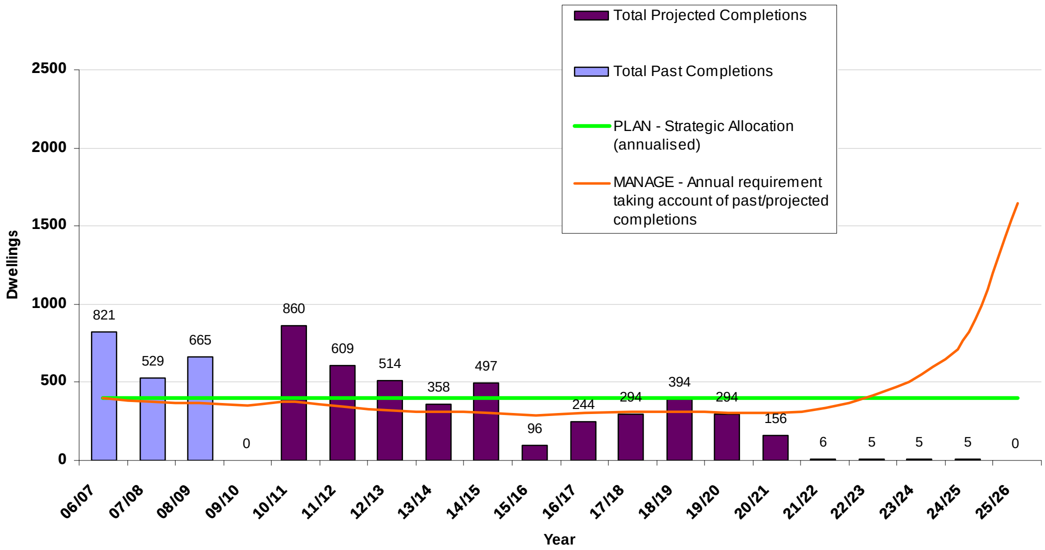
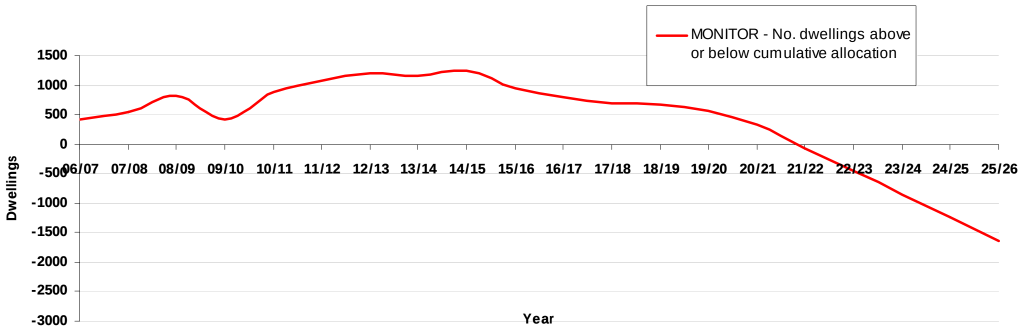


**Figure for 09/10 to be added when quantity known (see SHLAA Update Report 1b paragraph 8.15)*

Figure 8: Housing monitor against Regional Spatial Strategy target of 400 dwellings per year



2. Percentage of all new dwelling completions (gross) on Previously Developed Land (PDL)

Gross new dwelling completions for 2008/09 was 839 dwellings and all were on previously developed land shown in Figure 9. Figure 10 compares the proportion with previous years

Figure 9

Completed dwellings on PDL	Total
Gross new dwelling completions	839
% of gross on previously developed land	100%

Figure 10:

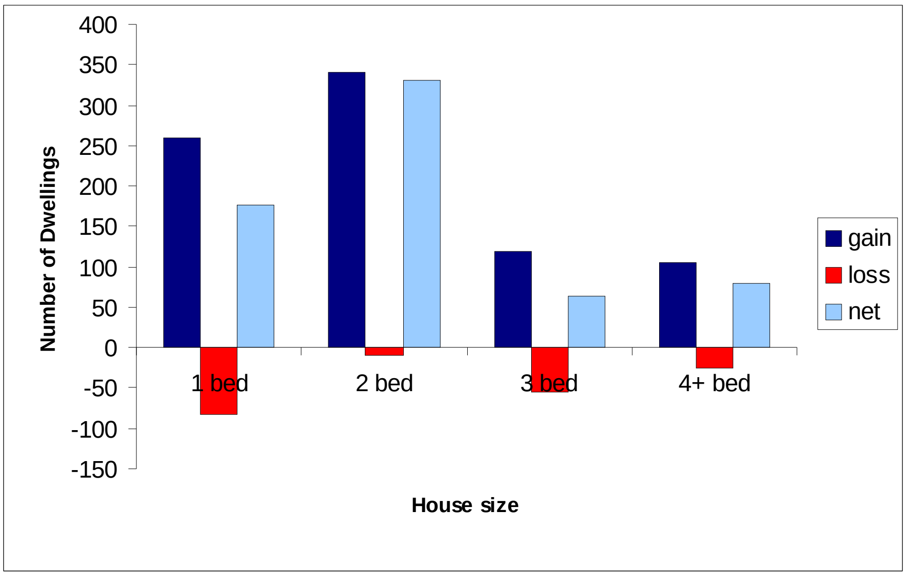
Year	Percentage of gross housing completions on PDL
2001/02	98.60%
2002/03	93.00%
2003/04	95.00%
2004/05	99.87%
2005/06	99.43%
2006/07	100%
2007/08	93.98%
2008/09	**100%**

The proportion of dwellings completed on PDL far exceeds the requirement of 60% set out in the Regional Spatial Strategy and meets the City Council's own Oxford Local Plan target of 95-100%.

3. Mix of housing

Figure 11 shows the mix of dwellings completed by number of bedrooms (both market and affordable dwellings totalled).

Figure 11: Dwelling completions by number of bedrooms in 2008/09



Size	Net %
1 bed	27.1%
2 bed	50.8%
3 bed	9.8%
4+ bed	12.3%

The size of dwellings completed during 2008/09 was skewed towards one and two bed units but less so than previous years. This indicates that the mix of dwellings is improving which is likely to be mainly due to the Balance of Dwellings SPD adopted in January 2008 but partly the market too. Figure 11 relates to completions which means there will be a time lag (due to the time between permission and completions) in showing the resulting impact of the Balance of Dwellings SPD.

CONCLUSIONS

Through the Strategic Housing Land Availability Assessment (Apr 2009) and updated using this year's monitoring data, 95.1% of sites required have been identified in order to meet the 5-year rolling supply of deliverable housing sites based on the Regional Spatial Strategy target as required by Planning Policy Statement 3 (PPS3). But Oxford has already exceeded its first 5-year requirement after only 3 years because the cumulative total of the 3 years from 2006/7 to 2008/9 totals 2,015 dwellings. With 5,985 dwellings left needed to meet Oxford's 8,000 target for 2026, and with 17 years remaining until 2026, this equates to 352 dwellings per year residual requirement.

It is shown that further sites will be required in future years in order to meet the Regional Spatial Strategy and emerging Core Strategy target of 400 dwellings until 2026. However, PPS3 is clear that local authorities are not expected to be able to identify all sites that make up the final target (paragraph 55, PPS3) and a significant number of further sites will be delivered through windfall sites.

The proportion of dwellings completed on Previously Developed Land far exceeds the requirement of 60% set out in the Regional Spatial Strategy and meets the City Council's own target of 95-100%.

The mix of dwellings completed is not particularly balanced and shows a skew towards 1-bed and 2-bed dwellings but the balance is better than previous years suggesting that the Balance of Dwellings SPD is beginning to have an impact.

AFFORDABLE HOUSING			
OBJECTIVE: To secure a good proportion and mix of affordable housing to help meet housing needs.			
Indicators/type of indicators		**Targets**	**On target?**
4 core	**Affordable housing completions (gross) and tenure [5]**	2008/9 and 2009/10 = 150/yr 2010/11 and 2011/12 = 200/yr (Oxford City Council's Corporate Plan 2009-12) Tenure split of affordable housing should be 80% social rented, 20% shared ownership (Oxford's Affordable Housing Supplementary Planning Document)	
5 local	**Proportion of affordable housing permissions where there is a policy requirement**	50% provision of affordable housing on qualifying sites (Oxford Local Plan).	

4. Affordable housing completions

The core indicator requires that gross affordable housing completions are recorded shown by social rented and intermediate housing as shown in Figure 12. These affordable housing completions include those delivered by Registered Social Landlords (RSLs).

Figure 12:

	Social rented dwellings (gross)	**Intermediate dwellings/shared ownership (gross)**	**Affordable Homes Total (gross)**
2008/09	197	86	283
Policy requirement	80%	20%	100%
Actual %in 08/09	69.6%	30.4%	100%
Actual % in 07/08	58%	42%	100%

[5] Links to National Indicator 155 – number of affordable homes delivered (gross)

Figure 13: Affordable housing completions over previous years

Year	Net total dwelling completions	Net affordable dwelling completions (excluding key worker dwellings)	Proportion of total dwellings that are affordable
2001/02	439	71	16.2%
2002/03	267	46	17.2%
2003/04	578	141	25.7%
2004/05	673	186	27.6%
2005/06	943	167	17.7%
2006/07	821	267	32.5%
2007/08	529	73	13.7%
2008/09	**665**	**231**	**34.7%**

The number of affordable housing completions has increased from the previous year as predicted due to a number of phased schemes being completed or partially complete. Where phased or large schemes contribute a significant proportion to the total affordable dwellings, then their delivery is not necessarily evenly spread year on year resulting in peaks and troughs in affordable housing delivery. The City Council's Corporate Plan 2008-12 set annual, increasing, targets for affordable housing delivery which are set out at the top of the previous page. This year's completion figure exceeds that target.

The percentage figure in the final column on Figure 13 is not expected to reflect the 50% affordable housing requirement in the Oxford Local Plan. This is because not all sites are expected to provide affordable housing as they are below the 10 dwelling threshold and Oxford, being a constrained urban area, has a considerable number of small sites below the threshold. Therefore a proportion of dwellings will be completed without being expected to provide affordable housing resulting in a lower percentage than 50%. How well that policy is doing in considered in the next section.

5. Proportion of affordable housing permissions where there is a policy requirement

Figure 14 shows the average proportion of affordable housing permitted on sites each year. Where reserved matters applications are included, the proportion is calculated from that permission rather than the outline to ensure the most accurate representation of the affordable housing achieved on each site.

Reserved matters permissions are based upon the affordable housing required through a planning obligation at the outline stage and so are not necessarily representative of the policy requirements during the year in which reserved matters permission is granted. Reserved matters applications are excluded from the final row to ensure accurate representation of permissions based on the policy requirement of that year.

Figure 14 also excludes sites where housing was provided by registered social landlords and/or the local authority. This is because they often provide greater than 50% which would distort the figures.

Figure 14: Proportion of affordable housing permitted

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Policy requirement	30%	30%	30%/50%	50%	50%	50%
Average % of affordable housing permitted on all sites (including reserved matters)	43.3%	34.5%	42.6%	37.6%	47.6%	41.6%
Average % of affordable housing permitted on sites (excluding reserved matters)	43.3%	34.2%	48.8%	48.9%	47.6%	50%

Policy HS.6 of the Oxford Local Plan says that affordable housing should be provided on-site as part of the proposed development although there may be circumstances where a cash contribution is accepted instead. Policy HS.7 seeks a contribution from commercial development where a need for affordable housing is related to that commercial development. This is likely to be provided on-site where the commercial development is part of a mixed use scheme.

Figure 15: Cash contributions secured

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
From residential development	0	£100,000	0	0	0	**0**
From commercial development	0	0	0	£40,000	0	**£67,968**

CONCLUSIONS

The overall number of affordable housing dwellings completed was higher than the previous year due to the final completion of a number of phased developments.

The tenure achieved does not match the required 80% social rented and 20% shared ownership proportions as set out in the Affordable Housing SPD but again this is due to the tenure agreements within reserved matters permissions and their phasing and a site of key worker dwellings skewing the tenure figures. However, these figures are an improvement on last year.

A large proportion of sites where affordable housing was permitted were via registered social landlords. One permitted scheme (not including reserved matters) was by a private developer and this achieved 50%.

OTHER HOUSING			
OBJECTIVE: To assess the quality of new housing development, assess student numbers, student accommodation and potential impact upon the availability of private sector housing, and monitor gypsy and traveller pitches.			
Indicators/type of indicators		**Targets**	**On target?**
6 core	**Housing quality – Building for Life assessments**	To show the level of quality in new housing development	
7 local	**Students and purpose built student accommodation**	Any increase in student numbers should be matched by an equivalent increase in purpose built student accommodation to meet the target of no more than 3,000 students from each university to be accommodated outside of university provided accommodation.	
8 core	**Net additional Pitches (Gypsy & Traveller)**	To show the number of gypsy and traveller pitches delivered	**N/A***

*cannot state target until outcome of South East Plan Partial Review examination is known

6. Housing quality – Building for Life assessments

The indicator asks that an assessment is made of the quality of completed developments of 10 dwellings or more against the Commission for Architecture and Built Environment (CABE) Building for Life criteria. This is the first year the assessment has been undertaken although, for many years, the City Council has sought all affordable housing secured by planning obligations to be constructed to the John Roundtree Foundation Lifetime Homes Standard.

Figure 16: Building for Life assessments 2008/09

Number of sites with a Building for Life assessment of 16 or more (categorised as very good)	0
Number of dwellings on those sites	0
% of dwellings of 16 or more (categorised as very good)	0
Number of sites with a Building for Life assessment of 14 to 15 (categorised as good)	3
Number of dwellings on those sites	238
% of dwellings of 14 to 15 (categorised as good)	77%
Number of sites with a Building for Life assessment of 10 to 13 (categorised as average)	5
Number of dwellings on those sites	73
% of dwellings of 10 to 13 (categorised as average)	23%
Number of sites with a Building for Life assessment of less than 10 (categorised as poor)	0
Number of dwellings on those sites	0
% of dwellings of less than 10 (categorised as poor)	0
Total number of housing sites (for phases of housing sites)	8
Number of dwellings on those sites	311

In general, new developments have performed reasonably well against the Building for Life (BfL) criteria, with several developments scoring 14 – 15 points and therefore being classified as “good”. Larger developments have tended to perform better against the Building for Life criteria, with the result that the majority of homes are on sites with a “good” rating.

Clearly there is room for improvement in terms of performance, as ideally all housing developments should achieve a score of “good” or “very good”. There are a number of reasons why developments have not achieved higher scores in the BfL assessments. The primary reason is that the Building for Life criteria would not have been directly considered during the pre-application process for several of the developments, as the applications pre-dated the establishment of the BfL scheme. In addition, many of the applications were granted planning permission prior to the adoption of guidance such as the Natural Resource Impact Analysis (adopted in November 2006) and the Affordable Housing SPD (adopted July 2006). These SPDs establish clear standards against which developments can be judged.

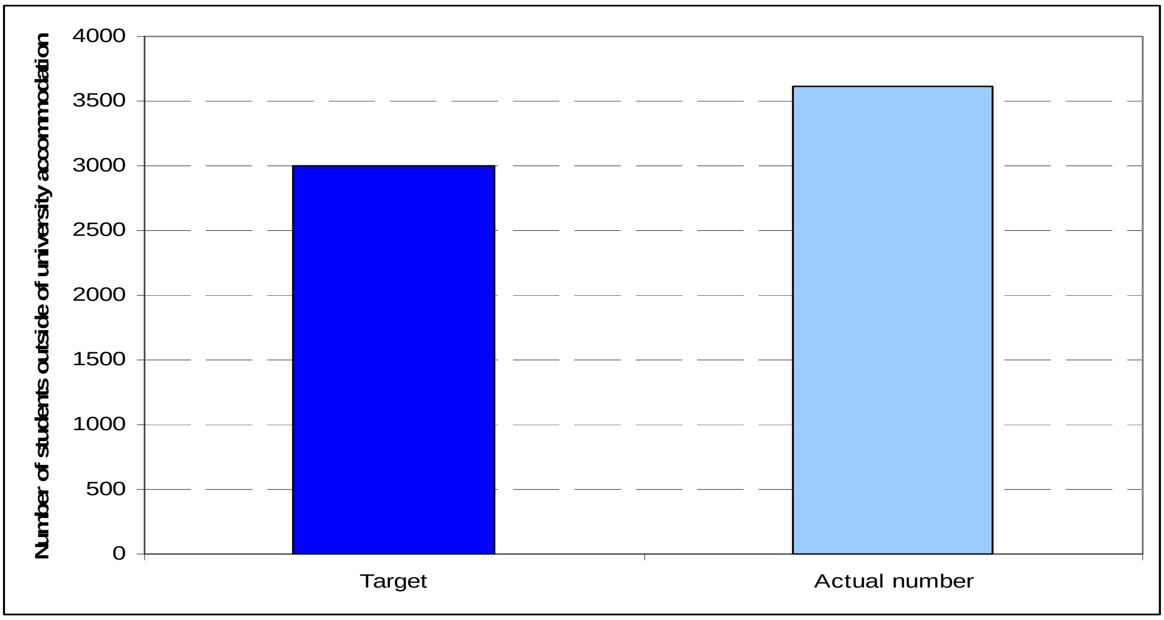
Developments have tended to perform less well in terms of the “character” and “design and construction” categories of the BfL assessment, and perform better in terms of the “Environment and Community” and “Streets, Parking and Pedestrianisation” categories. Particular criteria which few developments have met are the need for buildings to outperform statutory minima, and the need for new developments to be capable of adaptation, conversion and extension.

7. Students and purpose built student accommodation

It is difficult to gather data on student numbers and student accommodation as the Annual Monitoring Report monitoring period (April to March) does not co-inside with the period which universities use to complete their returns to the government, which is linked to the academic year. The data used was submitted by the two universities as relevant to the monitoring year.

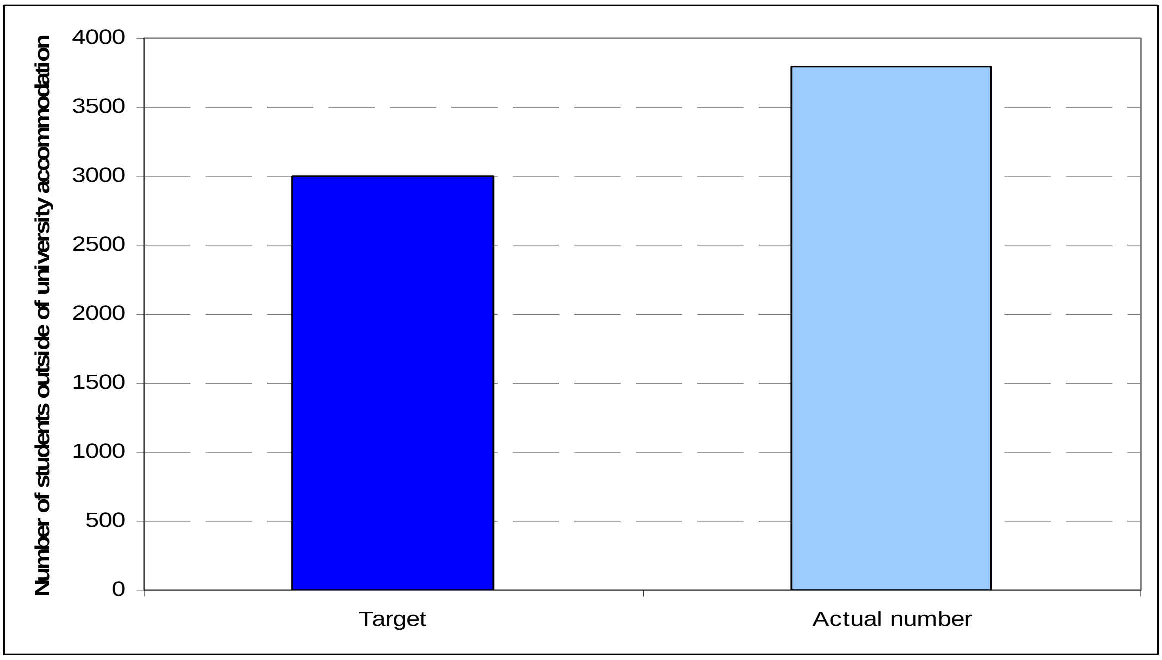
The Oxford Local Plan sets a target of no more than 3,000 students to be living in accommodation not provided by each university. Policy ED.6 states that permission will only be granted for additional teaching/administrative accommodation where the number of Oxford Brookes University full-time students living in Oxford outside university provided accommodation does not exceed 3,000. Policy ED.8 contains the same requirement for the University of Oxford.

Figure 17: Number of students at the University of Oxford outside of university provided accommodation.
Source: University of Oxford



The University of Oxford state that there were 17,339 full-time students attending the university in December 2008 (this is excluding students who could not be housed by the University in Oxford, for example those living abroad). In December 2008 there were 13,720 units of university (or college) provided accommodation. This means that 3,619 students were living outside of university provided accommodation. The target has not been met, as illustrated on the graph above.

Figure 18: The number of students at Oxford Brookes University outside of university provided accommodation
Source: Oxford Brookes University



Oxford Brookes state that there were 12,301 full-time students attending the University in the 2008/09 academic year (this is excluding students not relevant to the policy, for example part-time students). There were 3,674 occupied units of accommodation owned or leased by Oxford Brookes. There were 3,795 students living outside of university provided accommodation. The target has not been met, as illustrated on the graph above. The shortfall is partly due to the demolition of 1 block of Morrell Hall and the closure of the tower at Wheatley (South Oxfordshire District).

However, there are a number of student accommodation schemes being proposed that would be restricted to occupation by students of the two universities. In the current monitoring year, permission was granted for 132 new student units for University of Oxford. In addition, developments that will result in 348 new University of Oxford study rooms, and 842 Oxford Brookes study rooms are currently under construction. Other student accommodation schemes are in the pipeline. These planned developments should help to reduce the deficit next year. Planned growth in student numbers is expected to be about 1% per year for each university and sites have been allocated with the capacity for approximately 3,100 units of student accommodation. Major development is planned by both the University of Oxford and Oxford Brookes University. It is critical that the development is only permitted where the City Council is satisfied that by the time new developments are operational, there will be a correct amount of purpose built student accommodation.

8. Net additional pitches (Gypsy and Traveller)

There are no established gypsy or traveller caravan pitches in Oxford, and there have been no planning applications for new sites in Oxford in recent years. Two authorised sites, which are provided and managed by the County Council, are located just beyond Oxford’s boundary, to the south-east and south of Oxford respectively. A further site is located within five miles of Oxford at Wheatley.

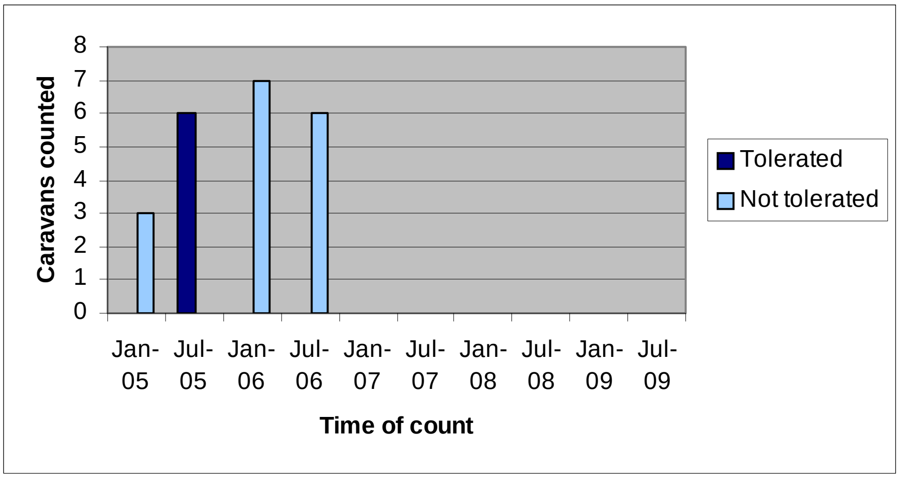
The South East England Regional Assembly (SEERA) have recently conducted a partial review of the South East Plan to recommend pitch number allocations at the district level, to be provided through district local development frameworks. The recommendation to the government is that Oxford should be required to allocate a site or sites for 9 additional gypsy or traveller pitches, and 3 additional travelling showpeople plots. However the revised regional policy (Policy HS7) is to undergo examination in public, and is not due to be adopted until 2010.

Figure 19: Net additional pitches for gypsies and travellers 2008/09

Permanent Sites	Transit Sites	Total
0	0	0

Monitoring of gypsy and traveller settlements across Oxfordshire is carried out by the Oxfordshire County Council Gypsy and Traveller Liaison team on a bi-annual basis. The monitoring includes both authorised and non-authorised sites, and has provided a basis upon which to informally assess gypsy and traveller accommodation needs in Oxfordshire. At July 2009, no unauthorised encampments were found in Oxford.

Figure 20: Gypsy and traveller caravan counts in Oxford from January 2005



Conclusions – Other housing

Of the dwellings that met the criteria for Building for Life assessments, all were rated either "good" or "average". None were rated "poor". Housing quality assessments should improve in future years as planning permissions are implemented that would have taken on board the requirements of the Natural Resource Impact Analysis and Affordable Housing Supplementary Planning Documents (adopted 2006)

The Oxford Local Plan and emerging Core Strategy sets a target of no more than 3,000 students to be living in accommodation not provided by each university. In the monitoring year, each university has exceeded this limit although student accommodation schemes have been granted planning permission and are under construction so this should help to reduce the deficit next year. With major development planned by both the University of Oxford and Oxford Brookes University, it is critical that the development is only permitted where the City Council is satisfied that by the time the new developments are operational, there will be a correct amount of purpose built student accommodation.

The regional planning process will eventually determine targets for delivery of gypsy and traveller pitches in Oxford. Until such targets are finalised and adopted, and given recent caravan counts do not indicate any pressing need, there are no pitches planned at the current time in Oxford, therefore this indicator is not strictly relevant at present.

ECONOMY, RETAIL AND TOURISM

EMPLOYMENT

OBJECTIVE: To achieve sustainable levels of economic growth and diversity, on previously developed land where possible, to maximise job opportunities for the local workforce, maintain a strong economy and promote regeneration.

Indicators/type of indicator		Targets	On target?
9 core	**Amount of land developed for employment by type and in allocated sites**	Supporting regionally important sectors and clusters. Need to provide a range of sites and premises to support business growth (Regional Spatial Strategy).	
10 core	**Employment development on previously developed land**	Urban focus and regeneration, promotes 60% of all new development on previously developed land (Regional Spatial Strategy).	
11 local	**Land developed for other key employment uses**	Supporting regionally important sectors and clusters. New development should continue to build on Oxford's strengths in education, healthcare and research and development (Regional Spatial Strategy and Oxford Local Plan).	
12 local	**Planning permissions for new Class B1 uses**	Need to provide a range of small medium and large B1 developments to promote a diversity of opportunities for businesses and the local workforce. (Regional Spatial Strategy and Oxford Local Plan).	
13 core	**Employment land supply by type**	Need for range of land and premises for different employment uses (Regional Spatial Strategy and Oxford Local Plan).	
14 local	**Losses of employment land in key employment areas. Amount of employment lost to residential development**	That little employment land is lost so that the sustainable distribution of employment land is not affected. (Oxford Local Plan).	

9. Amount of land developed for employment by type and in allocated sites

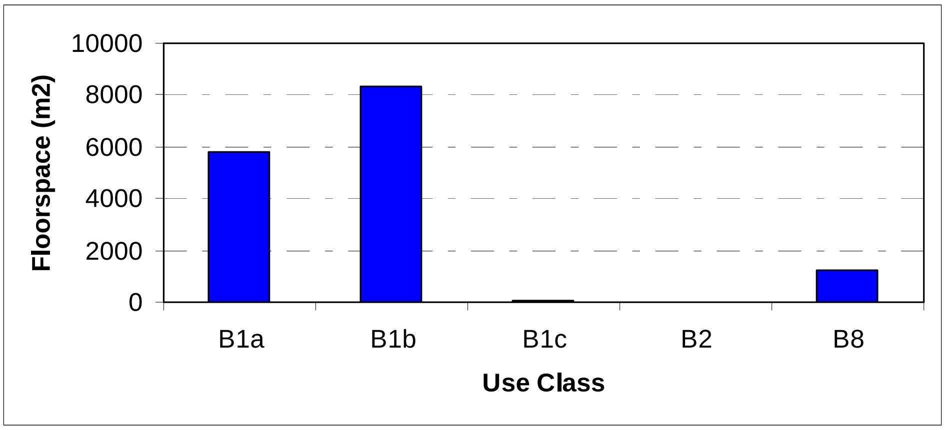
The graph in Figure 21 shows the amount of floorspace developed for employment uses by type. These figures are taken from planning permissions for completed development.

Figure 21: Amount of gross external and internal floorspace m^2 by use class type in 2008/2009 and comparison years

	[5]B1a Offices	B1b Research & Development	B1c Light Industrial	B2 General Industrial	B8 Warehousing	Total
2008/09 gross external floor space m^2	6,117	8,664	38	0	1,265	16,084
2008/09 gross internal floorspace* m^2	5,818	8,339	37	0	1,218	15,412
2007/08 gross internal floorspace m^2	9,406	14,882	2,377	0	2,859	29,524
2006/07 gross internal floorspace m^2	26,938	7,161	2,866	2,055	1,929	40,949

* Gross external area has been reduced by 3.75% to give gross internal floorspace

Figure 22: Amount of gross internal floorspace m^2 developed for employment by type in 2008/09



In total some 15,412 m^2 gross of internal floorspace has been developed for employment uses. This figure has decreased in each monitoring year.

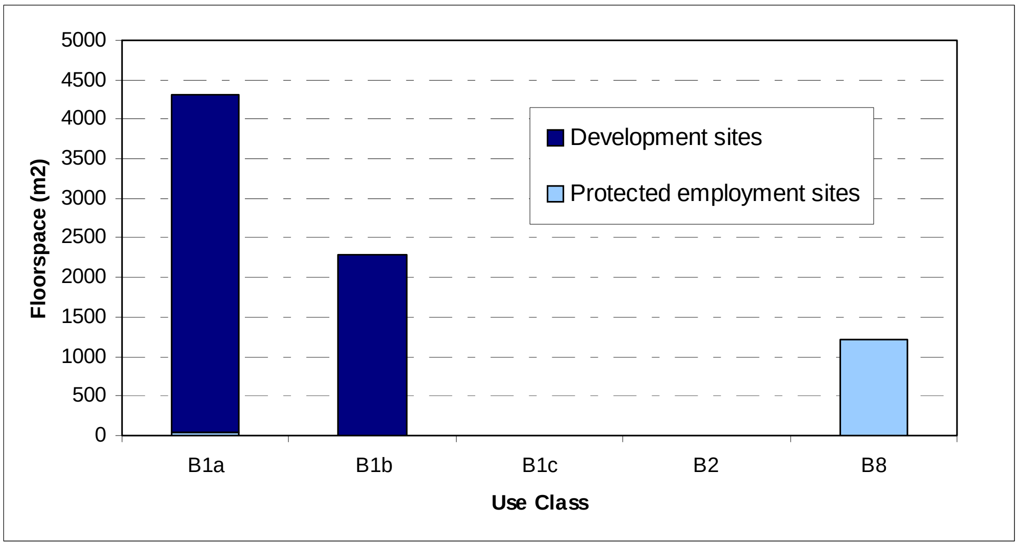
Turning to the type of employment, there has been a relative decline in growth in all employment types, with the greatest decline from 2007/08 being in B1b (although this still represented the largest amount of employment floorspace completed). Nevertheless during the difficult economic climate growth has still continued in Oxford, with development still taking place in all employment uses other than general industrial growth this year, although the growth in B1c (light industrial) has been very small. New employment development provides a good range of job opportunities for the local workforce.

The graph and table (Figure 23) shows the amounts of each type of employment use B1a/b/c (office, research and development/light industrial), B2 (general industrial) and B8 (warehouse)

[5] Use Classes Order 2005 – See Glossary

developed in development sites. In Oxford, this has been taken to include the allocated development sites and the protected employment sites identified in the Oxford Local Plan.

Figure 23: Level of development in m^2 per use class on development sites in 2008/09



Use class	Protected employment sites in m^2	Development sites in m^2	Total:
B1a	39	4,272	4,311
B1b	0	2,295	2,295
B1c	0	0	0
B2	1,218	0	1,218
B8	0	0	0
Total	**1,257**	**6,567**	**7,824**

A total of 7,824 m^2 of gross internal floorspace was completed, of which 84% has taken place on allocated development sites compared to 76% in 2007/08. This reduction reflects the current economic climate.

10. <u>Employment developments on previously developed land</u>

The policy approach in the Oxford Local Plan promotes sustainable development and making the best and most efficient use of existing resources. Employment uses are therefore directed towards the key protected employment sites, allocated sites and mixed-use development sites. These comprise previously developed land, the only exception being the Oxford Science Park and Littlemore Park. In the monitoring period, there was one B1a (office) development of 1,803 sq.m. at the Oxford Science Park. All other developments were on previously developed land.

Figure 24: Amount of employment floorspace in m^2 on previously developed land (PDL) in 2008/09

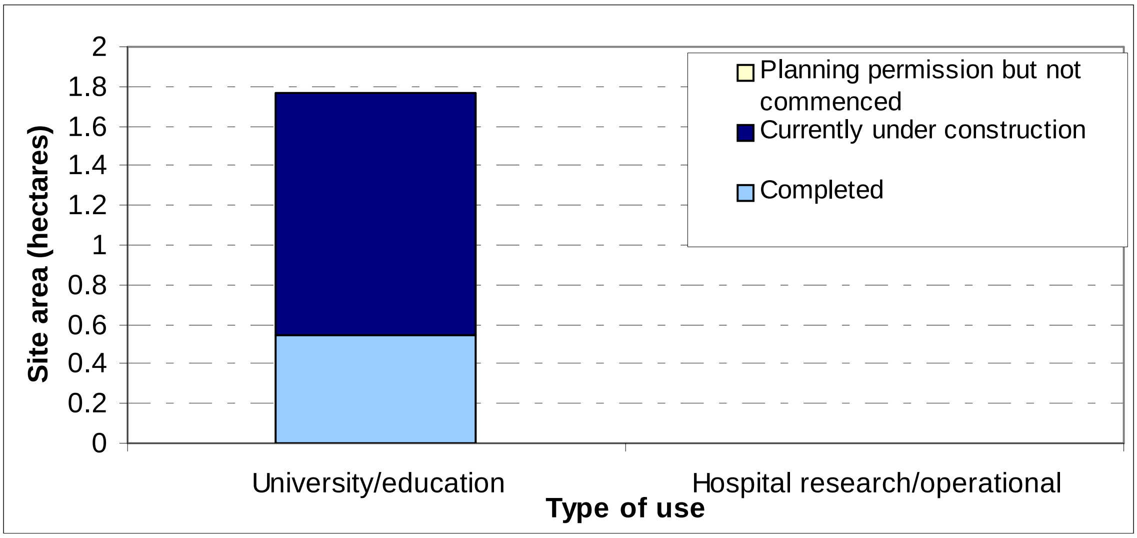
	B1a	B1b	B1c	B2	B8	Total
Gross employment land	6,117	8,664	38	0	1,265	16,084
% gross on PDL	89%	100%	100%	100%	100%	89%

Oxford has therefore successfully directed new completed development to previously developed land, permitted (outline permissions) or identified green field development sites.

11. Land developed for other key employment uses

This bar chart shows the amount of land permitted, under-construction and completed for B1a (office) and B1b (research and development) uses related to University (education) and Hospital (health) developments.

Figure 25: University and Hospital development in hectares in 2008/09



The importance of education and health sectors in Oxford's economy is recognised as a particular strength to both the local and regional economy. The figures vary considerably each year, rather than showing any particular trend, which reflects the dynamic process of permissions being implemented.

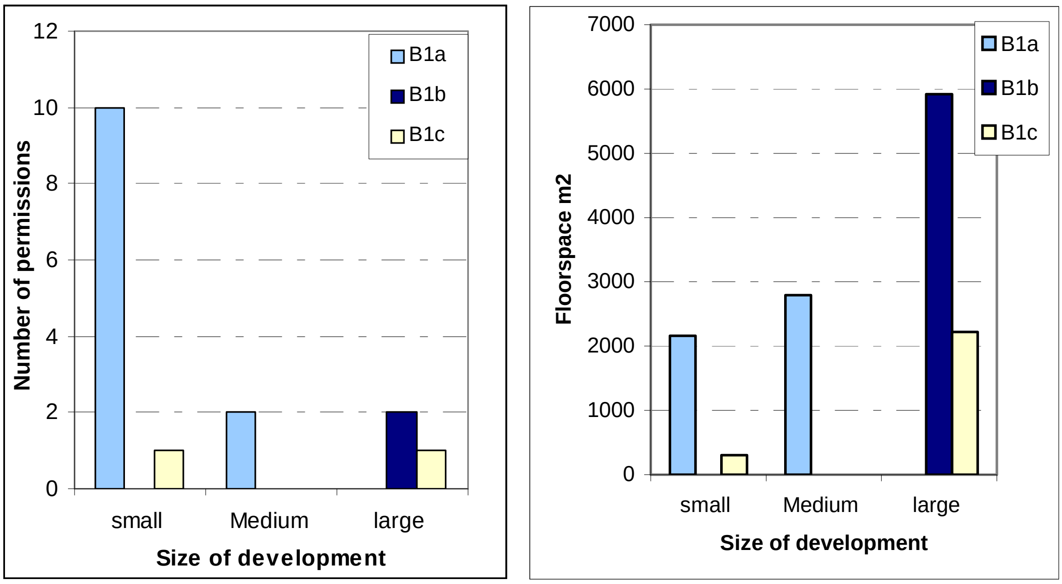
In the current monitoring year, there were no new hospital research facilities completed, commenced or granted permission. New University research development was completed in South Parks Road. There is still on going University development in that area, including a development granted permission in the current monitoring year.

There continues to be significant development in this important sector, although there has been a decrease in developments on the previous monitoring year. During this period the proposal by the University of Oxford for a new Book Depository were refused permission on appeal.

12. Planning permissions for new class B1 uses

These bar charts show the amount of floorspace and the numbers of developments granted planning permission for small (under 500m^2), medium (over 500m^2 – 1500m^2) and large (above 1500m^2) developments for B1a (office), B1b (research and development) and B1c (light industrial) uses.

Figure 26: Planning permissions for Class B1 uses by type, by gross floorspace m^2 and by number in 2008/09



In line with previous monitoring years, the office (Class B1a) sector has seen the greatest number of permissions, the majority of which are on small sites. However in relation to floorspace the most significant contribution (as in the previous monitoring year) is from research and development (Class B1b) uses within the large site size.

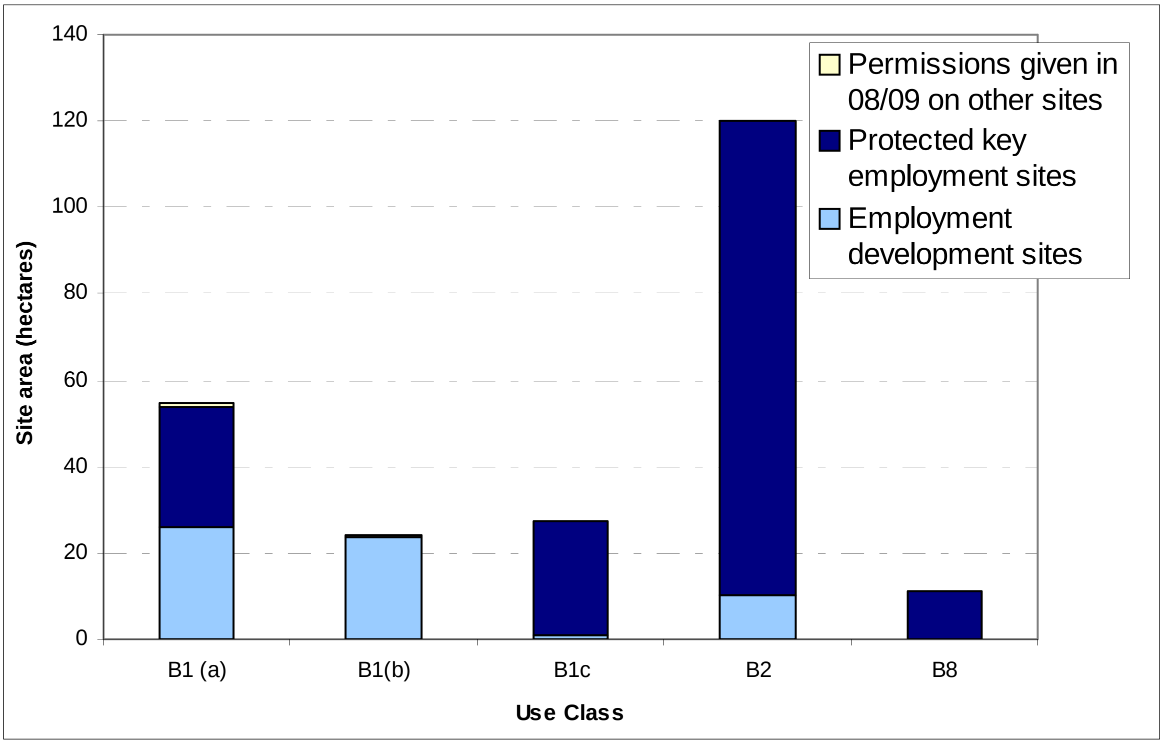
13. Employment land supply by type

Figure 27 shows the amount of employment land (hectares) available for development on employment land.

Figure 27: Employment land supply by type in hectares
Source: Oxford Local Plan for land supply and data on planning permissions granted / under construction in 2008/09

	B1a	B1b	B1c	B2	B8	Total
Employment development sites (ha)	26.15	23.66	1.15	10.43	0	61.39
Protected key employment sites (ha)	27.81	0	26.01	109.56	11	174.37
Permissions in 08/09 on other sites (ha)	0.83	0.38	0	0	0	1.21
Total gross employment land supply in hectares (ha)	54.79	24.04	27.16	119.16	11	236.97

Figure 28: Employment land supply by type in hectares



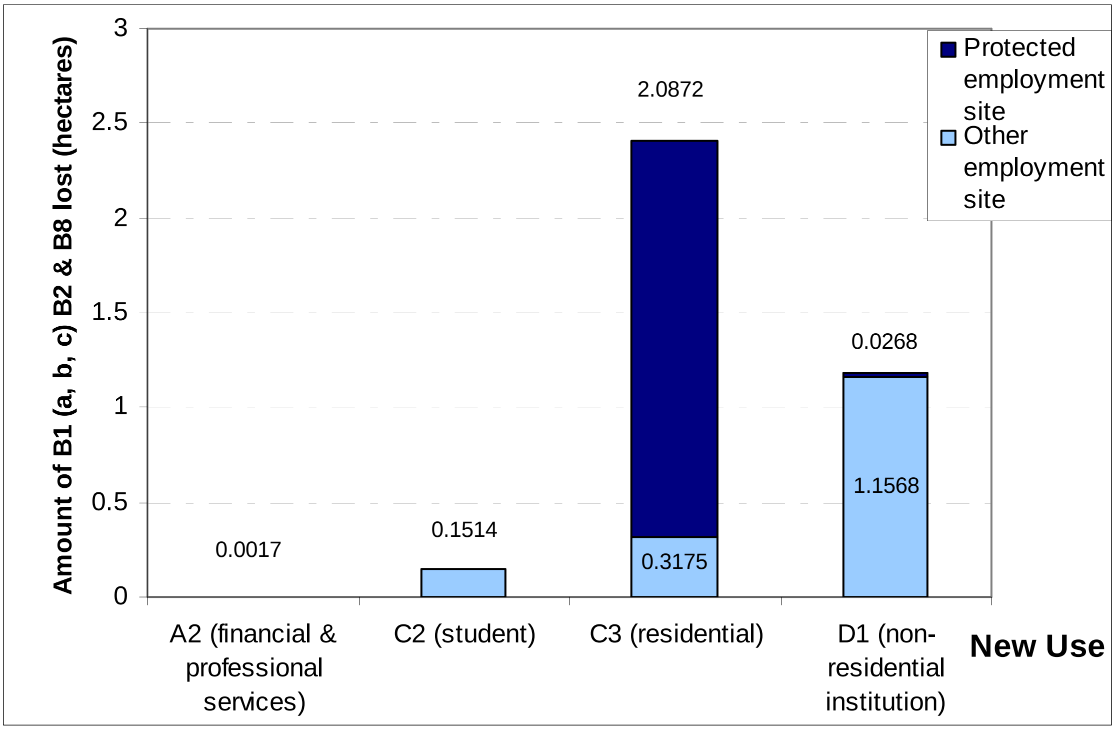
The total supply of employment land in Oxford still relies principally on land identified as protected employment sites and a limited supply of allocated sites, identified in the Oxford Local Plan, and the emerging Core Strategy. The key protected employment sites include industrial estates and areas such as Oxford Business Park and the Oxford Science Park, together with sites occupied by key major employers. Land in Oxford is a scarce resource, subject to significant constraints and in demand from a range of competing uses. The City Council have therefore adopted a sustainable approach to employment land encouraging the protection and modernisation of existing brownfield sites. It aims to provide a diverse range of sites to suit different types of employment and therefore maximise opportunities for the local workforce.

The Employment Land Study (March 2006) was undertaken by consultants on behalf of the City Council to assess the supply of employment sites in Oxford in relation to the projected future long-term demand. The study provides an important evidence base for the future employment land requirements, and serves to inform the Local Development Framework, in particular the emerging Core Strategy and Site Allocations Development Plan Documents. The findings of the study will also be used to update the Economic Development Strategy and positively respond to government guidance requiring local authorities to undertake employment land reviews.

14. Losses of employment land in key employment areas. Amount of employment lost to residential development including loss from development sites and protected employment sites

There has been a net loss of employment land (hectares) in Oxford over recent years. This has occurred mainly on development sites but also a small amount on protected employment sites. In Oxford this has been taken to include allocated sites and protected employment sites, as identified in the Oxford Local Plan.

Figure 29: Loss of employment land in Oxford in hectares including loss on protected employment sites in 2008/09



Oxford has a tightly drawn Green Belt with a limited land supply, a relatively buoyant economy and a significant demand from a range of competing land uses. Oxford has therefore been recycling land to other uses for several decades. Since 1985 Oxford has lost about 55 hectares of land from employment generating uses to other uses.

During this monitoring period, 3.86 hectares were lost to other uses, which is more than the previous 2 monitoring years where 0.78 ha and 1.3 ha were lost respectively.

Figure 29 shows that the main loss was to residential use. A large proportion of this was the redevelopment of the Eagle Iron Works, Walton Well Road that was allocated as a site for redevelopment in the Oxford Local Plan with a small proportion of the site retained for employment use. This accounts for the rise this particular year so the overall trend remains the same.

Conclusions – Employment

The current economic climate has been challenging but Oxford's economy has shown its strength and diversity by responding positively. Whilst the overall amount of employment floorspace coming forward for development during this monitoring period has been less than previous years, it has still significantly added to the range and type of employment available in Oxford. It is clear over recent years that Oxford has successfully built on its established economic strengths in the knowledge based economy.

This year a significant proportion of the increase in floorspace has been within the research and development (Class B1b) sector, which is key to the future success of Oxford's established knowledge-based cluster. There continues to be new development in the University (education) sector, which plays an important role in Oxford's economy. This development is part of the sustained investment within this sector over recent years and is part of a long-term rolling programme.

This new development has taken place on previously developed land, the majority of which has been on protected employment sites. Overall the amount of land lost from employment use has been more than previous years, and redeveloped principally for residential use.

RETAIL			
OBJECTIVE: To monitor the amount of new retail, office and leisure development, not only in Oxford overall, but also in the city centre and district centres, and to assess the vitality and viability of these centres.			
Indicators/type of indicator		**Targets**	**On target?**
15 core	**New retail, office and leisure development including that in town centres**	Need to focus development in the city centre and district centres. Aim to provide a range of A1, A2 and B1 and D2 uses (Regional Spatial Strategy).	
16 contextual	**Market and vitality indicators**	Local Plan targets for A1 use on designated frontages in the city and district centres should be met.	

15. New retail, office and leisure development including that in town centres

As Figure 30 shows, there was a total of 8,698 m^2 gross additional internal floorspace for office, retail and leisure development. The principle office developments include sites at the Science Park, some regeneration within the city centre and the former Eagle Iron Works site at Walton Well Road.

Figure 30: Office and leisure completions in m^2 compared to previous years

	Retail (Class A1)	**Finance/ professional service (Class A2)**	**Office (Class B1a)**	**Leisure (Class D2)**	**Total**
2008/09 gross external floorspace	2,548	666	6,117	0	9,331
2008/09 gross internal floorspace*	2,239*	641	5,818	0	8,698
2007/08 gross internal floorspace*	2,306*	398	9,406	2,781	14,891
2006/07 gross internal floorspace*	1,643*	197	26,938	2,230	31,008

*sales space excluding areas like store rooms

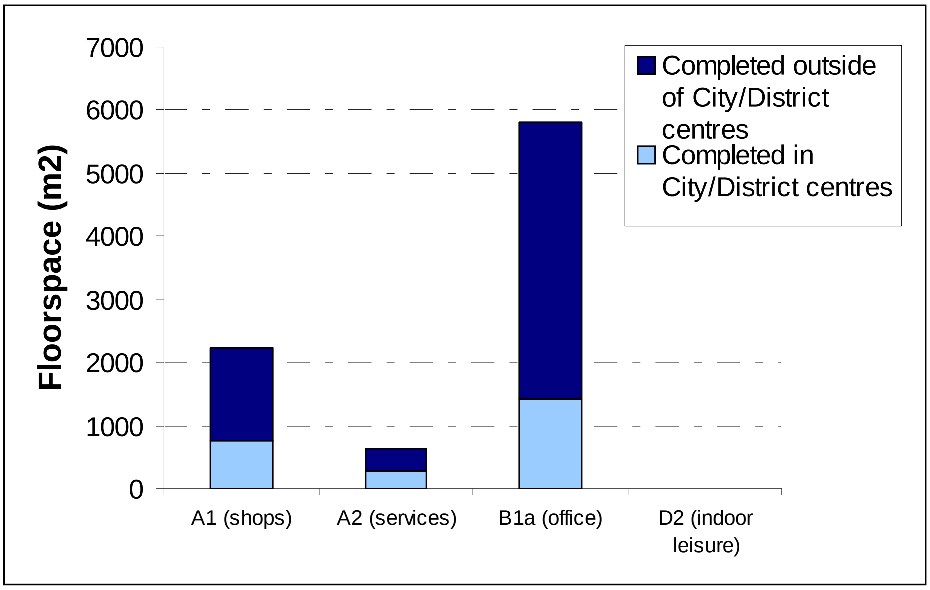
Whilst the amount of floorspace for retail (Class A1) has decreased slightly compared to last year it is still more than the total three years ago. This development has taken place mainly at Lamarsh Road and Summertown District shopping centre.

In relation to office development, the amount of financial and professional (Class A2) completions has increased compared to previous years but is still a relatively small total. There has however been a significant further decline in the level of development completed within the office sector (Class B1a), compared to previous years, particularly since 2006/07. Of the limited amount of floorspace completed in this monitoring year the majority, some 30%, relates to one permission on the Science Park.

There has been no further leisure (Class D2) development during this monitoring period. This partly reflects market demand, and the limited opportunities available in Oxford.

Overall in assessing the performance of the three sectors, the most significant growth has continued to be in the office sector (B1a) but this represents less than previous years; whilst retail continues to make a contribution.

Figure 31: Amount (floorspace m^2) of completed retail, office and leisure developments in city/district centres in 2008/09



The trend over the last three years shows the greatest amount of completions have taken place in the office (Class B1a) sector. This year whilst the overall amount has been less at just over 5,800 m^2 (gross internal floorspace) completed, it still represents the greatest proportion of completions. The majority of this additional floorspace is in out-of-centre locations, which again reflects the location of the key employment sites at the Science Park and Business Park.

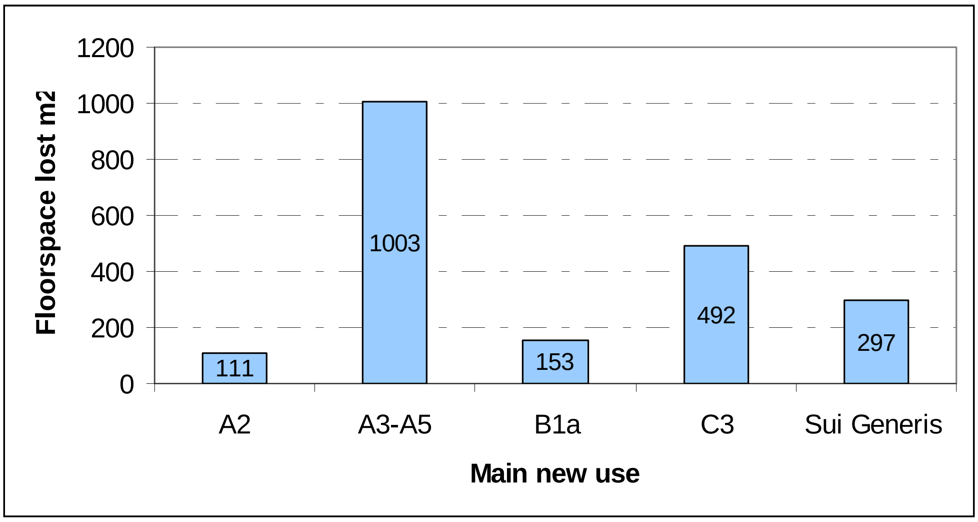
The amount of completed retail (Class A1) floorspace is less than last year and has taken place largely in out-of-centre locations. A Certificate of Lawfulness for a mezzanine at Lamarsh Road accounts for a significant proportion of the out-of-centre completions.

There has been an increase in the amount of completed development in the service (Class A2) use, although the overall total is still relatively low compared to other sectors. The majority of new development has taken place in city and district centres.

In conclusion, although the majority of completed development has taken place in out-of-centre locations, particularly in the case of office (Class B1a) uses, this reflects that the principal opportunity for the city centre is the West End, and that the Area Action Plan was only adopted this monitoring year.

16. Market and vitality indicators

Figure 32: Amount of retail floorspace m² lost to other uses in 2008/09

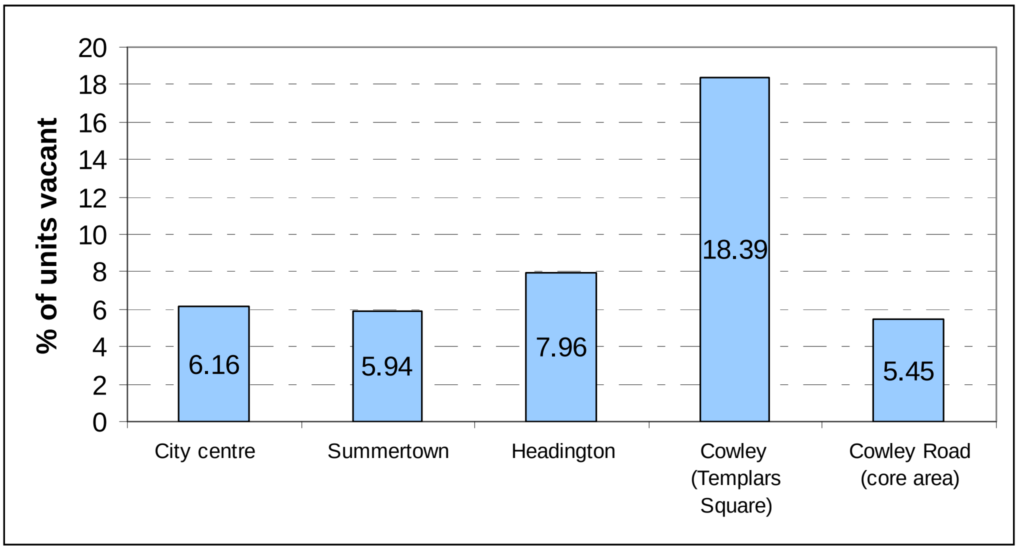


Oxford has continued to loose some retail (Class A1) floorspace, totalling 2,056 m² in 2008/09. Whilst cumulatively this has an impact on the total amount of retail floorspace, on an annual basis the rate is still relatively low for Oxford as a whole, and does reflect the dynamic change in the market. The new uses introduced include principally food and drink (Class A3-A5) and residential (Class C3) uses. The future redevelopment of the Westgate Shopping Centre, will significantly increase the supply of retail (Class A1) floorspace in the city centre.

This information provides important background evidence to monitor future changes in the level of floorspace lost from retail (Class A1) use and the change in the mix of uses. It will serve to inform the overall strategic approach to policy formulation within the Local Development Framework.

Vacancy levels

Figure 33: Vacancy levels in city and district centres in March 2009
Source: Oxford City Council survey, March 2009



One of the key market indicators that measure the vitality and viability of existing centres is vacancy levels. The economic climate during the monitoring period has been particularly difficult for all service sectors of the economy, but not least the retail sector. However in the city centre, the Primary Shopping Frontage (Policy RC.3) still has only just over 6% of all the units vacant, which reflects a similar proportion to last year, showing that the city centre continues to remain healthy and is performing well.

The emerging Core Strategy 2026 defines Oxford's retail hierarchy, which comprises five District shopping centres. This includes Cowley centre as a Primary District Centre, together with Cowley Road, Headington and Summertown. A new District centre is also proposed for Blackbird Leys. The health of the existing centres are set out below as follows:

The Cowley Road (core area) has the lowest vacancy rate at 5.4%, which shows a fall from last year's level of 7%. Whilst the actual number of vacant units is comparable to other district centres, it appears high as a proportion of the relatively small number of the total number of units that form the heart of the Cowley Road. Cowley Road is however fortunate in having an extensive range of other Class A uses extending along the street which lies within a secondary shopping frontage (Policy RC.5).

The Summertown District Shopping frontage has the second lowest vacancy rate at 5.9% this monitoring year. The vacancy level has therefore risen slightly from last year which was only 4%, but still shows the continuing strength of this shopping centre and the good range of uses. The addition of Marks and Spencers food hall does appear to have positively strengthened Summertown.

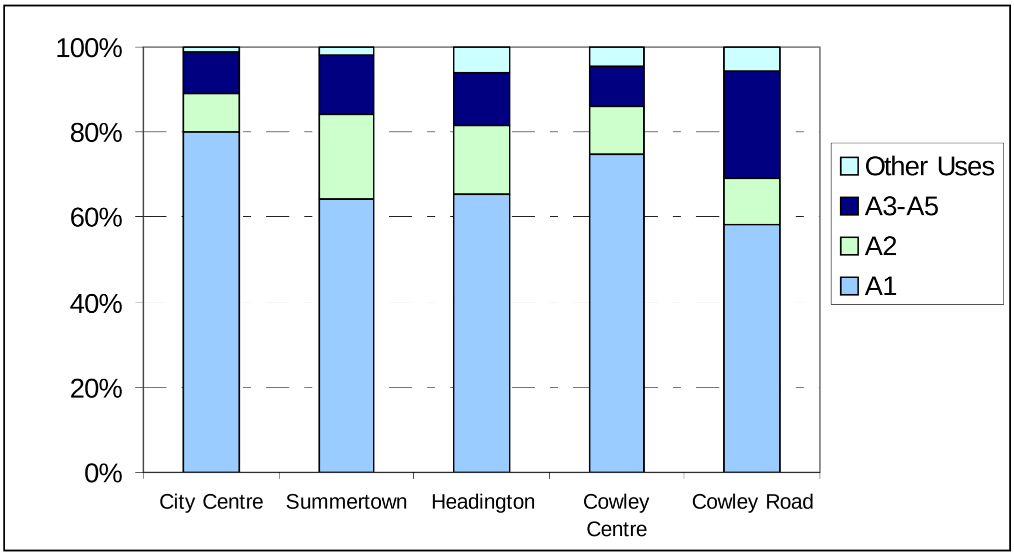
Headington has a vacancy rate at 7.9%, which is very similar to level last year's figure of 8%. There does however still remain a relatively high proportion of charity shops.

The Cowley centre (Templars' Square) has the highest vacancy level of 18.3%, which has increased again from last year's figure of 16%. Clearly the overall percentage of vacant units has now reached a cause for concern. To a degree however it does reflect the current economic climate but also the individual characteristics of the centre which has a high proportion of A1 (retail) uses within the centre, and the relative lack of other Class A uses.

The city centre and the district centres are generally still performing well and appear healthy with a good level of vitality and viability. Whilst the level of vacancies within each district centre continues to vary, this is often a reflection of the individual characteristics of the centre. It will however be important to monitor the position particularly in the Cowley centre (Templars' Square). The emerging Core Strategy 2026 promotes the shopping centre as a Primary District centre. It acknowledges the opportunities to undertake some master planning of the centre, possibly through a future Supplementary Planning Document, to explore in more detail potential development sites within the centre as a whole, which could accommodate further growth. The issue of the appropriate mix of uses within each centre will be assessed in detail as part of the Development Management Development Plan Document when this document is produced, and alternative options for each centre proposed.

Vitality

Figure 34: Percentage of A1 (retail) uses and other Class A uses in the city centre and district centres in January 2009
Source: Oxford City Council survey January 2009



	Local Plan target for A1 on designated frontage	Actual A1%	Actual A2%	Actual A3-A5%	Actual other uses%
City Centre	75%	80.10	9.00	9.96	0.94
Summertown	65%	64.36	19.80	13.86	1.98
Headington	65%	65.49	15.93	12.39	6.19
Cowley Centre	65%	74.71	11.49	9.20	4.60
Cowley Road	65%	58.18	10.91	25.45	5.46
Blackbird Leys	-	-	-	-	-

The second indicator is diversity, which is an important measure of the vitality of a centre. It also provides an indication of the role of the centre and its attractiveness to shoppers. This indicator recognises the important role that retailing plays in the centre but assesses the range of other uses available, which contribute to its vitality and viability. The mix of uses is significantly influenced by the policies in the Oxford Local Plan relating to the defined shopping frontages within each centre. In the case of the city centre, the proportion of A1 (retail) uses within the primary shopping frontage remains high, which reflects its important role as a sub-regional shopping centre, and as a Centre of Significant Change in the South East Plan. Any additional Class A uses are directed towards the secondary shopping locations, to ensure that a diverse range of uses is satisfied.

In the case of the district centres, and in particular the defined district shopping frontages, there still continues to be a reasonable mix of uses, with retail (Class A1) continuing to underpin these centres. Cowley centre (Templars' Square) still has the highest proportion of A1 (retail) uses, although other uses have increased in recent years. Both Summertown and Headington have maintained a predominance of A1 (retail) uses, but clearly the loss of any further retail uses would breach the threshold set out in the Oxford Local Plan. Although the level of A1 (retail) uses in the Cowley Road is the lowest, this reflects the relatively small number of units within the core area. The remainder of the commercial properties along the Cowley Road frontage are defined as secondary shopping frontage and as such include a higher proportion of other Class A uses.

It is clear from these contextual indicators that the city centre and district centres still appear to be in a relatively healthy position. Whilst the percentage of retail remains high at the Cowley centre (Templars' Square shopping centre) there remains concern about the high level of vacancies.

Conclusions - Retail

Whilst there has been a relative decline in the amount of office (Class B1a) floorspace, compared to recent years, there is still an increase in this sector which makes the most significant contribution to the overall growth. The retail (Class A1) has remained comparable to the previous year.

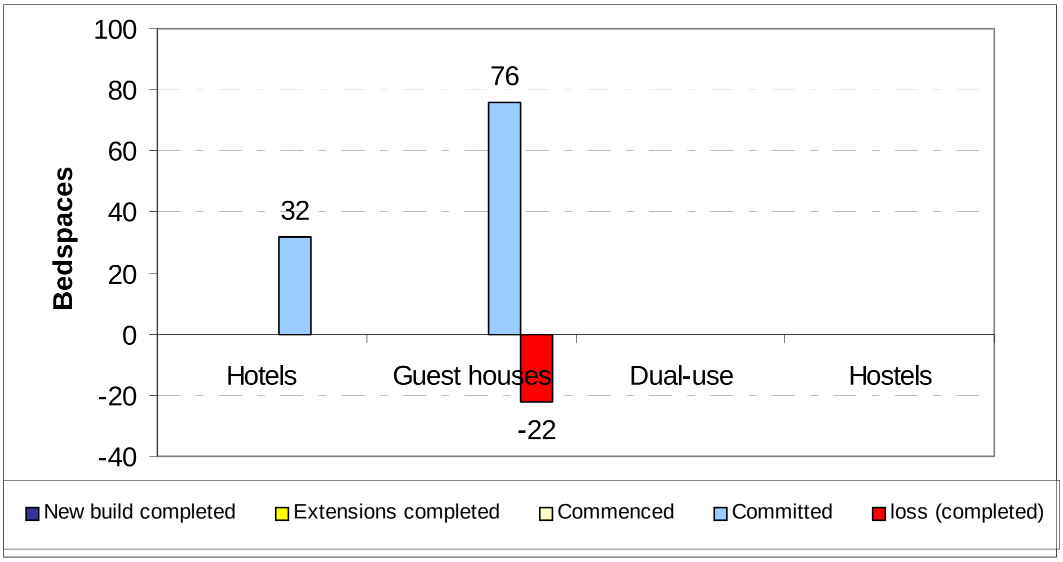
The majority of this new completed office development has taken place in out-of-centre locations, at the Science Park.

The city and district centres are generally performing well. Whilst retail continues to underpin these centres there remains a good diversity of uses. The current level of vacancies for the Cowley centre (Templars' Square) has continued to increase to the point now where it does raise concerns. The Core Strategy encourages future retail growth at the Cowley centre, these development opportunities are proposed to be taken forward within the context of a master planning framework for the centre as a whole. The mix of uses will be considered in detail as part of the new Development Management Development Plan Document to be produced.

TOURISM			
OBJECTIVE: To have a good range of accommodation and attractions for visitors and residents to enjoy and to encourage tourists to stay longer and spend more.			
Indicators/type of indicator		**Targets**	**On target?**
17 local	**Supply of short-stay accommodation**	Retain the existing stock of tourist accommodation and support the provision of additional accommodation in a range of appropriate locations and to encourage longer stays in Oxford (Regional Spatial Strategy and Oxford Local Plan).	
18 local	**Supply of new cultural and arts facilities**	To enhance the supply of cultural and arts facilities for the benefit of residents and visitors.	

17. Supply of short-stay accommodation

Figure 35: The number of bed-spaces gained or lost, by type of short stay accommodation in 2008/09



Planning permission has been granted for an additional 108 hotel and guesthouse bedspaces in 2008/09. No additional hotel or guesthouse bedspaces were completed in the monitoring year, but there has been a loss of two guesthouses, both to residential use, (loss of 22 bedspaces).

18. Supply of new cultural and arts facilities

There has been just one small extension to a nightclub in St Clements completed in the monitoring year (a suigen use class). Importantly, there have been no losses in the economic downturn conditions. The refurbishment of the Ashmolean Museum continued in 08/09 with new galley and exhibition space due to open in November 2009. Whilst the main building works to an extension to the Pitt Rivers museum was completed in 07/08, the internal building works to improve public exhibition space and education facilities continued in 08/09 with the re-opening of the museum in May 2009.

Conclusions – Tourism
This overall pattern of development has taken place within the principal aim of the Oxford Local Plan and the City Council's Tourism Strategy to promote long-term sustainable growth of the tourism sector. There has been an increase in permitted short stay accommodation but a small loss in terms of completed developments.

ENVIRONMENT

BIODIVERSITY

OBJECTIVE: to conserve and enhance Oxford's biodiversity, particularly in relation to priority habitats and species.			
Indicator/type of indicator		**Targets**	**On target?**
19 core	**Change in areas of biodiversity importance**	To show losses or additions to biodiversity habitat	
20 contextual	**Local biodiversity measures**	Development should not result in a reduction in populations of biodiversity importance.	

19. <u>Change in areas of biodiversity importance</u>

Figure 36 provides details of the areas of the various sites designated for their intrinsic environmental importance and their associated area. The only change in area in many of these sites between 2008 and 2009, is as a result of the some of the Sites of Local Interest for Nature Conservation now qualifying for the stricter criteria of the Local Wildlife Sites designation.

Figure 36: Areas of sites designated for their intrinsic environmental value

Designated site	**Area in hectares (2008)**	**Area in hectares (2009)**	**Loss of biodiversity habitat (hectares)**	**Addition of biodiversity habitat (hectares)**
Sites of Special Scientific Interest (SSSI)	278.2	278.2		
Special Areas of Conservation (SACs)	177.1	177.1		
Local Wildlife Sites	76.16	89.22		
Sites of Local Interest for Nature Conservation (SLINCs)	202.5	202.5		
Local Nature Reserves	11.5 (3 sites)	11.5 (3 sites)		
Regionally Important Geological or Geomorphological Sites (RIGS)	2.0 (2 sites)	2.0 (2 sites)		

20. <u>Local Biodiversity Measures</u>

i. Change in area of UK Biodiversity Action Plan (BAP) priority habitat.

As reported in previous years, although the aim is for the habitat data to record actual changes in UK BAP priority habitats on a year-on-year basis, there is still an overall lack of data to adequately capture the baseline situation. This situation is improving, but slowly. The tabulated data represent a refining of the baseline position as new mapping of the survey data is undertaken. Only the habitat types relevant to Oxford have been included in Figure 37 below.

Figure 37:. UK Biodiversity Action Plan priority habitat resource in Oxford

UK BAP priority habitat type	Area (hectares) 2008	Area (hectares) 2009	County context 2008	County context 2009
Eutrophic standing water	10.2	10.15	929.6	931.91
Lowland Fens	17.2#	17.25#	142.9#	142.89#
Lowland meadows	233.2	233.29	1080.0	1081.22
Lowland mixed deciduous woodland	47.7	47.71	4555.0	4602.91
Reedbeds	1.0	1.05	25.8	25.82
Wet woodland	6.2	6.17	138.4	138.69
Wood pastures and parkland	11.2	11.16	1844.0	1860.50
Total area of BAP priority habitat	320.87	326.7	9259.1	10664.6

Combined figure of Fen and Reedbed resource

ii. Change in number of UK Biodiversity Action Plan priority species.

There has been an increase in the number of species found in Oxford from 2007, when 96 species were recorded. The number of Biodiversity Action Plan species found in Oxford is now 98. These species – two plants (creeping marshwort and marsh stitchwort) – are not new to Oxford but were not correctly attributed to the Oxford figures in the previous year's report.

iii. Distribution and Status of Water Vole

Information for this indicator is entirely from systematic survey work carried out by trained volunteer surveyors and co-ordinated by the Buckinghamshire, Berkshire and Oxfordshire Wildlife Trust (BBOWT) as part of a wider water vole project. BBOWT has recently recruited a new water vole project officer and, consequently, water vole survey data have not been gathered for a full reporting year. This data is still being awaited. It will need to be reported on in the next Annual Monitoring Report.

iv. Condition of Site of Special Scientific Interest (SSSIs)

Not all SSSI units are visited by Natural England in any one year. No further units were surveyed beyond those reported on in the figures for the 2008 Annual Monitoring Report. As such the figures remain the same: 88% of Oxford's SSSIs are in a favourable condition and 9.46% are in an unfavourable but recovering condition. Overall the figures are very encouraging and indicate that Oxford is meeting the government's 2010 target of 95% of SSSIs in target condition. The target condition for SSSIs includes all those SSSI units in favourable or unfavourable recovering condition. Just over 97% of Oxford's SSSIs are in target condition. By comparison, Oxfordshire County Council's just over 90% of the SSSIs are in target condition.

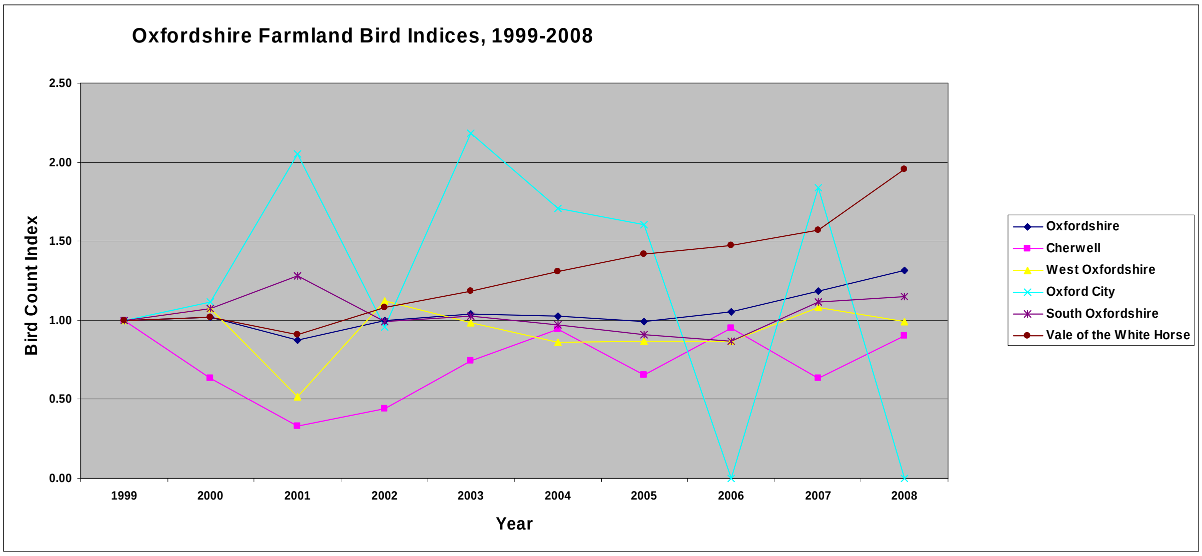
v. Distribution and status of farmland birds

This indicator uses an established list of 19 species, identifiable as farmland birds, compiled by the Royal Society for the Protection of Birds (RSPB). Records associated with these species generated through British Trust for Ornithology breeding bird surveys in specific 1km x 1km squares are then used to determine a farmland bird index. The Thames Valley

Environmental Records Centre has obtained these records and followed the RSPB methodology to plot the trend in changes in the index over time. To establish a timeframe from which any kind of meaningful trend can be identified, a shifting baseline has been used and changes in bird populations in subsequent years (over a 10 year window) are then relative to that baseline year. In this case, the figures have used a baseline of 1998.

There has been a marked improvement in the farmland bird index in Oxford from 2006 to 2007. The numbers of species identified in 2007 surveys was an improvement on those surveyed in the last two years when surveys were undertaken (2004 and 2005). 9 species were recorded in 2007 whilst only 5 and 6 species were recorded in 2005 and 2004 respectively. No surveys were undertaken in Oxford during 2008 which means that a figure for the farmland birds within the administrative district cannot be provided. As a consequence, a commentary on the suite of farmland bird species in Oxford cannot be provided.

Figure 38: Distribution and status of farmland birds in Oxfordshire



Conclusions – Biodiversity

The monitoring data shows that Oxford maintains a strong biodiversity resource. This indicator is considered to be on-target. The local indicators are also considered to be on target. The majority of SSSIs remain in favourable condition, and Oxford maintains a healthy number of UKBAP priority species. No planning decisions have been taken in the monitoring period that would have an adverse effect on biodiversity areas.

FLOODING			
OBJECTIVE: To take the Environment Agency's advice into account when determining planning applications which have a potential impact on the water environment.			
Indicators/type of indicator		**Targets**	**On target?**
21 core	**Permissions contrary to Environment Agency (EA) advice**	EA advice should be followed when determining applications.	

21. Permissions contrary to Environment Agency advice

Figure 39: The Environment Agency objected to 1 major[1] application in 2008/09

Number of applications	**Reason for Environment Agency objection**	**Response by Environment Agency**	**Outcome**
1	Unsatisfactory Flood Risk Assessment (FRA)/Flood Consequences Assessment (FCA)	Objection withdrawn after further information was submitted	Planning permission granted

Figure 40: The Environment Agency also objected to 8 minor applications in 2008/09

Nos of Applications	**Reason for Environment Agency objection**	**Response by Environment Agency**	**Outcome**
2	Unsatisfactory FRA		Withdrawn
1	No dry access		Withdrawn
1	Unsatisfactory FRA and no dry access		Refused
1	Unsatisfactory FRA	Objection maintained after further work submitted	Planning permission granted. It is considered that every effort was made to address the Environment Agency concerns. The application was for conversion of a listed building to hotel use (with very limited additional floorspace). Flood risk will not be increased as it is an existing building. Although it was not possible to provide dry access, the hotel has 24 hour staffing and can monitor a flood risk situation, and an evacuation plan was set out for each room. The listing means there are constraints on raising floor levels. The restoration of a Grade II listed building was an important consideration.
1	Risk to the development	Objection withdrawn	Planning permission granted
1	Request for FRA/FCA	Objection withdrawn after submission of a satisfactory FRA/FCA	Planning permission granted
1	Adverse impact on surface water run-off	Objection removed	Planning permission granted

[1] See Glossary for definition of major applications

Figure 41: Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds in 2008/09

	Flooding	Water quality	Total
Number of permissions	1	0	1

Conclusions – Flooding

In this monitoring year, one minor application was approved despite an outstanding Environment Agency objection. The Environment Agency objection was carefully considered and weighed up against other considerations, and it was decided there was little likelihood of increased flood risk from making a decision contrary to their advice. No major applications were allowed contrary to Environment Agency advice. There were no applications during the monitoring period where the Environment Agency objected on water quality grounds.

ENVIRONMENTAL QUALITY			
OBJECTIVE: To maximise the amount of energy produced from renewable energy schemes and thus reduce the amount of energy derived from fossil fuels, thereby reducing greenhouse gas emissions.			
Indicator/type of indicator		**Targets**	**On target?**
22 core	**The amount of renewable energy generation by installed capacity and type**	There should be an increase in renewable energy installed each year.	
23 local	**Development complying with Natural Resource Impact Analysis (NRIA) requirements**	Qualifying developments should only be approved if there is a suitable NRIA.	

22. Renewable energy generation by installed capacity and type

One of the problems with monitoring renewable energy schemes in Oxford is that in most cases they consist of solar hot water and photovoltaic schemes (using sunlight to generate electricity) on domestic properties. Normally these can be installed under permitted development rights without the need for planning permission, so it is difficult to monitor the implementation of schemes. However, often a permitted development check is carried out. During the year 2008/9, approval was given for 8 solar panel installations and 1 oil and biomass boiler. In addition, there were 10 permitted development right checks for solar panels. This is an increase on the previous 2 years. It is also worth noting that this indicator is for renewable energy generation and therefore does not include low-carbon technologies such as gas-fired combined heat & power. Ground-source heat pumps are also not included in this indicator as it measures electricity generation only.

Figure 42: renewable energy installed by type in 2008/09

	Wind on-shore	**Solar photo-voltaics**	**Hydro**	**Biomass**						**Total**
				Land-fill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal bio-mass	Plant bio-mass	
Permitted installed capacity MW	0	15kW	25kW	N/A	N/A	0	0	0	0	40
Completed installed capacity in MW	0	38kW	0	N/A	0	0	0	0	0	38

23. Development complying with Natural Resource Impact Analysis (NRIA) Supplementary Planning Document (SPD) and sustainable buildings award

The Natural Resource Impact Analysis SPD requires that a minimum of 20% of the energy requirement of new developments should be produced by on-site renewables. The SPD applies to larger developments of 10 or more dwellings or 2,000m^2 or more floorspace. The following table lists the developments that qualify for submitting an NRIA, and the renewable energy technologies that will be installed on each development.

In 2006, an award for environmentally friendly, resource efficient buildings was set up as a way to promote best practice. The award is aimed at developments that incorporate resource efficient technologies and sustainable energy approaches. In 2008, the award was postponed due to the lack of actual development that had been completed in the previous year. Initial work undertaken on the award this year has shown that there are likely to be a full complement of categories for the Sustainable Buildings Award this year.

Figure 43: applications received in 2008/09 that required NRIAs and whether NRIA requirements were met.

Application and date received	Application status	Type of develop-ment	% energy to be generated from renewables and type of technology	NRIA requirement met? Reasons and notes
08/00688/FUL 02.04.08 Land At The Junction Of Marston Road And John Garne Way Oxford	APPROVED	361 study bedrooms	20% from Combined Heat & Power (CHP) – type not specified in NRIA 75kW CHP plant for heating, hot water and electricity during peak periods.	Yes
08/01736/FUL 269 Cowley Road	REFUSED	35 study bedrooms	N/A	N/A
08/01741/FUL Mansfield College	APPROVED	78 student rooms	20% from combination of solar PV (6%), Solar Water Heating (2.3%), Ground source heat pump (7.9%), and Ground Source Cooling (5.5%)	Yes 15kW Solar PV
08/02254/FUL Iffley House, Iffley Turn	APPROVED	80 study bedrooms	31% through Gas Fired CHP	Yes
08/02261/FUL 14.10.2008 4 To 6 Queen Street And 107 - 119 St Aldate's Oxford	NOT DETERMINED IN MONITORING PERIOD	14 new retail units (at ground and first floor) and St Aldates with 96 student units and office development above.	20% Biomass	Yes
08/02670/FUL 16.12.2008 Windmill House, Headington	APPROVED	Redevelop-ment of Windmill House – 6 new socially rented units	Residential – 30.5% solar panels Non-residential – 43% solar panels	Yes
09/00247/FUL Lamarsh Road	NOT DETERMINED IN	Erection of 3 non-food	30% from heat pumps and solar	

Retail	MONITORING PERIOD	retail units consisting of 6669m2 of floorspace (inc. mezzanine)	water heating – awaiting final figures regarding renewable energy components.	
09/00390/FUL Leslie Martin Building South Parks Road	NOT DETERMINED IN MONITORING PERIOD			
09/00404/FUL Extensions to Heyford Hill Sainsburys Store	NOT DETERMINED IN MONITORING PERIOD	Extensions to Sainsburys Store, Heyford Hill. Just over 2,000m2 non-residential floorspace threshold	20% (further information to be submitted)	None as yet
09/00553/FUL Land At Pembroke College And Campion Hall And Brewer Street And Littlegate Street	NOT DETERMINED IN MONITORING PERIOD	96 study bedrooms, multi-purpose hall, café and seminar room		
09/00575/FUL Former Mabel Pritchard School Site	APPROVED	16 houses, 9 flats 33 parking spaces and bin stores	Ground Source Heat Pump – 68MWh Solar water heating systems – 24MWh	Yes
09/00576/FUL St Nicholas House, St Nicholas Road	APPROVED	13 houses and 3 flats 26 parking spaces	Ground Source Heat Pump – 68MWh Solar water heating systems – 24MWh	Yes

Conclusions – Environmental quality
At present, only a small amount of electricity in Oxford is generated from renewable energy. It is very important that this is radically increased in the next few years in order to reduce reliance on fossil fuels and emissions of greenhouse gases, which contribute to global warming. There are signs of an increased interest in installing renewable energy technologies. The NRIA provides a significant tool in persuading developers to include renewable energy in larger new development schemes, and the sustainable buildings award is proving to be a good incentive and provides useful publicity about renewable energy schemes. It is encouraging that all the developments that were granted planning permission in the monitoring period met the NRIA requirements.

TRANSPORT

TRANSPORT			
OBJECTIVE: To promote sustainable travel choices and minimise inefficient use of land.			
Indicators		**Targets**	**On target?***
24 local	**Compliance of non-residential development to car parking standards including for people with disabilities**	That new non-residential development complies with car parking standards.	
25 local	**Compliance of non-residential development to cycle standards**	That new non-residential development complies with cycle parking standards.	
26 contextual	**Overall change in traffic levels at the Oxford inner and outer cordons**	To maintain traffic levels across the Oxford inner cordon at baseline levels	**n/a**

*No national or local target defined; assumed on target if green above 80% compliance rate, amber if between 60-80% compliance rate and red if below 60% compliance (relative to the total).

24. Compliance of non-residential development to car parking standards including for people with disabilities

Figure 44: number and proportion of non-residential completions complying with parking standards in 2008/09

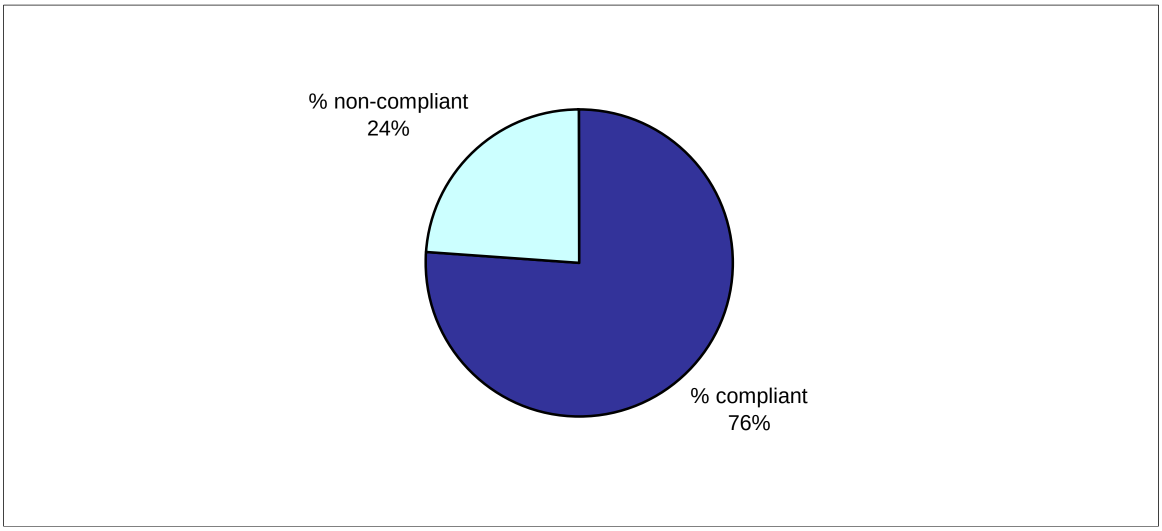
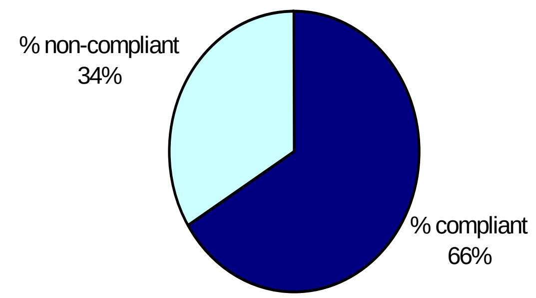


Figure 45: Number and proportion of non-residential completions complying with disabled parking standards in 2008/09



There were 50 developments either expanding, or changing the use to, non-residential activities (A, B and D Use Classes) that were determined by the City Council and completed during the 2008/09 period. (Applications determined by Oxfordshire County Council, or for a Certificate of Lawful Use, were excluded from the analysis). Of these, 76% were considered to be compliant with general car parking standards, and 66% were considered compliant with parking standard provision for disabled people.

The merits of individual proposals, and in particular the nature of and constraints on a site, form an important part of many decisions made. For this reason, the figures should be treated with some caution as an indicator of appropriate parking provision.

The Oxford Local Plan sets maximum parking standards, including a general requirement for a proportion of the spaces in a development, (5%), to be allocated to disabled use. The City Council also adopted the Parking Standards, Transport Assessments and Travel Plans Supplementary Planning Document (SPD) in February 2007 to support implementation of the adopted Local Plan policies. These policies seek to keep the provision of parking spaces overall as low as practicable, and below the maximum specified.

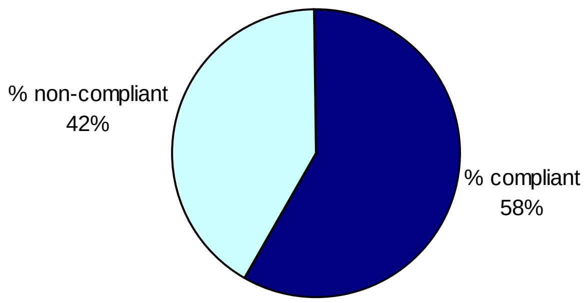
The rate of compliance has fallen compared with the previous year when 88% compliance was achieved. With respect to parking provision overall, this is thought to be due to a higher proportion of completions, of modest floorspace area, occurring in the Transport Central Area or Transport District Areas, which have much lower maximum standards specified. Yet where changes of use have occurred, it has not normally followed that existing parking provision has been reduced. Hence a higher proportion of completions have been recorded as non-compliant.

With respect to disabled parking, the previous monitoring period 2007-08 saw a higher rate of compliance (73%) than previous years, and this year still sees an improvement compared with the 2006-07 period. The current compliance rate of 66% is nevertheless considered lower than should be expected, given that the Parking Standards, Transport Assessment and Travel Plans SPD seeks to prioritise disabled parking over other parking needs.

It should be noted that where a change of use has occurred on a small built-out or very constrained plot, and it is recognised as impracticable to specifically provide a disabled parking space where no car parking has previously existed, the development has been deemed compliant. Similarly, if the material effect of development is negligible (for example a part change of use involving only a very small part of the building or plot concerned), the development has automatically been deemed compliant.

25. Compliance of non-residential development to cycle standards

Figure 46: Number and proportion of non-residential completions complying with cycle parking standards in 2008/09



Of the 50 monitored non-residential (A, B and D Use Class) completions, 58% were considered to be compliant with the cycle parking standards being used at the time of determination. This is significantly higher than the previous year (07/08 = 43%).

As with disabled parking provision, a degree of flexibility has been employed when assessing compliance with cycle parking standards, to take account of where it would have been impracticable, or otherwise unjustifiable, to require bespoke additional cycle parking. For example, where a site is clearly too constrained to provide appropriately located cycle racks on-plot, the development has been deemed compliant. However where medium- to large-scale redevelopment, consolidation or change of use has occurred without provision of cycle parking to standard, this has been recorded as non-compliant. Similarly, any failure for smaller scale development to provide cycle parking to standard where there is reasonable opportunity to do so, has been recorded as non-compliant. The gross floorspace area, as opposed to the net increase, has in all cases been used to calculate the standard provision required.

Whilst the increase in the rate of compliance is encouraging, it is still far from the 80%+ rate of compliance that might be hoped for. Also, it is considered that some of this increase is more due to a higher than average number of developments coming forward on small constrained plots, where the impracticality of providing cycle storage on site means that a requirement to do so would have been inappropriate. Such cases have been deemed compliant because of this.

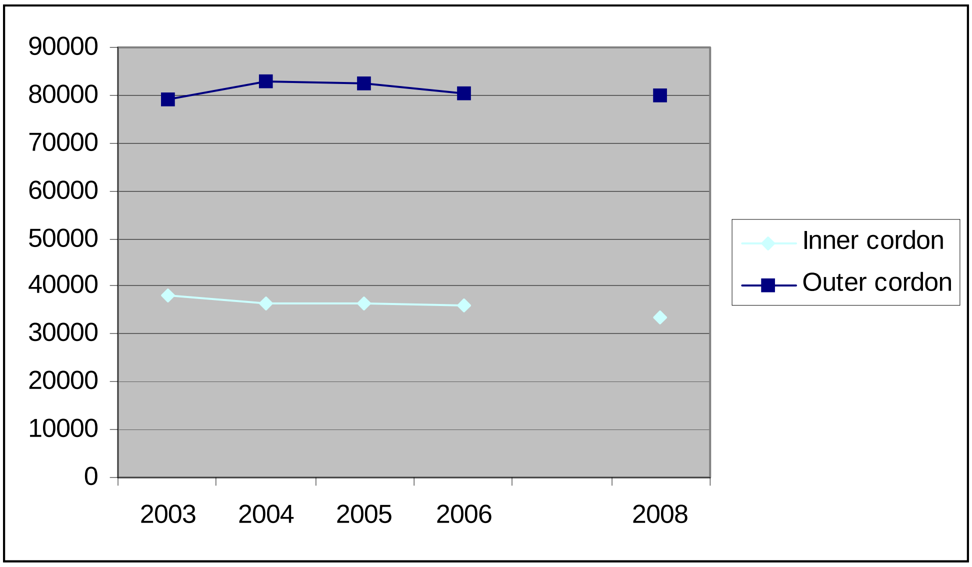
26. **Overall change in traffic levels at the Oxford inner and outer cordons**

Oxfordshire County Council monitor traffic flows at two 'cordons' in Oxford – the Inner Cordon and the Outer Cordon. These are recorded as the average inbound flow over the space of a year, for a 12-hour period (7.00am – 7.00pm) during an average weekday.

The Inner Cordon count gives an indication of the amount of traffic entering the central Oxford area during the daytime. The Outer Cordon count gives an indication of the amount of traffic entering Oxford (i.e. passing across the City boundary) during the daytime.

Figure 47 shows how the average daily traffic flow for both the Inner and Outer cordons has changed over the last 5 years.

Figure 47: Inner Cordon and Outer Cordon traffic flows (average weekday inbound, 7.00am – 7.00pm), 2003 – 2008*



Note – data not available for 2007

Conclusions – Transport
The rate of compliance with general parking standards is reasonably high at 76%, although this is lower than observed during previous years. The rate of compliance with disabled parking standards is 66%, which is lower than the previous period 2007-08.

The rate of compliance with cycle parking standards is 58%, which is a significant improvement on the previous period 2007/08. However much of this increase is due to a higher proportion of developments occurring on very constrained sites, which have been recorded as 'compliant' due to the impracticality of having to provide bespoke cycle parking.

WEST END

OBJECTIVE: to develop in the West End in accordance with the policies in the West End Area Action Plan (AAP)

Indicator/type of indicator		Targets	On target?
		Overall rating of performance against policies	
local	**Streets**	Provision of new links and improvements set out in AAP.	
local	**Parking**	Maintain number of parking spaces available within the West End.	
local	**Urban Public spaces**	New public spaces and improvements to existing.	
local	**Green spaces and water**	Enhancements to Castle Mill Stream to create a streamside park. Enhancement of Oxpens Field.	
local	**Historic environment**	100% of schemes granted to demonstrate consideration of historic environment in Design and Access Statements.	
local	**Design**	100% of schemes approved comply with the design code.	
local	**Resource Efficiency**	100% of schemes approved meet the requirements of the Natural Resource Impact Analysis SPD	
local	**Flooding**	100% of schemes in areas of flood risk or over 1ha to submit a flood risk assessment. Only water compatible uses and essential infrastructure permitted in flood zone 3B.	
local	**Housing mix and Affordable Housing**	To provide approximately 700 new homes, minimum 35% 3+ bed and 50% affordable on qualifying sites	

local	**Amenities to support housing**	100% of new residential development within 30minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre.	
local	**Mixed uses**	100% of developments on sites of 0.2 hectares or greater that incorporate more than one use.	
local	**Office accommodation**	B1 offices no more than 15,000m^2 private sector and 20,000m^2 public sector.	
local	**Retail**	To provide a minimum of 37,000m2 gross additional A1 retail floorspace.	
local	**Cultural attractions**	To increase the floorspace of cultural and tourism uses in the West End.	
local	**Hotel accommodation**	To increase the number of hotel and guesthouse rooms in the West End.	

Figure 48: relevant West End applications in the monitoring period:

Location	Description	Date approved
Park End Street first floor units 3 and 4	Change of use from office (B1) to non residential accommodation (D1)	22/05/08
King Charles House, Park End Street	Change of use from D1 (education) to B1(A) office	07/08/08
4 Gloucester Street	Change of use from A1 (retail) to A3 (restaurant) (Jamie's Italian extension)	09/02/09
28-31 St Ebbe's Street	Change of use of floors 1 to 3 from Assembly and Leisure (class D2) to Offices (class B1). Extension to roof to provide fourth floor office accommodation.	03/06/08

The table lists the relevant applications approved in the West End in the monitoring period. Several more applications have come forward since and will be reported on in the next monitoring year.

Streets, parking, urban and green spaces and water

Developments that will fund these improvements or provide them on site have not yet come forward.

Historic environment, design and resource efficiency

The AAP was adopted in June 2008 and only one of the relevant applications in the West End was approved after this date. None of the schemes were large enough to trigger the Natural Resource Impact Analysis policy. It is expected that future schemes approved after the adoption of the AAP will follow the Design and Access Template contained in the West End AAP, or include similar information to explain how the scheme demonstrates consideration of the historic environment.

Flooding

There were no objections from the Environment Agency to schemes in the West End because of a lack of a Flood Risk Assessment and none of the applications in the West End were in flood zone 3b.

Housing mix, affordable housing and amenities to support housing

There were no applications for housing during the monitoring period.

Mixed uses

No applications in the West End during the monitoring period were over 0.2ha, so the mixed use policy does not apply.

Office accommodation, Retail, Cultural attractions and Hotel accommodation

The policy for office accommodation sets a limit on additional office space in the West End. Development is not expected to come close to the limit for many years. It is also likely to be several years before expected new retail developments and cultural attractions come forward.

Conclusions – West End

The West End Area Action Plan was only adopted policy for 9 months of the monitoring period. Most of the applications in the current monitoring year were determined before the adoption of the West End AAP in June 2008. There are not enough applications to make an assessment of whether the targets are being met. However, it is important that they are closely monitored in future Annual Monitoring Reports.

6. STATEMENT OF COMMUNITY INVOLVEMENT – ANALYSIS OF CONSULTATION

Consultation on Local Development Documents

The City Council adopted its Statement of Community Involvement (SCI) in October 2006. All local development documents require a statement of compliance showing how they have been produced in accordance with the measures set out in the SCI. Evaluation forms are circulated for major consultation exercises such as consultation workshops in order to assess the effectiveness of these methods and to help to identify improvements where needed.

Figure 49: Consultations on policy documents undertaken in 2008/09

Title	Document type	Consultation	Comments received	Outcome/comments
Core Strategy DPD	Consultation letter on submission document	5.9.08 - 17.10.08	362 representations from 75 different respondents	Taken into account in Core Strategy examination in July 09.
Northern Gateway Area Action Plan	Consultation letter with feedback questionnaire on issues likely to be addressed in Area Action Plan	19.11.08-19.12.08	92 separate individuals/ organisations submitted representations	Outcome of discussion of Northern Gateway at Core Strategy Examination will determine whether Area Action Plan proceeds

Figure 50:**The range of consultation methods used in 2008/09:**

Consultation method	Core Strategy submission document	Northern Gateway Area Action Plan – Issues and options
Press release/media features	✓	✓
Statutory press notice	✓	✓
Information for inspection in city council offices, local libraries & website	✓	✓
Inform statutory bodies	✓	✓
Inform other consultees on database	✓	✓
Committee involvement	✓	✓
Stakeholder meetings		✓
Contact phone numbers	✓	✓
Questionnaires	✓	✓

Consultation on Planning Applications

In accordance with the SCI, applicants undertook public consultation before submitting planning applications on major development sites. These included:

Oxford Brookes University – new student study centre building
Ruskin College – redevelopment of Headington site to provide additional academic and student accommodation

Cowley Marsh recreation ground – skateboard park
Land at Pembroke College, Campion Hall, Brewer Street, Littlegate Street and Rose Place – additional teaching and student accommodation
Lamarsh Road – retail development
Radcliffe Infirmary (Radcliffe Observatory Quarter), Woodstock Road – student study rooms, educational use and university admin offices.

Consultation methods included questionnaire surveys, meetings with residents' and interest groups, public exhibitions and public meetings. The comments received informed the development of the schemes.

7. GLOSSARY

Core Strategy	A Development Plan Document that sets out the long-term spatial vision for the local planning authority's area, with objectives and policies to deliver that vision
Development Plan	An authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework
Development Plan Document (DPD)	Spatial planning documents that form part of the Local Development Framework. They are subject to independent examination and, together with the relevant Regional Spatial Strategy, forms the Development Plan for the local authority area
Indicators	A measure of variables over time which can be used to measure achievement of objectives
Local Development Document (LDD)	The documents which (taken as a whole) set out the City Council's policies relating to the development and use of land in Oxford.
Local Development Framework (LDF)	Introduced by the Planning and Compulsory Purchase Act 2004 as the replacement for Local Plans. It is the term to describe the whole portfolio of planning policy documents (Local Development Documents) setting out the planning strategy and policies for the area. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.
Local Development Scheme (LDS)	A project plan that outlines every Local Development Document that the City Council intends to produce over the next three years along with timetables for their preparation. The Local Development Scheme will be reviewed annually
Local Plan	A Local Plan sets out planning policies and allocations of land for development. It sets out where different types of development, from housing to shops and offices, that could be built during the plan period. Following the Planning and Compulsory Purchase Act (2004) they have been superseded by Local Development Frameworks
Major applications	Major applications are defined in the General Development Procedure Order 1995 as: • a residential development of 10 or more dwellings; • residential development on a site of 0.5ha or more; • development involving a building(s) with a floorspace of 1,000 sq metres or more; • any other development on a site of 1 hectare or more.
Previously Developed Land (PDL)	Land that is or was occupied by a permanent structure (excluding agriculture or forestry buildings). The definition covers the curtilage of the development.
Primary Shopping Frontage	This relates solely to the City Centre. It aims to ensure the percentage of Class A1 (retail) units remains above 75%.
Regional Spatial Strategy (RSS)	See South East Plan.
Registered Social Landlord (RSL)	An organisation, usually a Housing Association, registered by the Housing Corporation to provide affordable housing.
Secondary Shopping Frontage	These relate to the City centre and parts of the Cowley Road and St. Clements. Secondary Shopping Frontages ensure a predominance of Class A1 (retail) uses, but allows for other Class A uses. A small proportion of other uses are possible on their merits. Residential use is not an acceptable use at ground-floor level in the Secondary Shopping Frontages.
Sites of Local Importance for Nature Conservation (SLINC)	A site containing important habitats, plans and animals in the context of Oxford.
Sites of Special	Areas identified by English Nature as being of special interest for their

Scientific Interest (SSSI)	ecological or geological features.
South East England Regional Assembly (SEERA)	A representative body, comprising 112 members including elected councillors, nominated by the region's local authorities. There are also regional representatives chosen by town and parish councils, voluntary sector, environmental groups, business and economic partnerships, education and cultural networks and faith communities
South East Plan (SEP)	The SEP is the *Regional Spatial Strategy* for this region. It is produced by SEERA and sets out a spatial framework of strategic policies that will promote an integrated, co-ordinated and a more sustainable approach to development in the region up to 2026
Special Areas of Conservation (SACs)	These consist of areas that are vitally important for nature conservation and have been identified as containing the best examples of habitats and species under the European Habitats Directive 1992.
Supplementary Planning Documents (SPDs)	A type of Local Development Document that supplements and elaborates on policies and proposals in Development Plan Documents. It does not form part of the Development Plan and is not subject to independent examination

USE CLASSES ORDER 2005

A1	**Shops**	Shops, retail, warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes, etc. Pet shops, cat-meat shops, tripe shops, sandwich bars. Showrooms, domestic hire shops, funeral directors.
A2	**Financial & Professional Services**	Banks, building societies, estate and employment agencies. Professional and financial services, betting offices.
A3	**Restaurants & Cafes**	Restaurants, snack bars, cafes.
A4	**Drinking Establishments**	Pubs and bars.
A5	**Hot Food Take-Aways**	Take-aways.
B1	**Business**	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech (c) Light Industry
B2	**General Industry**	General industry
B8	**Storage & Distribution**	Wholesale warehouse, distribution centre, repositories.
C1	**Hotels**	Hotels, boarding and guest houses
C2	**Residential Institutions**	Residential schools and colleges Hospitals and convalescent/nursing homes
C3	**Dwelling houses**	Dwellings, small businesses at home, communal housing of elderly and handicapped.
D1	**Non-residential Institutions**	Places of worship, church halls. Clinics, health centres, crèches, day nurseries, consulting rooms Museums, public halls, libraries, art galleries, exhibition halls. Non-residential education and training centres.
D2	**Assembly & Leisure**	Cinemas, music and concert halls. Dance, sports halls, swimming baths, skating rinks, gymnasiums. Other indoor and outdoor sports and leisure uses, bingo halls, casinos.
Sui Generis		A land use which does not fall into one of the above specific land use categories. Examples of Sui Generis land uses may include shops selling and/or displaying motor vehicles, retail warehouse clubs, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations, hostels, theatres or nightclubs.