

# Local Development Framework

## Annual Monitoring Report

April 2012 - March 2013



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## Contents

Introduction .....	1
Snapshot of Oxford .....	3
Objectives:.....	4
Summary of Key Findings .....	5

### **Chapter 2: Vibrant Sustainable Economy**

Indicator 1 Employment Land Supply by type .....	7
Indicator 2 Losses of employment land in key employment areas .....	8
Indicator 3 Employment development on Previously Developed Land .....	8
Indicator 4 Amount of land developed for employment by type and in allocated sites .....	9
Indicator 5 Planning permissions for new Class B1 uses .....	10
Indicator 6 Land for key employment uses.....	11
Indicator 7 New retail and Class A development .....	12
Indicator 8 Market and Vitality indicators .....	13
Indicator Supply of short-stay accommodation .....	14
Conclusions: Vibrant Sustainable Economy .....	15

### **Chapter 3: Meeting Housing Needs**

Indicator 10 Housing Trajectory.....	16
Indicator 11 Percentage of all new dwellings (gross) on Previously Developed Land.....	20
Indicator 12 Mix of housing completed by size .....	21
Indicator 13 Density of development .....	23
Indicator 14 Affordable Housing completions (gross) and Tenure.....	24
Indicator 15 Proportion of Affordable Housing permissions where there is a policy requirement .....	25
Indicator 16 Students and purpose-built student accommodation .....	25
Conclusions: Meeting Housing Needs.....	29

### **Strong Active Communities**

Indicator 17 Progress against site-specific regeneration measures .....	30
Indicator 18 Provision/ improvement of local Primary Healthcare Facilities .....	30
Indicator 19 Permissions contrary to Thames Valley Police advice.....	31

## Contents

Indicator 20 Neighbourhood Planning.....	31
Indicator 21 West End Area Action Plan .....	32
Indicator 22 Barton Area Action Plan .....	34
Strong Active Communities: Conclusions .....	34
<b><u>Cleaner Greener Oxford</u></b>	
Indicator 23 Changes in areas of biodiversity importance .....	35
Indicator 24 Permissions contrary to Environment Agency advice .....	36
Indicator 25 Development complying with the Natural Resources Impact Analysis SPD requirements.....	37
Indicator 26 Development in the Green Belt.....	38
Indicator 27 Waste and recycling.....	39
Indicator 28 Heritage Assets at Risk .....	40
Indicator 29 Applications involving the demolition of a Listed Building .....	40
Indicator 30 Applications involving the demolition of a building that contributes to the character and appearance of a Conservation Area.....	41
Indicator 31 Appeals allowed where conservation policies were cited as a reason for refusal.....	41
Indicator 32 Tree Preservation Orders .....	42
Indicator 33 Loss of public open space, outdoor sports and recreation facilities .....	42
Indicator 34 Number of parks with Green Flag status.....	43
Indicator 35 Traffic Growth at Inner and Outer Cordons.....	43
Cleaner Greener Oxford: Conclusions.....	44
<b><u>Efficient and Effective Council</u></b>	
Introduction .....	45
Duty to Co-operate .....	45
LDS Monitoring .....	46
Statement of Community Involvement – analysis of consultation.....	47
Conclusions: Efficient and Effective Council .....	50
Glossary	

## Introduction

- i. This is Oxford City Council's ninth Annual Monitoring Report of planning policies of the Local Development Framework. It covers the 12 month period 1st April 2012– 31st March 2013.
- ii. 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.
- iii. 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 and local 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 policy; and
    - If policies or proposals need changing, the actions needed to achieve this.
  - Neighbourhood Plan monitoring to monitor the preparation of these locally prepared plans
  - 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.
- iv. Oxford has adopted an objectives-policies-targets-indicators approach to ensure relevant and effective monitoring. The Government has now withdrawn its formal guidance on Annual Monitoring Reports, including the national core output indicators. Accordingly, the opportunity has been taken to review the former national indicators and to remove some that were not particularly relevant in the Oxford context. However, most of the former national indicators have been retained because they continue to provide useful information, for instance in relation to the housing trajectory and land developed for employment uses.
- v. A number of new targets and indicators contained within the Core Strategy and its accompanying sustainability appraisal were added last year to the Annual Monitoring Report. This is the second full year that the Core Strategy policies have been monitored so it is likely that we will begin to see their

effectiveness. Although given that this is only the second year it is likely that meaningful conclusions will only begin to be drawn over time.

- vi. The Sites and Housing Plan and the Barton Area Action Plan were both adopted within the monitoring year. However, since both these documents were adopted late in the year (Barton was adopted in December 2012; the Sites and Housing Plan was adopted in February 2013), it is likely that meaningful monitoring will take place as of next year. As the implementation of the Barton Area Action Plan is being progressed rapidly and an outline planning application has already been received, there is a short section on that particular Plan. The Sites and Housing Plan was adopted late in the year and as such will be reported on fully in the 2013/14 monitoring year.
- vii. The data sources for compiling this report include 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 other sources such as: the Environment Agency, University of Oxford and Oxford Brookes University.

## Snapshot of Oxford

- viii. With the results of the 2011 Census of Population published within the monitoring period the Snapshot of Oxford has been updated to reflect this most recent and up-to-date data.

<b>Area</b>	17.6 square miles, 46 sq km	
<b>Population</b>	151,900 total population (2011) <sup>1</sup> approximately 32,800 full-time university students	
<b>Meeting Housing Needs</b>	Approximate number of private households in Oxford	55,400
	Households (2011) <sup>2</sup> (owner-occupied)	48.4%
	Households (private rented)	28.2%
	Households (social rented)	21.4%
	House prices: Mean average house price (2012) Median average house price (2012)	£359,000 £290,000
<b>A Vibrant and Sustainable Economy</b>	Employee jobs by sector <sup>3</sup>	
	Manufacturing and construction	6,600
	Wholesale and retail	10,300
	Public admin (education & health)	53,500
	Total Jobs	109,000
	Approximate number of businesses in Oxford	3,905
	Unemployment <sup>4</sup>	5.7%
	Jobseekers allowance claimants <sup>5</sup>	2.6%
<b>Cleaner Greener Oxford</b>	No qualifications <sup>6</sup>	22%
	Visitors to Oxford per year <sup>7</sup>	9.5 million
<b>Cleaner Greener Oxford</b>	% of Green Belt land (much of this being flood plain)	27%
	Carbon emissions per capita (tonnes per resident) (2010) <sup>8</sup>	6.2%
<b>Strong Active Communities</b>	% of Oxford's usual residents travelling to work by car <sup>9</sup>	20%
	Life expectancy at birth	81.1 yrs
	% of population in good or very good health	87%
	Number of Super Output Areas in Oxford among the 20% most deprived in England (2010)	12

<sup>1</sup> 2011 Census

<sup>2</sup> 2011 Census

<sup>3</sup> ONS Business Register and Employment Survey 2011

<sup>4</sup> Proportion of economically active population 2012

<sup>5</sup> JSA claimants Dept. Works and Pensions May 2013

<sup>6</sup> People with no qualifications 2011 Census

<sup>7</sup> The Economic Impact of Tourism 2011, Tourism South East

<sup>8</sup> Oxford City Council HECA Further Report March 2013

<sup>9</sup> 2011 Census

## Objectives:

### Corporate Plan

- ix. The City Council has identified five corporate priorities that aim to make Oxford a ‘world-class city’ for everyone; these are:

**A Vibrant, Sustainable Economy:** The City Council is working through the Oxford Strategic Partnership and Local Enterprise Partnership to rebalance the local economy by implementing a strategy for economic growth and embedding a low-carbon economy.

**Our ambition:** a strong local economy, supported by effective education and training

**Meeting Housing Needs:** There has been a long-term housing shortage in Oxford. Demand is high and availability is scarce, as a result of the city’s constrained boundaries and the risk of flooding.

**Our ambition:** More affordable, high quality housing in Oxford

**Strong, Active Communities:** Oxford has relatively high levels of deprivation. The Index of Multiple Deprivation 2010 ranks Oxford in the top half of the most deprived authority areas in England. Of 85 areas in Oxford, 12 are among the 20% most deprived areas in England, with one area among the 10% most deprived.

**Our Ambition:** Communities that are socially cohesive and safe, and citizens who are actively engaged in pursuing their own well-being and that of their communities

**Cleaner Greener Oxford:** Oxford’s annual population churn of 25%, around 5,000 Houses In Multiple Occupation, and diverse population and a large number of self-contained flats presents challenges in terms of recycling, refuse collection and street cleanliness.

**Our Ambition:** A cleaner, greener Oxford – in the city centre, in our neighbourhoods and in all public spaces

**Efficient, Effective Council:** By the end of the next financial year Oxford City Council will have lost around 35% of its government grant since 2010 – this equates to £1 in every £3

**Our Ambition:** A flexible and accessible organisation, delivering high-quality, value-for-money services.

### Oxford’s Sustainable Community Strategy

- x. The Oxford Strategic Partnership’s Sustainable Community Strategy vision is that Oxford will be a world-class city for everyone. The key priorities are to:
- Strengthen the local economy
  - Tackle the need for more affordable housing
  - Improve health and social welfare
  - Improve the public realm for residents and visitors; and
  - Build a safer, stronger and more equal city

## Summary of Key Findings

- xi. The following symbols are used to show how the indicator is achieving in relation to the target:



**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 against performance



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

The table below shows that the majority of the indicators are on target:

			
Main Indicators	21	12	1
West End	10	5	0

- xii. Just as last year, the 2012/13 monitoring year needs to be assessed against the context of the continuing economic downturn. On a national level, 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. Oxford continues to experience a challenging economic environment. This year's report shows that Oxford is still affected by the recession however there have been some positive findings.
- 213 dwellings (net) were completed during 2012/13, which is a very slight drop on the previous year and suggests that a steady increase of new housing.
  - Affordable housing completions increased substantially from the 2011/12 monitoring year up to 90 units.
  - The City and District centres continue to perform well with relatively low vacancy rates. Of particular note is Cowley Centre where the vacancy rates have dropped substantially over the past three years.
- xiii. Despite the continued downturn, the indicators for Strong Active Communities scored positively with the completion of the Jericho Health Centre and education facilities. Oxford's biodiversity resource remains strong with the majority of SSSI's in favourable condition.
- xiv. Only one indicator was considered not to be performing against target, shown as red.

**Indicator 5: Planning permissions for new Class B1 uses** There were no planning permissions granted for new Class B1 uses within the 2012/13 monitoring period. Planning permissions for new Class B1 Uses can be described as erratic as there are often only a few planning permissions granted for Class B1

use in any given monitoring year and the permissions that are granted are for large amounts of floorspace. Although this indicator is red in the 2012/13 monitoring year, it will be back on track next year as planning permission for new Class B1 use was granted in July 2013 for 48,000m<sup>2</sup> of B1 floorspace at the Old Road Campus in Headington. This demonstrates the erratic nature of these types of permissions and this indicator will be green in next year's Annual Monitoring Report.

- xv. Indicators shown as amber include those relating to development complying with the Natural Resources Impact Analysis (NRIA) SPD. Only one scheme did not comply this year as it produced an energy strategy that was site specific focussing on energy savings more than renewable or low carbon solutions.

**A Vibrant, Sustainable Economy:** The City Council is working through the Oxford Strategic Partnership and Local Enterprise Partnership to rebalance the local economy by implementing a strategy for economic growth and embedding a low-carbon economy.

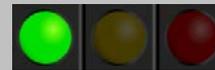
**Our ambition:** a strong local economy, supported by effective education and training

## Indicator 1

### EMPLOYMENT LAND SUPPLY BY TYPE

On target?

**Target.** Strengthen and diversify the economy and provide a range of employment opportunities (Oxford Core Strategy)



1.1 Employment sites allocated in Oxford’s Local Plan; provide a good supply of land to support economic growth up to 2026. Figure 1.1 shows the amount of employment land (hectares) that is available for development. An estimate for the West End and the Northern Gateway has been included in the totals column, although the breakdown between the uses is at present unknown.

	B1a	B1b	B1c	B2	B8	Total
Employment development sites (ha) (sites and housing plan)	27.56	11.53	2.16	9.92	0	51.17
Strategic Employment sites (ha) (West End and Northern Gateway)	n/a	n/a	n/a	n/a	n/a	14.90
Protected key employment sites (ha)	27.81	0	26.01	109.56	11	174.38
Total gross employment land supply (ha)						240.45

**Figure 1.1:** Amount of available employment land (hectares)

## Indicator 2

### LOSSES OF EMPLOYMENT LAND IN KEY EMPLOYMENT AREAS, AMOUNT OF EMPLOYMENT LOST TO OTHER USES

*On target?*

**Target:** No loss of key protected employment sites (Oxford Core Strategy)



1.2 This is a very useful indicator as in the past Oxford has lost employment sites to other uses. It is important to monitor losses of employment land in order ensure that there is sufficient land available. This year, there was only a small loss of employment land – less than half a hectare (0.36 ha). This loss was from sites other than the key protected employment sites.

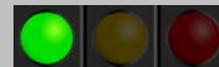
1.3 In future years (up to 2016), this indicator may be adversely affected as the Government has now introduced permitted development rights (through a system of prior approvals) for changes of use from B1 Office Accommodation to Residential development. The City Council has already received a number of prior approval notifications since the announcement.

## Indicator 3

### EMPLOYMENT DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND

*On target?*

**Target:** Urban focus and regeneration. No employment development on greenfield unless specifically allocated in the LDF (Oxford Core Strategy)



1.4 Figure 1.2 shows that all of the employment development in this monitoring year has taken place on previously developed land. This indicator is measured in completions and demonstrates that the focus for employment development is on brownfield land. This is positive and in accordance with the policies in Oxford's Local Plan.

	B1a	B1b	B1c	B2	B8
<b>Gross Employment Area</b>	9152	1924	0	450	35
<b>% gross on PDL</b>	100%	100%	n/a	100%	100%

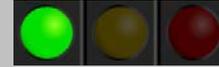
**Figure 1.2:** Amount of employment floorspace in m<sup>2</sup> on previously developed land (PDL) in 2012/13

## Indicator 4

### AMOUNT OF LAND DEVELOPED FOR EMPLOYMENT BY TYPE AND IN ALLOCATED SITES

*On target?*

**Target:** Strengthen and diversify the economy and provide a range of employment opportunities (Oxford Core Strategy)



1.5 This indicator is measured in floorspace and it looks at completions on sites allocated for employment development within Oxford's Local Plan documents. It is a useful indicator as it breaks down the total employment land by amount and type so it is possible to see how much of what type of new employment has been completed within the monitoring period within sites that have been allocated for development.

1.6 Figure 1.3 shows the breakdown of new B-class office floorspace. A couple of large developments take up the majority of the floorspace including new B1a offices at John Smith Drive and a two storey research building (Botnar) at the Nuffield Orthopaedic Centre.

	B1a Offices	B1b Research & Development	B1c Light Industrial	B2 General Industrial	B8 Warehousing	Total
2012/13 Gross external floor space (m <sup>2</sup> )	9097	1924	0	0	0	11021
2011/12 Gross external floor space (m <sup>2</sup> )	651	0	0	0	0	651
2010/11 Gross external floor space (m <sup>2</sup> )	2066	0	253	0	0	2319

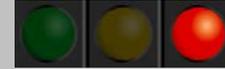
**Figure 1.3:** New B-Class office floorspace

## Indicator 5

### PLANNING PERMISSIONS FOR NEW CLASS B1 USES

*On target?*

**Target:** *Strengthen and diversify the economy and provide a range of employment opportunities (Oxford Core Strategy).*



- 1.7 No planning permissions were granted for new class B1 uses in the 2012-13 Monitoring period.
- 1.8 This is likely to have a knock-on effect in the future with less developments being completed in future years. Coupled with changes to the permitted development rights which allow B1 office land to change use to C3 residential with a 56 day prior approval notice this could have a potentially harmful effect on B1 office accommodation in the future.
- 1.9 To address this potential loss of employment land and to be pro-active in ensuring that Oxford has a good balance of jobs/ housing, the City Council is bringing forward a strategic employment development at the Northern Gateway which could provide up to 55,000m<sup>2</sup> of new class B employment land up to 2026.
- 1.10 Work is also being done to produce a supplementary planning document for the Oxpens Site within the West End. It is likely that an amount of the site will be developed for Class B1 office accommodation.
- 1.11 A supplementary planning document is likely to be brought forward to redevelop the railway station site – also in the West End, within the next monitoring year. Given its sustainable location, it is likely that an element of the site will be redeveloped for class B1 offices. Despite the fact that steps are already being taken, this indicator is considered red as it reflects the permissions granted in the monitoring year. It is worth noting that there were a number of large class B developments completed in the monitoring year.
- 1.12 Given this, and the fact that the City Council is already undertaking positive steps it is likely that planning permissions for new class B uses will rise again in future years.
- 1.13 Planning permission was been granted for 48,000m<sup>2</sup> of Class B1 office floorspace at the Old Road Campus in Headington in July 2013. Class B1 planning permissions are often described as erratic; meaning that there are often only a few permissions granted but those permissions are for a large amount of floorspace. Although this indicator is red this year it is likely to be back on track for the next monitoring year.
- 1.14 The City Council together with partners are actively pursuing an Action Plan for the delivery of the Economic Growth Strategy; and progressing work on the City Deal to deliver economic growth and aligned infrastructure.

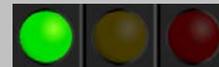
## Indicator 6

### LAND FOR KEY EMPLOYMENT USES

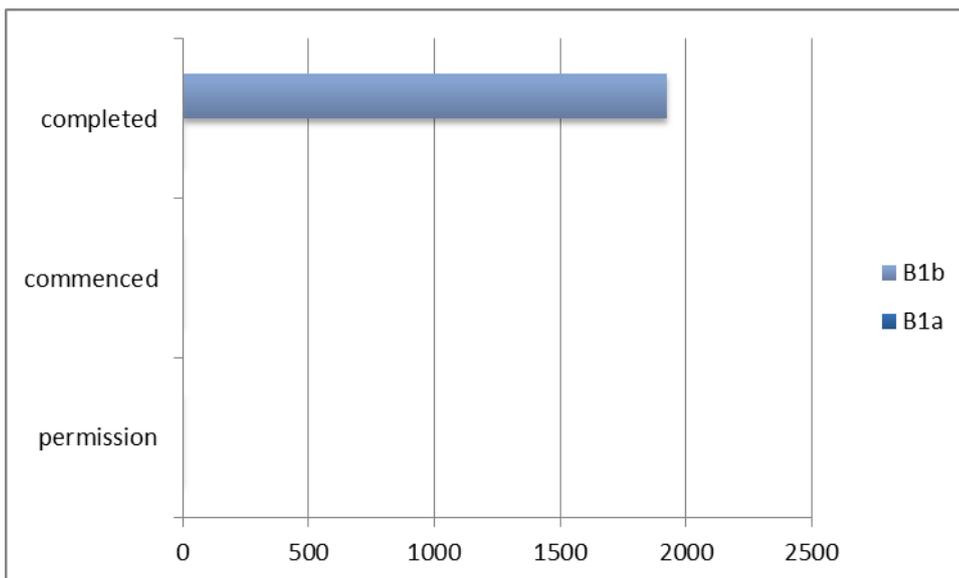
**Target:** Majority of new hospital healthcare and medical research development to focus on Headington and Marston.

100% of new academic (teaching and study) development to focus on existing sites under the control of the universities (Oxford Core Strategy).

On target?



1.15 The aim of monitoring land for key employment uses is to ensure that Oxford is promoted as a centre of excellence for higher education, health services, and medical and scientific research. This indicator looks at 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 1.4:** Completions, commencements and permissions for B1a and B1b related to University and Hospital Developments

1.16 Figure 1.4 shows that there were no commencements and no permissions on hospital or education sites in this monitoring year. There was one development completed on a hospital site. This was at the Nuffield Hospital and for the erection of a 2-storey research building (Botnar phase 2). Given the locational criteria for this indicator it scores green.

## Indicator 7

### NEW RETAIL AND CLASS A DEVELOPMENT

*On target?*



**Target:** 100% of new retail development to be within the six areas in the hierarchy (i.e. not in out-of-centre locations) (Oxford Core Strategy)

1.17 Figure 1.5 shows the total retail and class A floorspace completed within the monitoring year. Only one development fell in an out-of-centre location. The redevelopment at Lamarsh Road provided 6,669m<sup>2</sup> of retail floorspace at the retail park just off the Botley Road. This particular development was exceptional in that there was an extant permission for a retail development and the proposed scheme made improvements on the previous scheme to assist with flood risk mitigation. The remainder of the developments all fell within the retail hierarchy as set out in the Core Strategy. This amounts to a total of 2,061m<sup>2</sup> of new retail and Class A floorspace.

1.18 Next year is likely to see the completion of a Sainsbury's Store at Cowley Centre and there is also a revised outline planning application for the Westgate development.

	Retail (Class A1)	Financial/ professional (Class A2)	service	Food & Drink (Class A3-A5)	Total
2012/13 Gross External Floorspace	7,798	303		629	8,730
2011/12 Gross External Floorspace	2,151	540		147	2,838
2010/11 Gross External Floorspace	231	199		576	1,006

**Figure 1.5:** Total amount of retail floorspace developed within the City.

## Indicator 8

### MARKET AND VITALITY INDICATORS

*On target?*

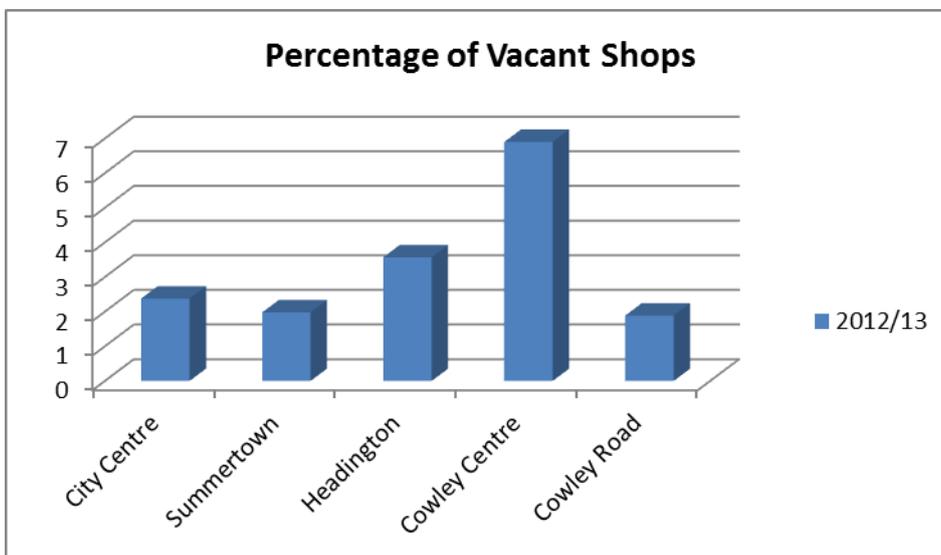
**Target:** Local Plan targets for A1 use on designated frontages in the city and district centres should be met



### Vacancy Rates

1.19 The proportion of vacant units is one of the key market indicators used to measure the vitality and viability of existing centres. Although economic conditions for businesses continue to be challenging, the level of vacancies remains generally low which is a positive sign for retail and the “high street”.

1.20 The most notable reduction in vacancy rates from previous years has been at Cowley Centre. In 2009/10 Cowley Centre had vacancy rates of just over 18%. This has fallen again from just over 10% last year to 6.9% in this monitoring year. Vacancy rates in the other areas have also reduced, with the notable exception of Headington where vacancy rates went up from just over 2% last year to just over 3.5% this year. Overall, the improvements are seen to be positive and encouraging.



**Figure 1.6:** Percentage of Vacant Shops in the City Centre and District Centres

## Vitality

1.21 The diversity or range of uses is another important indicator of the vitality and viability of centres. The figures in the table below are from January 2013. The city centre has a high proportion of retail (Class A1) uses, showing the importance and strength of retail together with a balance of offices as well as food and drink businesses. The City Centre target is being met in terms of A3 development but not in terms of the A2 percentage.

1.22 In relation to the District Centres, Cowley Centre has the highest percentage of retail units in all the Districts and is the only District Centre to be meeting its target for A1 retail as set out in the Local Plan. Cowley Road and Cowley Centre have a similar proportion of office related uses and Cowley Road has the highest proportion of food and drink businesses with a correspondingly lower proportion of A1 retail than the other centres.

1.23 Given that Local Plan Targets are not being met in all cases, this indicator scores amber. This is despite the positives which can be drawn from the decreasing and continuing low vacancy rates in nearly all cases.

	Local Plan Target for A1 on designated frontage	Actual A1%	Actual A2%	Actual A5%	A3- Actual other uses %
City Centre	80% (A2); 75% (A3)	78.37	9.62	11.05	0.95
Summertown	65%	64.36	19.80	11.88	1.98
Headington	65%	63.40	16.07	3.57	5.35
Cowley Centre	65%	74.71	11.49	9.20	4.60
Cowley Road	65%	58.49	11.32	26.42	3.77
Blackbird Leys	-				

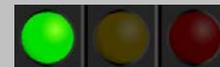
**Figure 1.7:** Range of uses within the City and District Centres

## Indicator 9

### SUPPLY OF SHORT STAY ACCOMMODATION

*On target?*

**Target:** Net growth in short-stay accommodation bedrooms against 2007 baseline of 2559 serviced bedrooms (Oxford Core Strategy)



1.24 There was a net increase of 25 short-stay accommodation bedrooms in the 2012-2013 monitoring year when compared to the 2007 baseline. This is a positive step towards meeting the target required. The majority of new bedrooms were developed at one site in St. Michael's Street. The remaining net increase was as a result of the redevelopment of a Guest-House in Headington.

## Conclusions: Vibrant Sustainable Economy

- 1.25 Out of the nine indicators in this section, 5 score green, 3 score amber and one scores red.
- 1.26 Oxford has a reasonable supply of employment land and there are measures in place through projects like the City Deal and the Economic Growth Strategy which will ensure the longer-term provision of employment development in the future. Of concern are the lack of planning permissions for B1 office development and the future threat of the loss of this type of employment land to residential development through the Government's recent initiative to stimulate the economy. Accordingly this indicator has been scored red. Planning permissions for employment development can be erratic with all of the permissions coming at once or in the case of floorspace, a large amount of floorspace being taken up by only one or two permissions. In fact, this is case for the 2013/14 monitoring year where at the Old Road campus, 48,000m<sup>2</sup> of B1 floorspace was granted permission in July. This indicator will be back on target next year.
- 1.27 In order to ensure that the supply of employment land continues to give a range of businesses the choice in the type of accommodation they require, the City Council is progressing a range of initiatives including supplementary planning documents for the West End area, and in particular for the Oxpens site, but also for the redevelopment of the Railway Station site (in due course). Work on the Northern Gateway Area Action Plan is also scheduled to start in October 2013. This will bring forward much-needed employment land for the City.
- 1.28 Overall, the economic indicators paint a bright picture for the future. Retail indicators are positive showing that the "high street" is performing well in the City. Of concern for the future is if the Government's retail to residential proposals for permitted development rights are carried out. In particular, Neighbourhood shopping centres could be impacted by these changes.
- 1.29 Given the context of recession which we have been in for the past few years, the economic indicators paint a generally positive picture, particularly when combined with what the City Council has been doing to stimulate economic growth for the future.

**Meeting Housing Needs:** There has been a long-term housing shortage in Oxford. Demand is high and availability is scarce, as a result of the city’s constrained boundaries and the risk of flooding.

**Our ambition:** More affordable, high quality housing in Oxford

## Indicator 10

### HOUSING TRAJECTORY (PLANNED HOUSING & PROVISION, NET ADDITIONAL DWELLINGS IN PREVIOUS YEARS, THE REPORTING YEAR, & IN FUTURE YEARS PLUS THE MANAGED DELIVERY TARGET)

On target?

**Target:** 8,000 dwellings between 2006 and 2026 as set out in the Core Strategy



2.1 The housing target as taken from the Core Strategy is 8,000 dwellings from 2006-2026.

2.2 Net additional dwellings are provided in Figure 2.1 since the start of the Core Strategy period (2006/07). Net additional dwellings include new build completions, minus demolitions, including any gains or losses through changes of use and conversions.

Year	Dwelling completions (net)
2006/07	821
2007/08	529
2008/09	665
2009/10	257
2010/11	200
2011/12	228
2012/13	213

**Figure 2.1:** Net additional dwellings in previous years and the reporting year

2.3 213 dwellings (net) were completed during 2010/11, which follows the trend of the previous 3 years. This is disappointing, but is most likely due to the continued effect of the subdued economic climate having an effect on new housing being built and reflects the national decline in house building.

2.4 The Core Strategy has a total target of 8,000 dwellings over the 20 year period from 2006-26. The first 7 years of the Core Strategy period saw 2,913 dwellings completed. Subtracting these from the 8,000 target leaves 5,087 dwellings needed. With 13 years remaining until

Site Category	Dwellings between
Sites and Housing Plan allocated sites	1,836
West End AAP sites	618
Core Strategy (Barton)	585
Core Strategy (Northern Gateway)	200
Other identified sites	40
Commitments (large sites)	37
Commitments (small sites)	200
Suitable sites pending decision	32
<b>TOTAL</b>	<b>3,548</b>

**Figure 2.2:** Potential net additional dwellings from deliverable sites between 2013/14-2017/18 (position at 31<sup>st</sup> March 2013)

2026, this equates to 391 dwellings per year annual requirement, and 1,955 over 5 years which is the residual requirement.

2.5 The National Planning Policy Framework requires that the City Council must manage land to ensure a continuous rolling five year supply of deliverable sites. The next five year period is 2013/14 – 2017/18.

2.6 The table shows the potential net additional dwellings from deliverable sites between 2013/14 – 2017/18. This is the position at 31<sup>st</sup> March 2013. The Strategic Housing Land Availability Assessment (SHLAA) will show that there are enough deliverable sites in Oxford to provide 3,548 dwellings over a 5 year period. This data is replicated in Figure 2.2. This is without relying on windfalls.

2.7 The formula for calculating the supply of ready to develop housing sites as requested by the Department for Communities and Local Government (DCLG) in December each year is as follows:

$$(x/y)*100$$

Where:

X = the amount of housing that can be built on deliverable sites for the five year period (net additional dwellings)

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

$$(3,548/1955) * 100 = 181.5\%$$

**Figure 2.3:** Formula for calculating 'Ready to develop housing sites'

2.8 The housing trajectory shows the distribution of sites across the plan period. The trajectory and housing monitor graphs are replicated from the SHLAA (December 2013) at Figures 1.5 – 1.7.

Figure 2.4: Housing trajectory data against Core Strategy target of 8,000 dwellings from 2006-26 (excluding windfalls). See SHLAA Dec 2012 for further detail on the sites that contribute to these categories.

	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
Sites and Housing allocations (deliverable)								4	249	408	573	602	83	213	70						2202
West End AAP sites										110	240	268	52	21	65						783
Core Strategy strategic site (Barton)									100	150	165	170	150	150		27					885
Core Strategy strategic site (Northern Gateway)											100	100									200
Core Strategy strategic site (Summertown)																				200	200
Other identified sites									9	31			25					70			135
Commitments (large sites)								25	12												37
Commitments (small sites)								100	100												200
Sites where permission refused but principle acceptable																					0
Suitable sites pending decision									32												32
Windfall sites																					0
Actual completions	821	529	665	257	200	228	213	-	-	-	-	-	-	-	-	-	-	-	-	-	2913
Total projected completions	-	-	-	-	-	-		129	502	699	1078	1140	310	384	135	27	0	70	0	200	4674
Cumulative completions	821	1350	2015	2272	2472	2700	2913	3042	3544	4243	5321	6461	6771	7155	7290	7317	7317	7387	7387	7587	7587
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	8000
Monitor	421	550	815	672	472	300	113	-158	-56	243	921	1661	1571	1555	1290	917	517	187	-213	-413	-413
Manage	400	378	369	352	358	369	379	391	413	405	376	298	192	176	141	142	171	228	307	613	406

Figure 2.5: Housing Trajectory against Core Strategy target of 8,000 dwellings from 2006-26 (excluding windfalls)

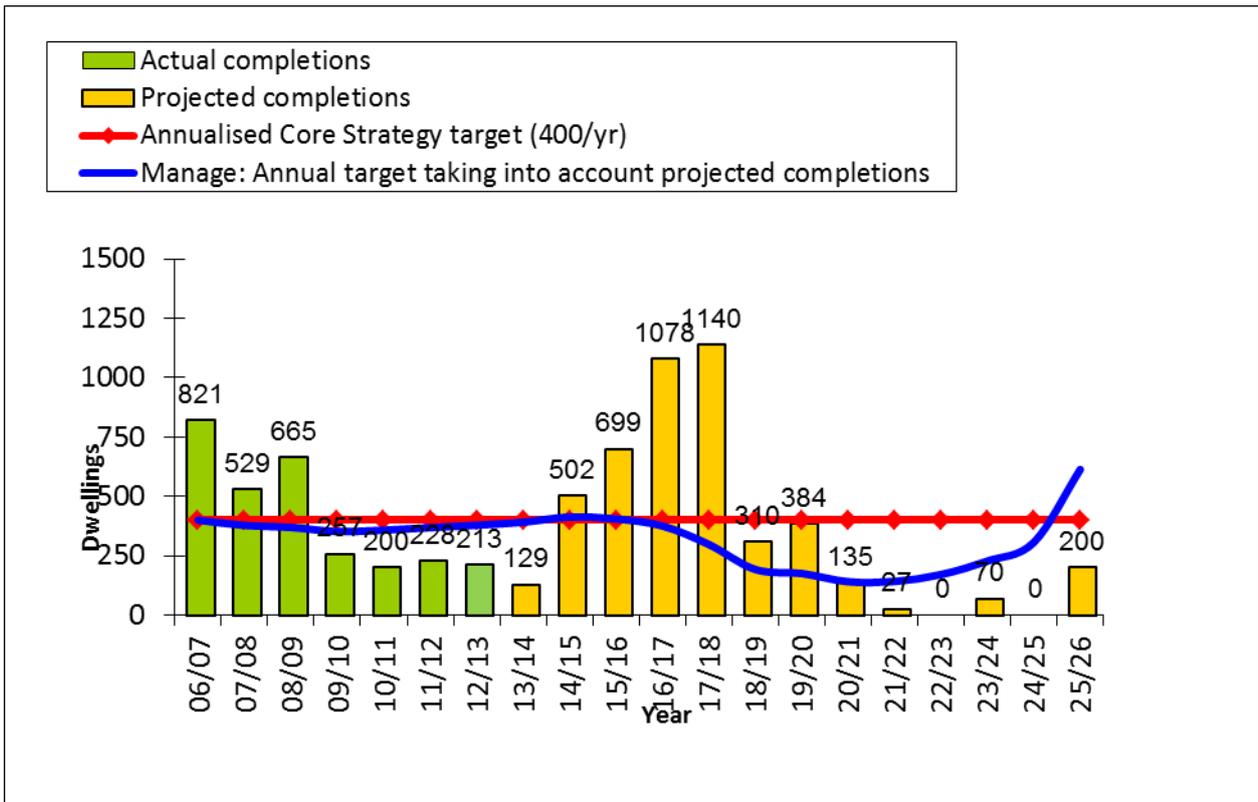
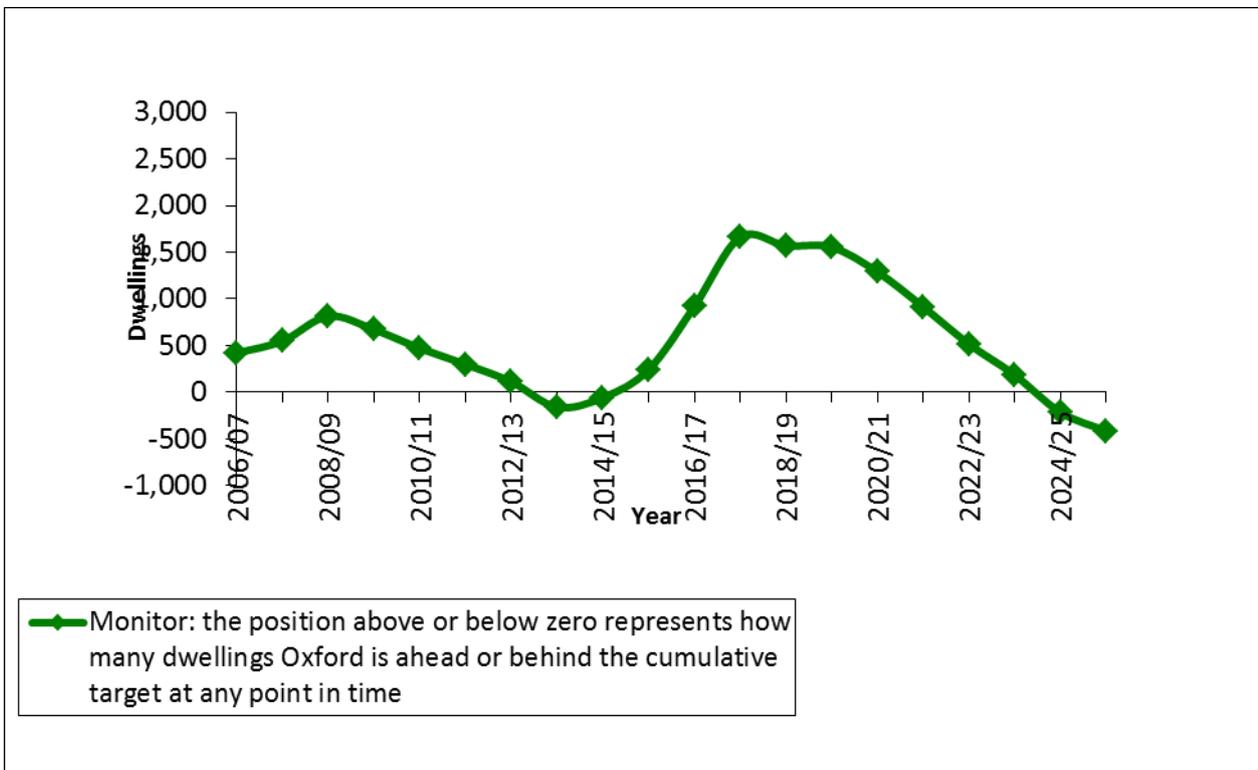


Figure 2.6: Housing monitor against Core Strategy target of 8,000 dwellings from 2006-2026 (excluding windfalls)



## Indicator 11

### PERCENTAGE OF ALL NEW DWELLING COMPLETIONS (GROSS) ON PREVIOUSLY DEVELOPED LAND

On target?

**Target:** 90+% new housing on previously developed land (PDL)  
(Oxford Core Strategy)



2.9 The definition of previously developed land was amended in July 2010 by the coalition Government to exclude private residential gardens. This does not mean that private residential gardens are necessarily greenfield land, as there is no formal national definition of greenfield land since the revocation of the Town and Country Planning (Residential development on Greenfield Land (England) Direction 2000 in 2007. Figure 2.7 shows the number of dwellings completed on Previously Developed Land (PDL), Greenfield Land and Garden Land.

2.10 The National Planning Policy Framework does not contain a target for development on PDL and leaves it to local authorities to determine the most appropriate target. The Core Strategy includes a target of 90% of new housing on PDL during the period 2009-2014 to reflect the desire to focus development in the early years of the Core Strategy on PDL. This target was set out when garden land was considered PDL and therefore the local target is monitored on that basis.

2.11 During 2012/13, 99.6% of housing completions (gross) were on PDL or garden land as show in Figure 2.7 below. Of these, about one quarter of dwellings were built on garden land demonstrating that this type of development is still an important source of new dwellings for Oxford's housing supply. In this context, 'garden land' includes all development within the curtilage of existing dwellings. These houses may have been built on areas that were previously occupied by buildings and/ or hard-standing, rather than on gardens in the sense of areas of greenery. Only one house was built on greenfield land within the monitoring period.

	PDL	Garden Land	Greenfield
2010/11	199 (75.4%)	65 (24.6%)	0 (0%)
2011/12	203 (74.3%)	70 (25.6%)	0 (0%)
2012/13	201 (79.4%)	51 (20.2%)	1 (0.4%)

**Figure 2.7:** Number of dwellings completed on Previously Developed Land (PDL), greenfield land and garden land

## Indicator 12

### MIX OF HOUSING COMPLETED BY SIZE

On target?

Target: 95% of schemes to comply with the Balance of Dwellings SPD



#### Overall Mix Delivered

2.12 Figure 2.8 shows the dwelling completions by the number of bedrooms. The net number of 1-bed dwellings was the most common, with completions for 2-bed dwellings over twice that of 3-bed dwellings. The least common completions were for 4 and 5-bed dwellings. The losses shown are through changes of use from residential to HMOs, and losses of dwellings through conversions – for instance where a 5 bed dwelling is converted into several 2 and 1-bed dwellings.

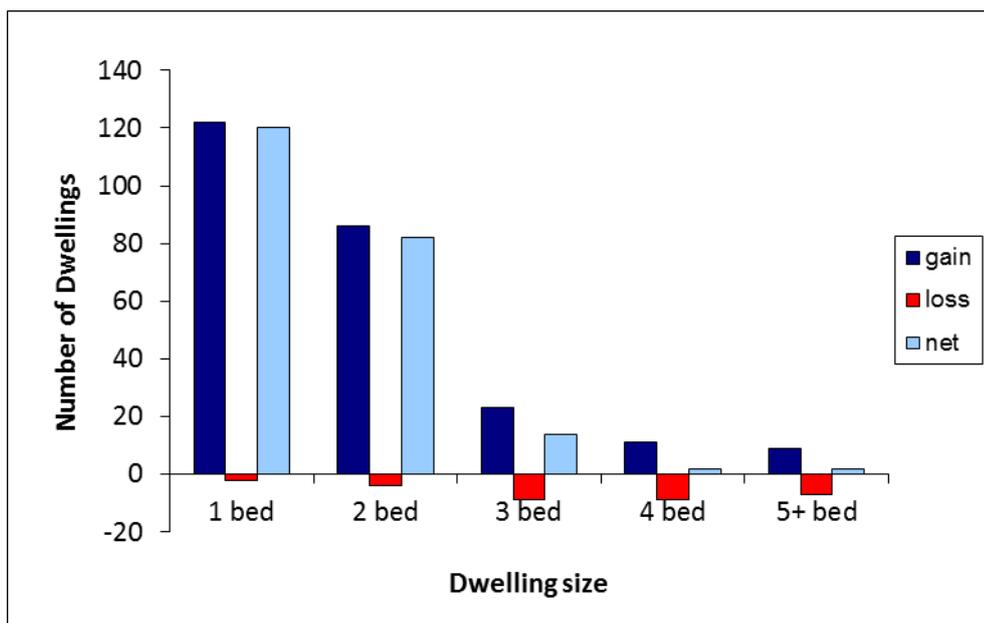


Figure 2.8: Number of Dwellings completion by bedrooms

2.13 The Balance of Dwellings SPD was adopted in January 2008, the aim of which was to prevent the loss of family dwellings and their supply in new developments. Figure 2.9 shows that the shift towards 1 bed dwellings and drop in 3 bed dwellings, which started last year, has continued. This again is likely to be due to the fact that there have been few large sites delivered where a balanced mix of dwellings can be achieved. It is worth noting that the continued delivery of small dwellings through conversions on very small sites continues to make up a significant proportion of new dwellings.

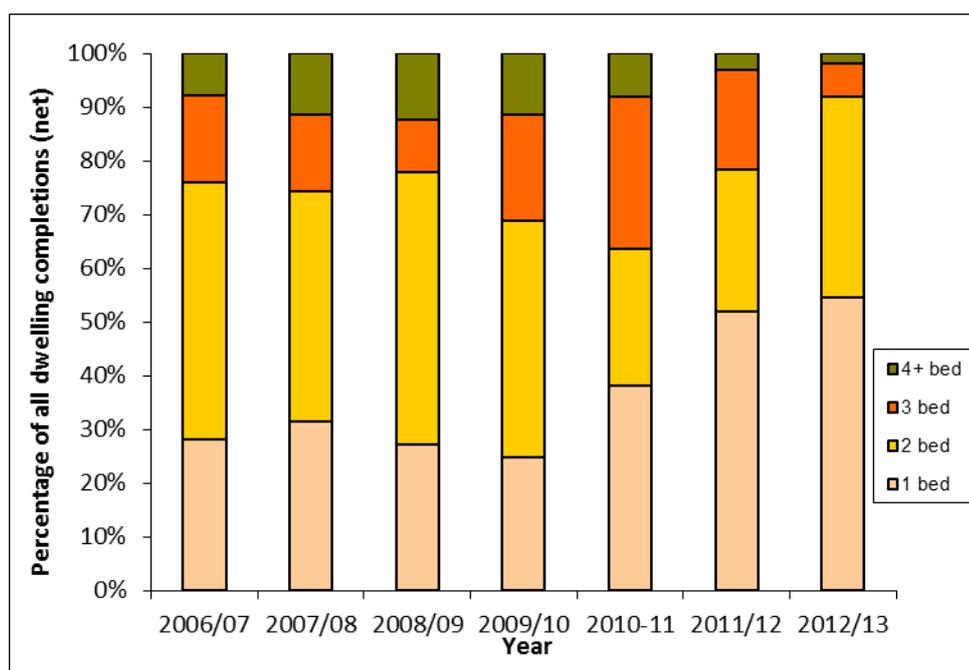


Figure 2.9: Mix of dwellings trend over time

### Compliance with the Balance of Dwellings SPD

2.14 The Balance of Dwellings SPD (BoDs) sets out ranges of dwellings sizes expected of sites, varying with location and pressures on family housing. Figure 2.10 shows the proportion of completed sites that accorded with the mix set out in the SPD appropriate to the location and size of the development. The analysis also notes sites that have achieved within 5% of the required proportion to allow for cases where site specific factors meant that full compliance was very difficult. Figure 2.10 excludes sites of 1-3 dwellings as these have no specific mix except for a 'no net loss in family dwellings' policy. It also excludes certificate of lawful use completions and phased completions.

	Number of completed sites assessed	Proportion in full compliance	Proportion within 5% of compliance	Proportion not in compliance
Strategic Site	2	0%	0%	100%
City centre	0	n/a	n/a	n/a
District centre	0	n/a	n/a	n/a
Red area	4	25%	0%	75%
Amber area	9	0%	11%	89%
Green area	1	0%	0%	100%

Figure 2.10: Proportion of completed sites that accorded with the mix set out in the SPD appropriate to the location and size of the development.

2.15 Looking at each of the site types in Figure 2.10 the Strategic Sites were slight anomalies. One of the Strategic Sites was for 27 affordable flats which marked the completion of a larger residential development at the site of the old Manor Ground in Headington. The second strategic site was for the development of 55 extra-care residential units at Shotover. Extra-care housing provision has its own specific needs and requirements and falls outside of the city-wide desire to maintain 3-bed family units as part of the housing mix.

- 2.16 Taking a closer look at the completions in the *Amber Area* in Table 2.10 reveals that, of the 8 sites not in compliance, 3 were granted permission prior to the adoption of the Balance of Dwellings SPD. The remaining five sites all had a range of mixes which did not accord with the SPD. However, all of the sites in this instance were small and in some cases the scheme was influenced by an extant permission which stipulated a different mix.
- 2.17 All of the developments within the *Red Area* were granted after the Balance of Dwellings SPD had come into force. One of the developments was in complete compliance with the SPD reflecting the proposed mix as set out. Of the other three, one had a previous extant permission for 4x1 bed flats. Another had been to appeal where the appeal inspector had concluded that the site was unsuitable for 3-bed units and considered that a mix of one and two bed units would be appropriate.
- 2.18 The proportion of sites complying with the SPD in Figure 2.9 is lower than last year. Reasons why this indicator is not on target are that there were several small sites with planning history suggesting non-compliance, a number of completions were granted permission prior to the adoption of the SPD, and in the case of the strategic sites neither of them were truly representative of developments that would normally follow the mix as set out in the SPD – one being the completion of a larger residential scheme and the other being a development of extra-care housing.
- 2.19 Given these anomalies, the indicator is considered acceptable when the completions data is looked at on a site by site basis. A watchful eye needs to be kept on this indicator over the next year and further action may be needed if the mix of dwellings does not improve.

## Indicator 13

### DENSITY OF DEVELOPMENT

**Target:** *City and District centres to deliver higher density residential development than within the wider District areas (Oxford Core Strategy)*

**On target?**



- 2.20 The Core Strategy target relates to the City and District centres delivering higher density developments than in other parts of Oxford. However, due to the lack of large housing schemes within the City and District Centres, meaningful measurements of this indicator have not been possible.
- 2.21 All of the residential developments of 10 or more dwellings (2 sites) were outside the City and District Centres. These developments had an average density of 41 dwellings per hectare which is above the 40 dwellings per hectare figure set out in saved Local Plan policy CP.6.

## Indicator 14

### AFFORDABLE HOUSING COMPLETIONS (GROSS) AND TENURE

**Target:** 2012/13: Tenure split of affordable housing should be 80% social rented, 20% shared ownership (Oxford Core Strategy and Affordable Housing SPD)

On target?



2.22 There is no current target for affordable dwellings in Oxford's Corporate Plan and the Core Strategy only set targets for affordable housing up to the end of the 2011/12 monitoring year. The City Council is however working in partnership with the Homes and Communities Agency to build 112 new Council homes through the Local Authority New Build Programme (2011-2015). The first project is at Bradlands House in Marston where current accommodation does not meet modern standards for sheltered housing. The site will be developed to provide at least 45 new flats.

2.23 Figure 2.11 shows that there were 90 affordable completions within this monitoring year. This is a positive increase since the previous monitoring year. The 90 units were developed across three sites. 55 extra-care housing units were completed at Shotover View Centre, Crauford Road. 27 affordable units were completed at the Manor Hospital site in order to finish off the redevelopment of the Manor Ground site. Finally 8 self-contained flats were developed at Lake Street.

Year	Gross affordable dwelling completions
2006/07	267
2007/08	73
2008/09	231
2009/10	192
2010/11	105
2011/12	18
2012/13	90

Figure 2.11: Gross affordable dwellings completions

2.24 This indicator also requires that gross affordable housing completions are recorded by social rented and intermediate housing. The aim is to achieve no less than 80% as social rented. Figure 2.12 shows that the tenure mix was not achieved again this year. The reason was that the figures were skewed by the Shotover View Site. The policy expectation for that site was 50% affordable, where 80% of that should be social rented. In fact all of the affordable housing was social rented, and the applicant then chose to provide some intermediate units rather than market housing. The policy requirement was therefore exceeded, but the construction of a sizeable number of intermediate houses made the figures look as if the 80/20 split had not been met.

	Social rented dwellings (gross)	Intermediate dwellings (gross)
2012/13	55 (61%)	35 (39%)
Policy requirement	80%	20%

Figure 2.12: Tenure of affordable dwellings completed in 2012/13

## Indicator 15

### PROPORTION OF AFFORDABLE HOUSING PERMISSIONS WHERE THERE IS A POLICY REQUIREMENT

*On target?*

**Target:** 50% provision of affordable housing on qualifying sites. Contributions from commercial development where there is a need for affordable housing. (Oxford Core Strategy)



- 2.25 There were no planning permissions granted this year where there is a policy requirement for affordable housing. There were no contributions from commercial development where there is a need for affordable housing. As there were no qualifying sites which came forward during the monitoring year this indicator is considered amber. However, a number of significant planning applications have already been submitted in the 2013/14 monitoring year, most importantly the outline planning application for 885 houses at Barton but also including an application for the redevelopment of Wolvercote paper mill. This will provide much needed housing in the City (both affordable and market).
- 2.26 The Sites and Housing Plan was only recently adopted at the end of the monitoring year and as such no analysis can be made from the data. A full report into the Sites and Housing Plan contributions will be made in next year's Annual Monitoring Report.

## Indicator 16

### STUDENTS AND PURPOSE BUILT STUDENT ACCOMMODATION

*On target?*

**Target:** That no increase in academic floorspace is allowed if there are more than 3,000 students outside of accommodation provided by the relevant university (Oxford Core Strategy)



- 2.27 Core Strategy Policy CS25 requires each university to have no more than 3,000 full-time students living in Oxford outside of university-provided accommodation. The policy is intended to reduce the pressures from students on the private rental market. To avoid worsening the situation, all increases in student numbers at the two universities should be matched by an equivalent increase in student

accommodation. All applications for new or redeveloped academic floorspace will be assessed in this light.

2.28 The monitoring period that the universities use does not directly coincide with the period in the Annual Monitoring Report. The City Council Annual Monitoring Report year follows the financial year and runs from April to March, whereas the universities use a period in order to complete their forms to government, which is linked to the academic year. The data used was submitted by the two universities as relevant to the monitoring year.

2.29 The Sites and Housing Plan contains a more detailed policy about the location of new student accommodation, building on the strategic policy in the Core Strategy. It recognises that it is important to locate student accommodation in a way that avoids great increases in activity along quieter residential streets. The Sites and Housing Plan also seeks to address the issue that new student halls are often proposed on sites that would otherwise be developed for housing. The new adopted policy therefore sets out how accommodation proposals should contribute to affordable housing delivery.

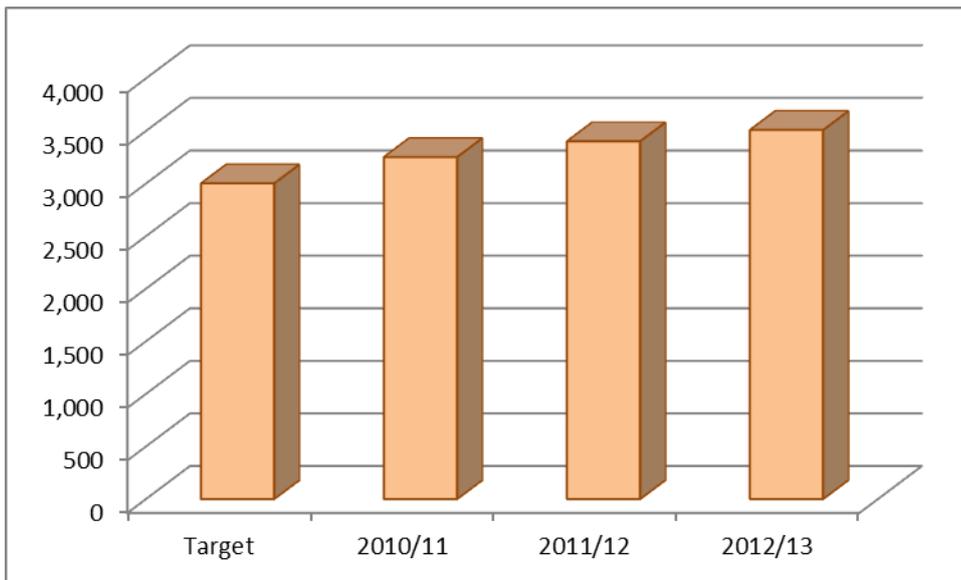
### **University of Oxford**

2.30 The University of Oxford states there were 21,922 students attending the university as of 01 December 2012.

2.31 A number of agreed exclusions apply to the data which are as follows:

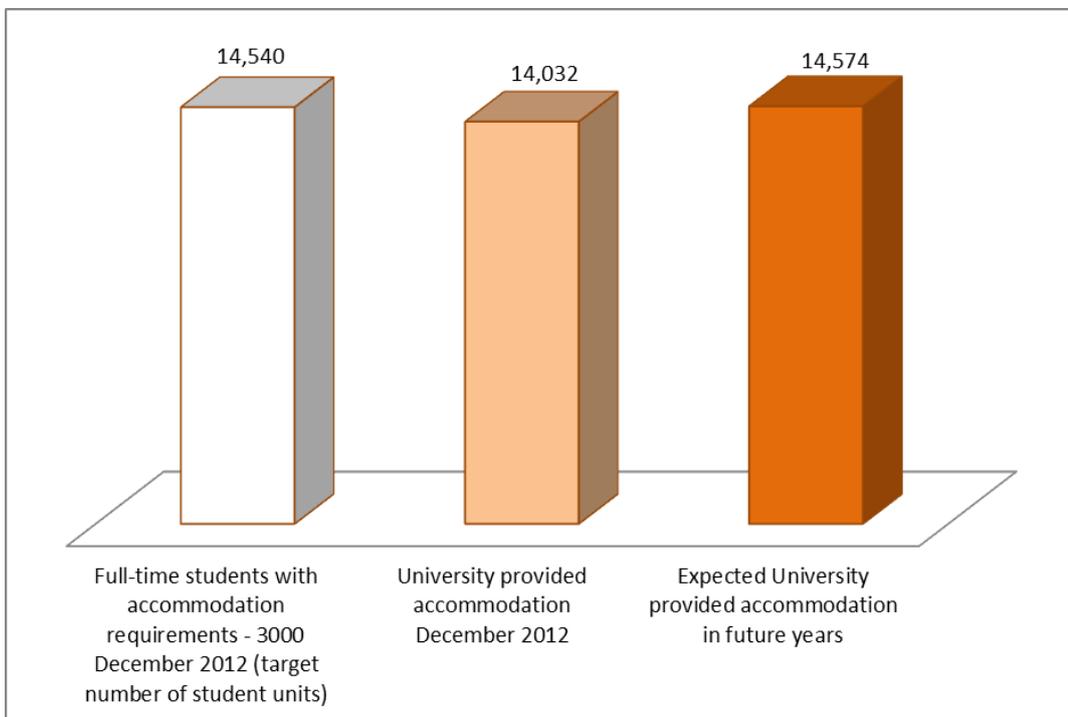
- Students living with a term-time address outside the city (422);
- Students living within the city (within OX1, OX2, OX3 and OX4 postcodes) (444);
- Visiting students or those not attending the institution (508);
- Part-time students (1,673); post-graduate research students past year four of study or assumed to be writing up (906);
- Students working full-time for the NHS (52);
- Specific course exclusions (e.g., BTh Theology) (92);
- Students who are also members of staff (209);
- Students living with their parents (40); and
- Students on a year abroad (340)

2.32 This leaves 17,540 full-time students with accommodation requirements. At 1 December 2012 there were 14,032 accommodation places provided across the city. This leaves a total of 3,508 which is a slight increase on last year. Figure 2.13 shows the numbers of students outside of university provided accommodation as at 1 December 2012.



**Figure 2.13:** Number of students outside university provided accommodation as at 1 December 2012

- 2.33 The University has indicated that an additional 542 units were under construction across the collegiate university, and that these rooms will all be available for occupation for the new academic year.
- 2.34 Figure 2.14 shows that, although the target to have fewer than 3,000 students outside of university-provided accommodation was not met in the monitoring period the University is expected to meet this requirement in the next monitoring period as a result of the additional units of accommodation under construction.



**Figure 2.14:** showing the number of accommodation places available for students

## **Oxford Brookes University**

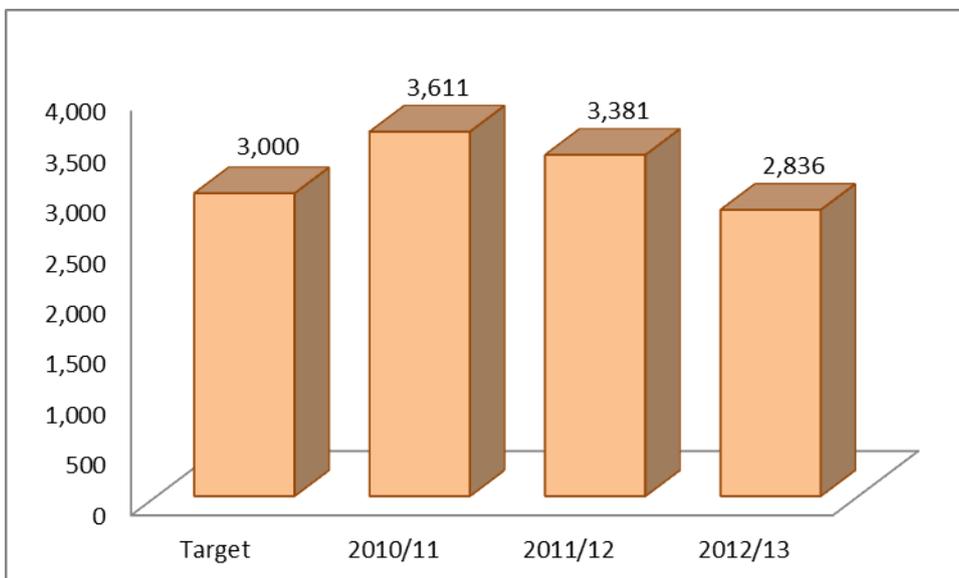
2.35 Oxford Brookes University state that there were a total of 17,115 students attending the university in December 2012. There are a number of exclusions as follows:

- Students who don't live in Oxford or local students already in Oxford who do not therefore amount to a net increase of people (3,763);
- Part-time students (2,991);
- Students studying at franchise institutions (1,778)
- Students studying at the Swindon campus (244);
- Placement students away from the university (430)

2.36 The other exclusions that apply to the University of Oxford (visiting students; post-graduate research students past year 4 of study; students working full time for the NHS; and students who are also members of staff) do not affect the figures for Oxford Brookes.

2.37 In December 2012 there were 5,073 places in accommodation provided by Oxford Brookes, which is an increase of 422 places (8.3%) from the previous year. The accommodation comprised 3,721 places in university halls of residence; 936 places in private halls of residence with Oxford Brookes nomination agreements; and 416 places in other properties managed by the university.

2.38 In December 2012, there were 7,909 full-time students in need of accommodation and 5,073 places provided by the university. This results in 2,836 students without a place provided in accommodation. The University suggests that the reason for this is a reduction in the in-take of students of around 700 students. Figure 2.15 shows the number of students outside of university provided accommodation as at December 2012.



**Figure 2.15:** showing number of students outside university provided accommodation as at December 2012

## Conclusions: Meeting Housing Needs

- 2.39 Overall the housing targets have picked up from the dip last year. While not all indicators have scored a green, those that have scored amber ratings have gone a long way towards demonstrating overall targets. Affordable housing completions are up considerably from last year and it is likely that with the Government's recent initiative to convert B1 offices to C3 residential without the need for planning permission, the amount of market housing will rise considerably as well. With the adoption of the Barton Area Action Plan, and the submission of the outline planning application during the 2013/14 monitoring year, it is likely that new homes could be seen at Barton West in the near future. This is a mix of affordable and new homes. Despite the number of new homes being below the 400 target, considerable progress was made in the early part of the plan period and as such the trajectory of new homes until 2026 is still on track.
- 2.40 Of concern is the continued mix of units which does not correspond with the Balance of Dwellings SPD. This shows an increasing trend away from the much-needed 3-bedroom dwellings which the SPD encourages. The reason for this is that a lot of very small sites have again come forward, some of which had extant permissions and others where the site constraints did not fully allow 3-bed units. The type of affordable completions were specific to the type of development and included 55, 1 and 2 bed extra care homes and 27, 1 and 2 bed flats (part of a larger permission). This will need to be looked at closely in future years in order to ensure that a good supply of 3-bed units is maintained.
- 2.41 Oxford Brookes University provided data that confirms that the number of units available for students in the monitoring year is below 3,000. Oxford University did not meet the target in the monitoring period. However, when the student accommodation currently under construction is taken into account, Oxford University should have sufficient units to meet the target next year.

**Strong, Active Communities:** Oxford has relatively high levels of deprivation. The Index of Multiple Deprivation 2010 ranks Oxford in the top half of the most deprived authority areas in England. Of 85 areas in Oxford, 12 are among the 20% most deprived areas in England, with one area among the 10% most deprived.

**Our Ambition:** Communities that are socially cohesive and safe, and citizens who are actively engaged in pursuing their own well-being and that of their communities

## Indicator 17

### PROGRESS AGAINST SITE-SPECIFIC REGENERATION MEASURES

*On target?*

**Target:** Individual targets set for specific measures set out in the Oxford Core Strategy



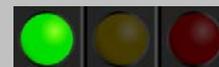
- 3.1 A number of the site-specific regeneration measures set out in the Core Strategy are long-term projects with completion dates that stretch beyond the monitoring period covered by this report. These include: a new crossing (or crossings) of the A40 ring-road at Barton (by 2015/16); improvements of the Blackbird Leys centre to create a mixed-use district centre (by 2016); provision of a new swimming pool at Blackbird Leys (by 2013); and new multi-purpose community facilities linked to the redevelopment of Rose Hill Primary School (by 2014).
- 3.2 The other site-specific regeneration measures in the Core Strategy were much shorter term projects, including projects such as the Rose Hill housing regeneration scheme which has now been completed. Another scheme was the redevelopment of the old Council offices in Northway. A planning application for a wider scheme to replace the existing community centre with a new one and housing was submitted in the monitoring year and approved in June 2013.

## Indicator 18

### PROVISION/ IMPROVEMENT OF LOCAL PRIMARY HEALTHCARE FACILITIES

*On target?*

**Target:** Delivery of new health centre in Jericho, expected 2010



3.3 Planning permission was granted on 9<sup>th</sup> May 2011 for a relocated Jericho Health Centre on the former Radcliffe Infirmary site. This development has now been completed and is now used by the community. Whilst this target was not met within the timescale set out in the Core Strategy, good progress has been made and this indicator will no longer feature in the Annual Monitoring Report.

## Indicator 19

### PERMISSIONS CONTRARY TO THAMES VALLEY POLICE ADVICE

*On target?*

**Target:** 0% of planning permission to be approved contrary to Thames Valley Policy objection (Oxford Core Strategy)



3.4 In the year April 2012 to March 2013 there were no objections to applications from Thames Valley Policy; as such this target has been achieved.

## Indicator 20

### NEIGHBOURHOOD PLANNING

*On target?*

**Target:** Neighbourhood plans to set their own targets and be carried out in accordance with those targets



3.5 The Localism Act has introduced new rights and powers for communities and individuals to enable them to get directly involved in planning for their areas. Neighbourhood planning will allow communities to come together through a parish council or neighbourhood forum and produce a neighbourhood plan. Neighbourhood plans are about developing land in a way that is sympathetic to the needs of local stakeholders and for giving local people a greater say in where new development should go and what it should look like.

3.6 Once plans are adopted they will become an important consideration when making decisions on planning applications.

3.7 Three local groups have asked Oxford City Council to formally designate their proposed neighbourhood areas. Designating a neighbourhood area is the first step towards producing a neighbourhood plan. The proposed neighbourhood areas are:

- Wolvercote
- Jericho
- Summertown and St Margaret's

3.8 These applications were submitted after the end of the monitoring year and although there has been a slight delay in the registering of the Jericho application their progress will be monitored through subsequent monitoring reports. As they are all at the preliminary stages, the indicator is set as green.

## Indicator 21

### COMPLIANCE WITH THE MONITORING INDICATORS AS SET OUT IN THE WEST END AREA ACTION PLAN

<b>Streets</b>	Provision of new links and improvements set out in the AAP	
<b>Parking</b>	Maintain number of parking spaces available within the West End	
<b>Urban public spaces</b>	New public spaces and improvements to existing	
<b>Green spaces and water</b>	Enhancements to Castle Mill Stream and to create a stream-side park. Enhancements of Oxpens Field	
<b>Historic environment</b>	100% of schemes granted to demonstrate consideration of historic environment in Design and Access Statements	
<b>Design</b>	100% of schemes approved comply with the design code.	
<b>Resource Efficiency</b>	100% of schemes approved meet the requirements of the Natural Resource Impact Analysis SPD	
<b>Flooding</b>	100% of schemes in areas of flood risk or over 1ha to submit a Flood Risk Assessment. Only water compatible uses and essential infrastructure to be permitted in flood zone 3b	
<b>Housing mix and affordable housing</b>	To provide approximately 700 new homes, minimum 35% 3+bed and 50% affordable on qualifying sites	
<b>Amenities to support housing</b>	100% of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail development	

<b>Mixed uses</b>	100% of developments on sites of 0.2 ha or greater that incorporate more than one use	
<b>Office accommodation</b>	B1 offices no more than 15,000m <sup>2</sup> private sector and 20,000m <sup>2</sup> public sector	
<b>Retail</b>	To provide a minimum of 37,000m <sup>2</sup> gross additional A1 retail floorspace	
<b>Cultural attractions</b>	To increase the floorspace of cultural and tourism uses in the West End	
<b>Hotel accommodation</b>	To increase the number of hotel and guesthouse rooms in the West End	

3.9 There were 6 applications in the West End during this monitoring period. The majority of these were relatively small and involved changes of use. Despite the relatively slow progress towards meeting the targets in the plan there has been a lot of work to ensure that redevelopment of the West End moves forward and is in line with the AAP time-period.

3.10 Work has been on-going since the finish of the monitoring year and there will be much to report in terms of progress on particular sites within the West End Area. A Supplementary Planning Document for the Oxpens site is being prepared and is likely to be adopted within the next monitoring year. A planning application for the extension of the Westgate shopping centre is also expected during the 2013-14 monitoring year.

3.11 There has been little progress towards the main aims of the West End AAP during this monitoring period. This means that there has been very little impact on the targets for the delivery of public realm improvements, housing, retail and other uses. The West End AAP was prepared to cover the period up to 2016 and given the progress on SPD's and with other applications, there is still time to reach the targets before the end of the AAP period.

3.12 The majority of AAP policies were not used during this monitoring period due to the lack of major planning applications. Many of the targets that refer to 100% of schemes being in accordance with the policy (for example, historic environment, design, flooding, resource efficiency and mixed uses) are shown as green even though there were no qualifying schemes implemented.

## Indicator 22

### Barton Area Action Plan

*On target?*

*Target: The AAP sets targets in order to monitor progress*



- 3.13 The Barton Area Action Plan was adopted by the City Council on 17th December 2012.
- 3.14 The AAP sets out a vision and policies to guide future development and change associated with new homes proposed at the Strategic Site at Barton. The AAP now forms part of the statutory development plan, which means that it will have full weight in determining planning applications. The AAP sets its own indicators and targets in order to measure how the policies are being applied. Although it is a little early to monitor the AAP targets, it is worth noting that an outline planning application was both received and is likely to be determined in the 2013-14 monitoring year. Despite this positive progress, since it is a new indicator, it scores amber.

## Strong Active Communities: Conclusions

- 3.15 Excellent progress has been made in producing the Area Action Plan for Barton and subsequently the submission of the outline planning application (in the 2013/14 monitoring year). The Barton development is a flagship for the City Council and will provide much-needed affordable and market housing. Much work has been undertaken in order to kick-start the implementation of projects in the West End area. A re-submission for the redevelopment of the Westgate Shopping Centre is expected later on in 2013 and this is likely to act as a catalyst for redevelopment. Alongside this, work has been undertaken on a SPD for the Oxpens site in order to guide development when that site comes forward. Other SPDs programmed for the West End Area include an SPD for the Railway Station.
- 3.16 The Jericho Health Centre has now been completed and occupied. Although slightly later than originally anticipated, this is positive as it provides the residents of Jericho (and North Oxford) with a much-improved building.
- 3.17 So far three areas have expressed an interest in producing Neighbourhood Plans. These areas are Jericho, Wolvercote and Summertown/ St. Margaret's. Two of these areas have progressed slightly further and we are awaiting timetables from each area for their production. Once these timetables have been produced we will have a clearer indication of how to monitor the production stages.

**Cleaner Greener Oxford:** Oxford's annual population churn of 25%, around 5,000 Houses In Multiple Occupation, and diverse population and a large number of self-contained flats presents challenges in terms of recycling, refuse collection and street cleanliness.

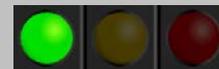
**Our Ambition:** A cleaner, greener Oxford – in the city centre, in our neighbourhoods and in all public spaces

## Indicator 23

### CHANGE IN AREAS OF BIODIVERSITY IMPORTANCE

**Target:** No net reduction in areas designated for their intrinsic environmental value, i.e., SAC, SSSI, RIGS and locally designated sites (Oxford Core Strategy)

On target?



4.1 Figure 4.1 provides details of the various categories of sites designated for their intrinsic environmental importance and the associated area.

Designated Site	Area in ha (2011/12)	Area in ha (2012/13)	Loss of biodiversity habitat (ha)	Addition of biodiversity habitat (ha)
Sites of Special Scientific Interest (SSSI)	278.24	278.24	n/a	n/a
Special Areas of Conservation (SACs)	177.1	177.1	n/a	n/a
Local Wildlife Sites	125.44	125.44	n/a	n/a
Sites of Local Interest for Nature Conservation (SLINCs)	202.5	202.5	n/a	n/a
Local Nature Reserves	6.63 (3 sites)	6.63 (3 sites)	n/a	n/a
Regionally Important Geological or Geomorphological Sites (RIGS)	2.0 (2 sites)	2.0 (2 sites)	n/a	n/a

**Figure 4.1:** Areas of sites designated for their intrinsic environmental value.

### Condition of Sites of Special Scientific Interest

4.2 Natural England undertakes periodic visits to Sites of Special Scientific Interest to determine the ecological condition of the individual associated units within those sites. Not all SSSIs are visited in any one year. The amounts of SSSI units which are in various ecological conditions as at March 2013 are shown at Figure 4.2 below.

Condition	No. of units or parts of units (12/13)	Sum of hectares (12/13)	% of city resource (12/13)
Favourable	15	244.82	87.99
Unfavourable Declining	1	0.5	1.34
Unfavourable No Change	1	3.71	0.29
Unfavourable Recovering	6	29.20	10.49
No data	0	0	0
Destroyed	0	0	0
<b>Total</b>	<b>23</b>	<b>278.23</b>	<b>100</b>

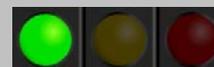
Figure 4.2: Condition of SSSI units with the monitoring year 2012/13

## Indicator 24

### PERMISSIONS CONTRARY TO ENVIRONMENT AGENCY (EA) ADVICE

*On target?*

**Target:** 0% of planning permissions to be approved contrary to formal Environment Agency objection (Oxford Core Strategy)



4.3 There were no planning applications approved contrary to a formal EA objection this monitoring year, either on water quality grounds or on flood risk grounds.

## Indicator 25

### DEVELOPMENT COMPLYING WITH THE NATURAL RESOURCES IMPACT ANALYSIS (NRIA) SPD REQUIREMENTS

**Target:** 100% of planning permissions granted to comply with NRIA requirements. Minimum of 20% on-site renewable energy from qualifying sites (Oxford Core Strategy and NRIA SPD)

On target?



4.4 The Natural Resources Impact Analysis SPD requires that a minimum of 20% of the energy requirement of new developments should be produced by on-site renewable or low carbon energy. The SPD applies to larger developments of 10 or more dwellings, or 2000m<sup>2</sup> or more non-residential floorspace. Figure 4.3 lists the developments that qualify for submitting an NRIA, and the renewable energy technologies that will be installed on each development. The table only shows those developments where planning permission was granted.

Application no. Decision Date	Type of Development	% energy generated from renewables	NRIA requirements met? Reasons and notes
11/02881/FUL 13 August 2012	312 post-graduate student rooms at Castle Mill Stream	20% of total from Combined Heat and Power and Solar PV	Yes. 20% of total met from renewable and low carbon technologies in line with the requirements of the NRIA SPD.
12/00371/FUL	Erection of office building on 3 floors plus basement, linked to existing buildings fronting Walton Street	20% through Ground Source Heat Pumps and Solar PV	Yes. 20% of total met from renewable and low-carbon technologies in line with the requirements of the NRIA SPD.
12/01369/FUL 06 March 2013	140 student study bedrooms at St. Clements Car Park	Over 40% of total energy from Air Source Heat Pumps	Yes. Over 40% of the total on-site energy provided from low carbon technologies in line with the requirements of the NRIA SPD.
12/01388/RES 23 August 2012	190 student study rooms at Chapel Street, East Oxford	20% of energy from micro-CHP and Solar PV	Energy percentage was calculated as a percentage of regulated energy (i.e. those associated with Building Regulations) rather than total energy.

**Figure 4.3:** Permissions that required NRIsAs and whether NRIA requirements met

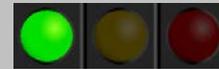
4.5 There were only four applications that required a Natural Resource Impact Analysis to be completed in the monitoring year. Three of these applications met the NRA target and one did not. This suggests that the NRA is still a useful indicator of sustainability in new developments and that it is possible to meet its requirements. Given that there were only a limited number of applications submitted, and given that 3 complied fully with the requirements of the NRA, this indicator is scored amber.

## Indicator 26

### DEVELOPMENT IN THE GREEN BELT

**Target:** *No inappropriate development in the Green Belt unless specifically allocated in the Local Development Framework (Oxford Core Strategy)*

**On target?**



4.6 A total of 6 applications referenced the Green Belt Policy (CS4) in the Oxford Core Strategy. Of these six developments, three constituted development in the green belt. The other three were adjacent to the green belt.

4.7 One of the developments in the green belt was a proposed extension to the existing driving range building at Binsey Driving Range. This was considered to represent an appropriate form of development within the Green Belt since it will help improve access to outdoor sport by supporting the long term viability of the Golf Centre without resulting in significant or unacceptably prominent extensions to the building that would be materially harmful to the openness of the countryside.

4.8 The second application was for the construction of an earth channel and associated structures through open field to allow fish passage around Hinksey Weir. In this instance the proposed works were not considered to be inappropriate as the proposed channel was set below ground levels and took on a natural look with its curves and grass seeded banks together with planting.

4.9 The final application was to reinstate and stabilise sections of the river bank within the Fellow's Garden at Magdalen College Sports Ground, Marston Road. The works represented a sensitive reinstatement and stabilisation of the banks and as such are considered to be appropriate development in the green belt.

4.10 This indicator is considered to be on target as there was no inappropriate development in the green belt in this monitoring year.

## Indicator 27

### WASTE AND RECYCLING

**Target:** Reduction in residential waste per household and rate of total household waste recycling and composting. (Oxfordshire Joint Municipal Waste Partnership and Oxford Core Strategy)

On target?



4.11 The baseline figure for residual household waste in the Core Strategy was 727kg (07/08) and performance well exceeded the target of reducing this to 715kg by 2010/11. The target for household waste recycling and composting in the Core Strategy was at least 40% by March 2010.

4.12 Figure 4.4 below shows figures for waste and recycling indicators in Oxford City for the 12/13 monitoring year. Since the Core Strategy targets are now somewhat out-of-date, progress has been measured against the Corporate Plan targets for 12/13.

Indicator	Description	11/12 performance	12/13 performance	Corporate Plan target 12/13
NI 191	Residual waste per household (kg)	412.9kg	422.6kg	450kg
NI 192	Household waste recycled and composted (%)	44.4%	48.08%*	50%

**Figure 4.4:** Residual waste per household, recycling and composting

\*includes an agreed 3.5% year-end adjustment for 'street swipe arisings' to give a like-for-like comparison on previous years following changes to the rules concerning classification of this type of waste

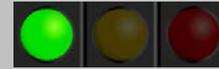
4.13 The Corporate Plan target for reducing the amount of residual waste per household collected and sent to landfill was comfortably exceeded. The ambitious Corporate Plan target of 50% household recycling and composting was not quite met and the indicator therefore scores amber, although it should be noted that the recycling rate in Oxford has continued to improve year-on-year.

## Indicator 28

### HERITAGE ASSETS AT RISK

*On target?*

**Target:** A decrease in Heritage Assets at risk or no net increase in Heritage Assets at risk (Oxford Core Strategy)



- 4.14 There is only one Heritage Asset at risk according to the English Heritage “At Risk Register”. This is an improvement from last year when there were two Heritage Assets at risk and is very good news considering that English Heritage expanded the categories of building they were considering as “at risk” in 2012 to include between 2,000-5,000 Grade II Listed Buildings across the whole of the South East.
- 4.15 Osney Abbey was one of 12 buildings removed from the “At Risk Register” in 2012 as it was refurbished. Since there has been a decrease in heritage assets at risk in the city, this indicator is considered to be on target.

## Indicator 29

### APPLICATIONS INVOLVING THE TOTAL, SUBSTANTIAL OR PARTIAL DEMOLITION OF A LISTED BUILDING

*On target?*

**Target:** 0% Listed Building Consents or planning permissions approved by the City Council (Oxford Core Strategy)



- 4.16 There were three applications classed as Listed Building Demolitions during the 2012-2013 monitoring year. The three applications are summarised below:
- Erection of office building on 3 floors plus basement linked to existing buildings fronting Walton Street, involving demolition of C Wing workshop building dated 1895, and demolitions including rear of 35 Walton Street and link blocks. (Oxford University Press, Walton Street). The proposal was considered to form an appropriate visual relationship with the existing building. Clearly while there was a Listed Building Demolition in this case, the outcome was to preserve and enhance the character and appearance of the two conservation areas.

- Single storey rear extension, extend basement lightwell in front garden. Internal alterations to excavate basement. (Residential property, Kingston Road). This rear extension was considered acceptable and was granted permission.
- Various demolitions to facilitate construction of academic centre at rear and extended pub; various refurbishments, window replacements, alterations and upgrading. (The Eagle and Child, St. Giles). The proposal was considered to accord with the special character, setting, and features of special historic interest in the Listed Building.

4.17 As there were three applications where permissions were approved for a Listed Building Demolition, the indicator is not on target. However, given that in all cases there were improvements, this indicator is given an amber rating.

### Indicator 30

#### APPLICATIONS INVOLVING DEMOLITION OF A BUILDING THAT CONTRIBUTES TO THE CHARACTER AND APPEARANCE OF A CONSERVATION AREA

**Target:** 0% Conservation Area Consents approved by the City Council contrary to officers' and English Heritage's recommendation (Oxford Core Strategy)

On target?



4.18 There have been no approvals made by the City Council contrary to officers' and English Heritage's recommendations.

### Indicator 31

#### APPEALS ALLOWED WHERE CONSERVATION POLICIES CITED AS A REASON FOR REFUSAL

**Target:** 80% of appeals dismissed (Oxford Core Strategy)

On target?



4.19 82% of the appeals were dismissed where conservation policies were cited as a reason for refusal. These policies are the Historic Environment Policies taken from the Adopted Oxford Local Plan 2001-2016. There were two applications that were allowed at appeal out of a total of 11 where historic environment policies were cited as a reason for refusal.

- Application ref: 12/00972/FUL: Erection of a single storey side extension cited HE.7 *Conservation Areas* as a reason for refusal.
- Application ref: 12/01188/FUL: Demolition of existing single storey extension. Erection of two storey side and rear extension cited HE.7 *Conservation Areas* as a reason for refusal.

4.20 This indicator is much improved on last year’s Annual Monitoring Report and the indicator is now on target.

## Indicator 32

### TREE PRESERVATION ORDERS (TPO’s)

*On target?*

**Target:** 0% of planning applications for felling trees the subject of TPO’s to be approved by the City Council contrary to officers’ recommendations (Oxford Core Strategy)



4.21 There were no permissions for felling of trees with TPO’s contrary to tree officers recommendations.

## Indicator 33

### LOSS TO OTHER USES OF PUBLIC OPEN SPACE, OUTDOOR SPORTS AND RECREATION FACILITIES

*On target?*

**Target:** No net loss to other uses of publicly accessible open space, outdoor sports and recreation facilities (Oxford Core Strategy)



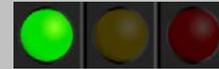
4.22 Where planning permission was required, there has been no net loss of publicly accessible open space, outdoor sports or recreation facilities to other uses.

## Indicator 34

### NUMBER OF PARKS WITH GREEN FLAG STATUS

**Target:** Renew the Green Flag status for parks that have already achieved this award. Aim to produce more successful winners of this award. (Oxford Core Strategy)

On target?



4.23 Within Oxford City there are now 5 parks with Green Flag Status as Blackbird Leys Park has also received Green Flag Status. This is an increase of one from last year. The parks with Green Flag Status are as follows:

- Cutteslowe and Sunnymead
- Hinksey
- Florence
- Bury Knowle, and
- Blackbird Leys

## Indicator 35

### TRAFFIC GROWTH AT INNER AND OUTER CORDONS

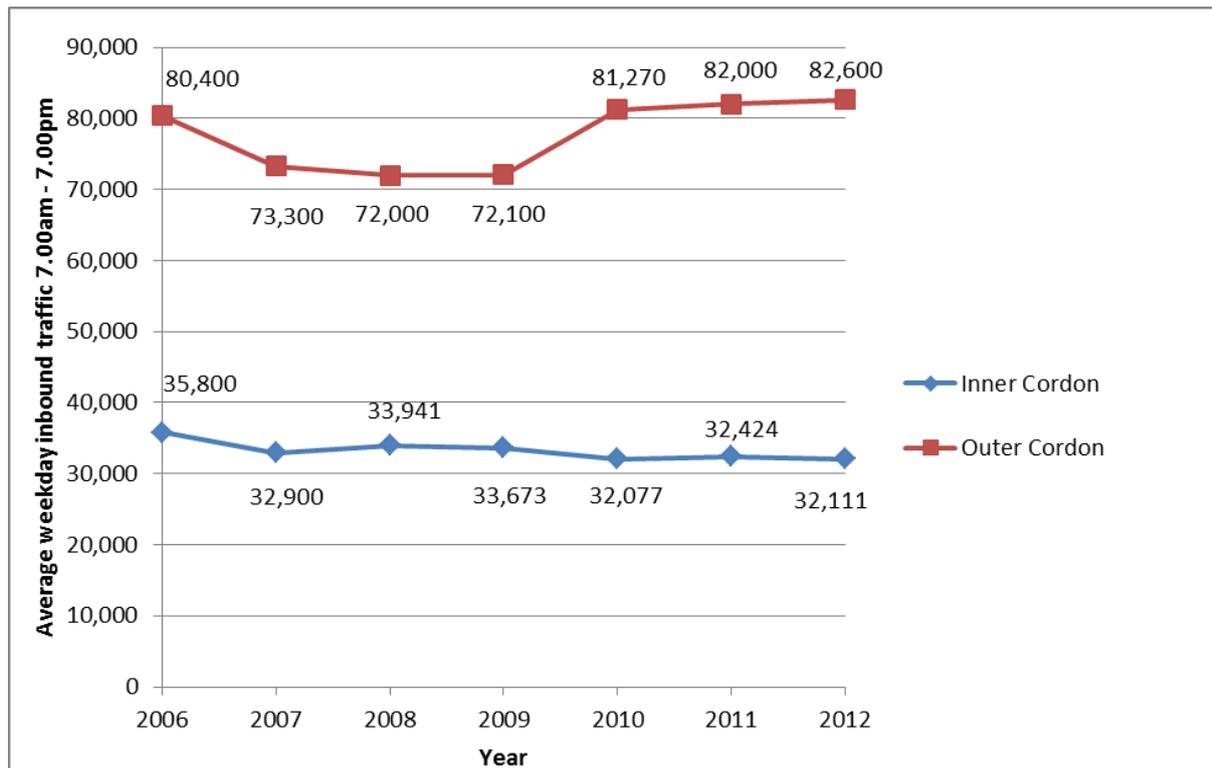
**Target:** Inner Cordon – no more than 0% growth  
 Outer Cordon – no more than 0.2% average annual growth  
 (Oxford Core Strategy)

On target?



4.24 Oxfordshire County Council monitors traffic flows at two “cordons” in Oxford – the Inner Cordon and the Outer Cordon. At each cordon the average inbound flow over the space of a year, for a 12-hour period (7.00am – 7.00pm) during an average weekday is recorded. Each Cordon has a number of monitoring locations which are added to make up the Inner and Outer Cordon counts.

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



**Figure 4.5:** Inner and Outer Cordon traffic flows (average weekday inbound, 7.00am - 7.00pm (2006-2012))

4.26 Figure 4.5 shows that, taking account of natural small variations there has been nil growth of traffic crossing the inner cordon when comparing the 2007 and 2012 figures. At the outer cordon, there has been a slight overall growth since 2006. The large reduction from 2007-2009 is due to data not being available from one of the cordons, and the increase in data from 2010 is due to an additional cordon point being added. The increase from 2006 is less than 3%. Between 2011 and 2012 there has been 0.7% growth. This is in part due to increase in traffic but also in part due to additional cordon data points being added into the mix.

## Cleaner Greener Oxford: Conclusions

4.27 This section measures the environmental, heritage and other indicators which provide a good picture of how Oxford is performing in terms of environmental sustainability. Most of the indicators in this section were green demonstrating once again a strong biodiversity resource. The majority of SSSIs remain in favourable condition.

4.28 There were no applications approved contrary to advice from the Environment Agency and the NRA continues to be a significant and useful tool in encouraging developers to include low carbon and renewable technologies in their schemes.

4.29 The historic environment indicators are mainly on target this year. Of note is the indicator which measures appeals allowed where conservation reasons were cited a reason for refusal. This has shown a very positive turn-around this year with over 80% of appeals dismissed.

4.30 One more park has gained Green Flag status. The new addition to parks with this award is Blackbird Leys Park.

**Efficient, Effective Council:** By the end of the next financial year Oxford City Council will have lost around 35% of its government grant since 2010 – this equates to £1 in every £3

**Our Ambition:** A flexible and accessible organisation, delivering high-quality, value-for-money services.

## Introduction

- 5.1 This section reports on matters of plan-making process rather than the effectiveness of specific policies. There is now a formal requirement to co-operate with other local authorities, county councils and prescribed bodies in order to maximise the effectiveness of the preparation of development plan documents.
- 5.2 The City Council is also required to keep a log of the production of development plans through the Local Development Scheme. The City Council must also demonstrate that all consultation is in line with the Statement of Community Involvement.
- 5.3 This section looks at these areas in turn providing a commentary on each.

## Duty to Co-operate

- 5.4 The Localism Act 2011 introduced the Duty to Co-operate in relation to planning of sustainable development. This duty requires local planning authorities to co-operate with other local planning authorities, county councils and other prescribed bodies, (as defined by the Town and Country Planning (Local Planning (England) Regulations 2012), in maximising the effectiveness of the preparation of development plan documents. This requirement came into force on 15<sup>th</sup> November 2011.
- 5.5 The City Council has maintained an on-going dialogue with the bodies covered by the Duty to Co-operate during the preparation of the Barton AAP and the Sites and Housing Plan, and has responded to concerns raised by these bodies by amending policies and proposals where appropriate.
- 5.6 The City Council provided evidence of how it had complied with the Duty to Co-operate in its soundness self-assessment that accompanied the two submitted plans, and subsequently in its topic papers prepared for the examination hearings. The Planning Inspector, in her reports stated how she considered that the Duty to Co-operate had been complied with.
- 5.7 The Inspector stated in her report on the Sites and Housing Plan, that

*It is clear from the Council's Soundness Self-Assessment Paper [3.42], which lists relevant joint partnership arrangements on a range of issues including; housing and infrastructure provision, transport and car parking standards, meetings and correspondence, that it has sought to engage constructively with all of the bodies prescribed in s110 of the Localism Act 2011 at appropriate stages in the Plan making process, as well as many other partner organisations.*

*The Council is a member of the Oxfordshire Spatial Planning and Infrastructure Partnership (SPIP) that was set up to guide the development of the Local Investment Plan for Oxfordshire (LIP) [6.11]. The LIP outlines and integrates the long term housing, economic and infrastructure plans of the Oxfordshire*

*partner Councils, the Oxfordshire Primary Care Trust (NHS Oxfordshire), the Highways Agency, Network Rail and the Environment Agency.*

*Due to its own pressing housing need and Oxford's tightly drawn boundaries it is agreed by the partners that the City should not seek to meet housing from within neighbouring areas. However, the Plan demonstrates that the Council can meet its target of providing 8,000 homes within its own boundary without reliance on neighbouring districts. The LIP sets out an agreed way forward for the delivery of strategic infrastructure on a County-wide basis. The individual and cumulative impacts of the Plan's site allocations have been discussed with key bodies including the Environment Agency, Natural England, utility providers and the local transport authority to ensure that the policies of the Plan require appropriate mitigation measures. The City and County Councils have engaged closely on transport related issues and with integrating development on allocated sites with the Local Transport Plan 3 [6.12] (LTP). From statements of common ground with these key bodies it is clear that they have no outstanding concerns regarding the soundness of the Plan...*

*...I conclude that the Duty to Co-operate has been met.*

## **LDS Monitoring**

5.8 Oxford's Local Development Scheme (LDS) sets out the work programme for, and resources required to prepare the documents that will form part of the Local Development Framework (now referred to in the National Planning Policy Framework as "The Local Plan"). During this monitoring period no revisions were made to the 2011-14 LDS and therefore it is still the most up-to-date and relevant LDS.

### **Monitoring period April 2012 to end March 2013**

5.9 During this period work took place on the following documents:

- *Barton Area Action Plan (AAP)*

5.10 Work commenced on this AAP in the summer of 2010, with consultation on an issues document in June 2010, evidence gathering and community engagement. This included the establishment of a Barton and Northway Working Group to act as an advisory group during the development of the project. The Preferred Options document was published for consultation in May 2011. Following this consultation, the proposed submission document was drawn up and agreed at Council in December 2011. This document was published for consultation in February 2012.

5.11 Work undertaken on the Barton AAP within the 2012/13 monitoring year included submission to the Secretary of State in April 2012; independent hearings in July and September 2012 and the adoption of AAP at Full Council in December 2012 following the receipt of the Inspector's Report.

- *Sites and Housing Plan*

5.12 Work commenced in earnest on this DPD in the autumn of 2010, with pre-options consultation community events being held across the city in November and December 2010. The Preferred Options document was published for consultation in June 2011. Following this consultation, the proposed submission document was drawn up and agreed at Council in December 2011. This document was published for consultation in February 2012.

5.13 Work undertaken on the Sites and Housing Plan in the 2012/13 monitoring year included submission of the plan to the Secretary of State in May 2012; the plan was subject to independent examination hearings in September 2012. Following the receipt of the Inspector’s Report, the Sites and Housing Plan was adopted at Full Council in February 2013.

- *Community Infrastructure Levy (CIL)*

5.14 Introduction of a Community Infrastructure Levy will enable the City Council to raise money from new building projects that can be used to fund a wide range of infrastructure needed as a result of development. Although the levy is voluntary, if it is not in place by April 2014 then regulations restrict the use of Section 106 planning obligations for pooled contributions that may be funded by the levy. The City Council commenced evidence gathering relating to infrastructure needs and viability analysis during the 2011/12 monitoring year. It also received advice and guidance from the Planning Advisory Service as one of a second wave of CIL frontrunner authorities.

5.15 Within the 2012/13 Monitoring year, the Council Published its Draft Preliminary Charging Schedule for consultation in July 2012; In March 2013, the Charging Schedule was submitted to the Secretary of State to be examined in public. The Examination was held in May 2013 and having received the Inspector’s Report, the Charging Schedule is currently timetabled for Full Council in September where Members will decide whether to adopt it.

5.16 The 2011-14 LDS originally indicated that work on the Northern Gateway Area Acton Plan would start in January 2012. Amendments to the LDS were agreed by the City Executive Board in April 2012, which put back the start of this project until July 2012. Work is now likely to start on the Northern Gateway AAP towards the end of September/ beginning of October 2013.

5.17 Work was started on several SPD’s during the monitoring period including a revision of both the Planning Obligations SPD and the Affordable Housing SPD, combining them to produce the Affordable Housing and Planning Obligations SPD. This SPD was consulted upon in the 2013/14 monitoring year and was adopted in September 2013. Other SPDs which are being brought forward and will be reported on in the next Annual Monitoring Report are the Jericho Canalside SPD and the Oxpens SPD. It is also likely that an SPD for the Railway Station will start in this monitoring year.

## Statement of Community Involvement – analysis of consultation

### Consultation on Oxford’s Local Plan Documents

5.18 The City Council adopted its Statement of Community Involvement (SCI) in October 2006. All of Oxford’s Local Plan 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 identify improvements where needed.

Title	Consultation stage	Consultation period	Comments received	Outcome/comments
Barton AAP	Main Modifications	27 July – 07 September 2012	65 responses received	Purpose of this consultation was to seek views on the main modifications to the

				Barton AAP that came about at the July hearing sessions in order that representations could be made.
	Inspector's Minded Main Modifications	09 October – 16 October 2012	7 responses received	Purpose of this consultation was to seek views on the Main Modifications that came about as a result of the September hearing session in order that representations could be made.

Title	Consultation stage	Consultation period	Comments received	Outcome/comments
Sites and Housing Plan	Main Modifications	19 October – 30 November 2012	31 responses received	Purpose of this consultation was to seek views on the main modifications to the Sites and Housing Plan that came about as a result of the September hearing sessions in order that representations could be made.

**Figure 5.1** Consultations on policy documents undertaken in 2012/13

Title	Consultation stage	Consultation period	Comments received	Outcome/comments
Community Infrastructure Levy Charging Schedule	Preliminary Draft Charging Schedule	13 <sup>th</sup> July 2012 – 24 <sup>th</sup> August 2012	30 responses received	The purpose of this consultation was to seek the views of members of the public and stakeholders on the preliminary draft consultation schedule in order that comments could be made.
Community Infrastructure Levy Charging Schedule	Draft Charging Schedule	18 <sup>th</sup> January 2013 – 1 <sup>st</sup> March 2013	31 responses received	The purpose of this consultation was to seek representations on the draft final charging schedule prior to its submission to the Secretary of State for Independent Examination.

## **Range of consultation methods used**

### **Barton Main Modifications Consultation**

5.19 This consultation was limited in scope, and involved participants in the Barton Area Action Plan Examination. This is in line with the SCI, which makes clear that the methods chosen to consult depend on the stage of preparation (in this case the DPD was already well advanced).

### **Barton Inspector's Minded Main Modifications Consultation**

5.20 This consultation was also limited in scope, and again involved the participants in the Barton AAP Examination. This is in line with the SCI, which makes it clear that the methods chosen to consult depend on the stage of preparation. This was the final opportunity for comments on the modifications to the Plan that were made by the Inspector.

### **Sites and Housing Plan Main Modifications Consultation**

5.21 Given the stage in the plan-making process this consultation was also limited in scope and involved the participants in the Sites and Housing Examination. This is in line with SCI, which makes it clear that the methods chosen to consult depend on the state of preparation of the plan). In this case the Sites and Housing Plan was at an advanced stage.

### **Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule Consultation**

5.22 As this was the first consultation stage in the process, the net was cast wide to ensure the maximum amount of coverage for the preliminary draft charging schedule. A press release was sent out to the local press and a number of articles were written on the subject. A stakeholder workshop was also organised to discuss the main issues with relevant parties.

### **Community Infrastructure Levy (CIL) Draft Charging Schedule Consultation**

5.23 At this stage, the relevant documentation was put in the libraries and a statutory notice was put in the paper. Emails were sent to out to everyone on the database and letters were sent to those contacts who we did not have email addresses for. As this was the final stage prior to submission to the Secretary of State, it was important to ensure that everyone who wanted to, was able to put in representations regarding the levels set in the draft charging schedule.

## **Conclusions**

5.24 The City Council continues its commitment to delivering its Local Development Framework and to developing Oxford's Local Plan. Two DPDs were adopted during the monitoring year (Barton AAP in December and the Sites and Housing Plan in February). The CIL Charging Schedule is likely to be adopted at Full Council in September 2013. In the 2013/14 Monitoring year the City Council will be able to report on progress with the Northern Gateway Area Action Plan as well as with several SPDs.

5.25 The City Council has to date adopted the following documents:

- Oxford Local Plan 2001-2016 – saved policies from 11<sup>th</sup> November 2008
- Sites and Housing Plan – adopted February 2013
- Barton Area Action Plan – adopted December 2012
- Oxford Core Strategy 2026 – adopted March 2011
- West End Area Action Plan – adopted June 2008
- Affordable Housing SPD – adopted November 2006
- Natural Resources Impact Analysis SPD – adopted November 2006
- Parking Standards, Transport Assessments and Travel Plans SPD – adopted February 2007
- Telecommunications SPD – adopted September 2007
- Planning Obligations SPD – adopted April 2007
- Balance of Dwellings SPD – adopted January 2008
- Statement of Community Involvement – adopted October 2006

## Glossary

<b>Affordable housing</b>	Homes that are available at a rent or price that can be afforded by people who are in housing need. It includes social rented housing, intermediate affordable housing, and shared ownership housing.
<b>Biodiversity</b>	The diversity of plant and animal life, usually measured by the number of species present
<b>Building for Life</b>	Building for Life is the national standard for well-designed homes and neighbourhoods. Assessments are scored against 12 Building for Life questions, covering: 'Integrating into the Neighbourhood'; 'Creating a Place'; 'Street and Home'.
<b>Core Strategy</b>	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
<b>Decent Homes Standard</b>	A minimum standard of housing applicable to public housing (i.e. Council Housing), by which each qualifying home is warm and in a good state of repair.
<b>Development Plan</b>	An authority's development plan consists of the Development Plan Documents contained within its Local Development Framework and any Neighbourhood Plans that are adopted.
<b>Development Plan Document (DPD)</b>	Planning policy documents that form part of the Local Development Framework. They are subject to independent examination and, together with any Neighbourhood Plans and saved Local Plan policies, form the Development Plan for the local authority area
<b>Environment Agency</b>	Government body responsible for a wide range of environmental regulations and advice, including flood risk and natural waterways
<b>Flood Zone</b>	Flood Zones 1, 2, 3a and 3b are defined in the companion guide to the NPPF. These categories define the likelihood of flooding occurring in that zone (with Flood Zone 1 having the lowest risk and Flood Zone 3 the highest risk).
<b>Green Belt</b>	An area of undeveloped land, where the planning policy is to keep it open to (amongst other purposes) prevent urban sprawl and preserve the setting and special character of Oxford and its landscape setting.
<b>Green Flag Status</b>	A national award given by Keep Britain Tidy to recognise and reward the best green spaces in the country.
<b>Heritage asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by Oxford City Council during the process of decision-making or through the plan making process (including local listing).
<b>Heritage Plan</b>	A Plan being prepared by City Development that will eventually be used as a basis for decision-making and initiatives that will help development in Oxford to sustain and enhance the archaeological, architectural and landscape resource in a manner compatible with the city's historic status.
<b>Homes and Communities Agency</b>	The national housing and regeneration agency. Its role is to create opportunities for people to live in high-quality, sustainable places. It provides funding for affordable housing; brings land back into productive use; and

	improves quality of life by raising standards for the physical and social environment.
<b>Housing trajectory</b>	A tool that is used to estimate the number of homes likely to be built in the future, usually shown as a graph.
<b>Indicators</b>	A measure of variables over time which can be used to measure achievement of objectives
<b>Local Development Document (LDD)</b>	The documents which (taken as a whole) set out the City Council's policies relating to the development and use of land in Oxford.
<b>Local Development Framework (LDF)</b>	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.
<b>Local Development Scheme (LDS)</b>	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.
<b>Local Plan</b>	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
<b>LTP3</b>	Local Transport Plan 2011-2030. The LTP3 sets out the transport strategy for Oxfordshire, and has been prepared by Oxfordshire County Council.
<b>Major applications</b>	Major applications are defined in the General Development Procedure Order 1995 as: <ul style="list-style-type: none"> <li>• a residential development of 10 or more dwellings;</li> <li>• residential development on a site of 0.5ha or more;</li> <li>• development involving a building(s) with a floorspace of 1,000 sq metres or more;</li> <li>• any other development on a site of 1 hectare or more.</li> </ul>
<b>Market indicators</b>	A range of factors which provide a measure of the performance of a centre.
<b>Previously Developed Land (PDL)</b>	Land that is or was occupied by a permanent structure (excluding agriculture or forestry buildings). The definition covers the curtilage of the development.
<b>Primary Shopping Frontage</b>	This relates solely to the City Centre. It aims to ensure the percentage of Class A1 (retail) units remains above 75%.
<b>Regional Spatial Strategy (RSS)</b>	See South East Plan.
<b>Registered Providers (RP's)</b>	An organisation, usually a Housing Association, registered by the Homes and Communities Agency to provide affordable housing.
<b>Secondary Shopping Frontage</b>	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.
<b>Sites of Local</b>	A site containing important habitats, plants and animals in the context of

<b>Importance for Nature Conservation (SLINC)</b>	Oxford.
<b>Sites of Special Scientific Interest (SSSI)</b>	Areas identified by English Nature as being of special interest for their ecological or geological features.
<b>South East Plan (SEP)</b>	The SEP is the <i>Regional Spatial Strategy</i> for this region. It sets out a spatial framework of strategic policies that intended to promote an integrated, co-ordinated and a more sustainable approach to development in the region up to 2026. The SEP, along with all other Regional Spatial Strategies, is proposed to be abolished through the Localism Bill.
<b>Special Areas of Conservation (SACs)</b>	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.
<b>Supplementary Planning Documents (SPDs)</b>	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
<b>Tree Preservation Order</b>	A legal order, that is made by the local planning authority, that prohibits the cutting down, uprooting, topping, lopping, willful damage or willful destruction of a tree or group of trees without the express permission of that authority.
<b>Vitality indicator</b>	One of the market indicators. It includes the proportion of vacant units.