

Authority Monitoring Report

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Planning Policy

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Chapter 1: Introduction

- 1.1 This is Oxford's seventeenth Authority Monitoring Report¹ (AMR). It monitors the implementation and effectiveness of policies in the Oxford Local Plan (OLP) 2036 adopted in June 2020. Regularly reviewing the effectiveness of Oxford's planning policies (Appendix A) helps to ensure that progress is being made towards achieving the Plan's objectives. Monitoring also helps to identify when policies may need adjusting or replacing if they are not working as intended or if wider social, economic or environmental conditions change. This information is important in shaping our approach to reviewing the Plan and provides an important evidence base for the Oxford Local Plan 2040. The City Council also has a legal duty to monitor certain aspects of planning performance (Appendix B).
- 1.2 The AMR no longer reports on S106 and CIL income this can be found in the Infrastructure Funding Statement published in December 2022².

Monitoring Framework

- 1.3 A set of indicators has been developed to provide a framework for monitoring the effectiveness of policies in the Plan. Local authorities are only required to report on specific indicators and as such this AMR has reported on policies which are key in providing a better understanding of how our city functions and is responding to development. The indicators we are reporting on are those which show significant facts or trends or are key to delivering the Council's corporate priorities, namely fostering an inclusive economy, delivering more affordable housing, support flourishing communities and pursuing a zero carbon Oxford.

Structure of the Monitoring Report

- 1.4 The AMR starts by providing a status report on the production of development plan documents, followed by the monitoring of the policies. This has been structured around the three overarching objectives set out in the National Planning Policy Framework (2021 paragraph 8):
- Economic objectives to build a strong, responsive and competitive economy - the economy, retail, community and infrastructure;
 - Social objectives to support strong, vibrant and healthy communities - housing, health and community benefits;
 - Environmental objectives to protect and enhance our natural, built and historic environment - design and heritage, protecting our green and blue spaces and making wise use of our natural resources to secure a good quality local environment.

¹ The Authority Monitoring Report has previously been referred to as the Annual Monitoring Report.

² [Infrastructure Funding Statement \(December 2021\)](#).

Chapter 2: Progress on development plan documents and other non-statutory documents.

The Local Development Scheme

- 2.1 The Local Development Scheme (LDS) is a project plan that sets out timescales for the preparation and revision of documents in Oxford’s Local Plan (OLP) and other planning policy documents. The LDS provides details on what each document will contain and the geographical area it will cover.

Document title	LDS timescale (as relevant to the monitoring period)	Progress during the 2021/22 monitoring year
Oxford Local Plan 2036	Adopted June 2020	Work has commenced on the review of the OLP 2040 with Issues Consultation in Summer 2022
Adopted Policies Map	Adopted June 2020	Reflects the adopted policies in the OLP 2036.

Table 1: Progress against Local Development Scheme timescales in 2021/22

- 2.2 A new LDS for Oxford was published post this monitoring period in June 2022 and covers the period 2022-2027. This LDS will be used to assess progress in the subsequent monitoring report. It is published on the Council’s website at www.oxford.gov.uk/lds.
- 2.3 Work continued on the [Oxfordshire Plan 2050](#) (OP 2050) during this monitoring period, however work halted on the Plan in August 2022 following the decision taken by the Oxfordshire authorities that work on the Plan would not be continued.

Duty to Co-operate

- 2.4 The Duty to Cooperate, introduced by the Localism Act 2011, requires on-going, constructive collaboration and active engagement with neighbouring authorities and other statutory bodies when preparing Local Plan documents.
- 2.5 The City Council has also been actively involved in several on-going joint-working and partnership relationships, which help to inform a shared evidence base for plan making and addressing strategic and cross-boundary issues. This includes the Future Oxfordshire Partnership (formally known as the Oxfordshire Growth Board); the Oxfordshire Local Enterprise Partnership (LEP); the Oxfordshire Area Flood Partnership; and the Oxfordshire Planning Policy Officers Group. These meetings are attended either by lead members and/or by a range of senior officers. Engagement with other stakeholders about Duty to Cooperate matters was very important for the Local Plan 2036, and commentary about those processes is provided in more detail in the Local Plan Consultation Statement.
- 2.6 A detailed Duty to Cooperate Statement³ was prepared which outlines the scope and nature of engagement, both formal and informal, and the impact this cooperation has had on decisions

³ [Duty to Cooperate Statement](#)

made by the Council, including which planning policies have been put forward and the rationale behind them.

Neighbourhood Plans

- 2.7 The 2011 Localism Act introduced new powers for communities that enable them to be directly involved in planning for their areas. Neighbourhood planning allows communities to come together through a parish council or neighbourhood forum to produce a neighbourhood plan.
- 2.8 During the monitoring year the following Neighbourhood Plan was formally made and is used to help determine planning applications in its respective neighbourhood area:
- **Wolvercote Neighbourhood Plan – made June 2021**

Consultations

- 2.9 During the monitoring year the following consultations took place:

West End Consultation to support the preparation of the West End Supplementary Planning Document SPD (commenced in previous monitoring period but concluded in this period).

Consultation dates:	19 March 2021 – 30 April 2021
Summary of what we did:	<p>The Planning Policy team carried out a consultation on the West End and Osney Mead SPD inviting comments on the Issues document and the site area.</p> <p>This consultation ended on 30 April 2021 and at a subsequent meeting on 15 June 2022, the City Council’s Cabinet agreed to go out for a further round of public consultation on the resulting Draft West End and Osney Mead SPD document.</p>

Oxford Local Plan 2040 Issues Consultation

Consultation dates:	30 Jun 2021 – 3 September 2021
Summary of what we did:	<p>The Planning Policy Team carried out an Issues consultation focused on introducing the project (scope and timetable) and on providing background information and asking questions on themes and trends the plan will seek to address.</p> <p>Restrictions related to the Covid-19 pandemic were still in place, so there were limited opportunities to meet people out and about at events, to hold workshops, etc. Therefore, social media channels were used in addition to the distribution of a door-to-door leaflet questionnaire that could be returned using Freepost and could also be filled in online. Information was also published on the website including an issues document, background papers and a Sustainability Appraisal Scoping Report.</p> <p>A second online question document was also created to include in-depth questions to be used as an opportunity for more detailed thoughts to be given (often by statutory consultees). A summary report of the consultation can be found here:</p>

	https://www.oxford.gov.uk/downloads/file/8095/occ_local_plan_2040_report_on_public_consultation - issues.
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Statement of Community Involvement (SCI) Consultation

Consultation dates:	25 March 2021 – 6 May 2021
Summary of what we did:	<p>This SCI consultation ran for just under 2 weeks and the aim of the consultation was to seek the public’s view on issues such as digital consultation methods and how the City Council can best engage with communities in a post pandemic world.</p> <p>The Planning Policy Team asked several questions that people had a chance to respond to. Other more general comments towards how the draft document could be improved. A summary can be found in the ‘Adoption of the Statement of Community Involvement (SCI) in Planning 2020’ (Cabinet meeting date June 2021). A summary (Appendix 2) can be found here: https://mycouncil.oxford.gov.uk/ieListDocuments.aspx?Cid=527&Mid=5713&Ver=4.</p>

Chapter 3: Fostering an Inclusive Economy

Employment Sites

- 3.1 Oxford is a highly constrained city and the competing demands on the limited land supply are strong, not least for housing but also employment floorspace. The need for employment floorspace as identified in the plan emphasises the strong need to protect existing employment sites. The pressure on employment sites to be lost to other uses is high, and once lost, they rarely revert to their original use. Policy E1: Employment Sites, sets out the approach to establish a balance whereby the employment sites that are well performing and positively contribute to the city's economy will be given as much protection from the loss of floorspace as possible, without compromising the capacity for the delivery of much needed housing. There is some flexibility within the policy to allow for potential changes in circumstance, and to ensure the strongest employment base possible, which will sometimes rely on the ability to develop supporting uses. Existing employment sites which are not performing well, or which make inefficient use of land will be encouraged to modernise, to better utilise the space. In some limited circumstances, such sites which will also be considered for alternative uses.
- 3.2 As such, Policy E1 sets out a hierarchical approach to employment categories, stating how existing employment sites will be supported to ensure appropriate levels of protection and intensification. The sites range from Category 1 and 2 sites, which are afforded most protection, to Category 3 and B8 uses which have more flexibility and potential to be released from employment uses for other purposes to ensure the best use of land. Oxford's significant contribution to the local, regional and national economy means that it is important to protect Category 1 and 2 sites, both for their current role in Oxford's economy and because of their potential for intensification, which would help to meet the demand for new employment space and respond to any future development requirements and technological change. To measure the effectiveness of the policy, we monitor the relevant permissions resulting in loss or gain of employment floorspace for each category, while recording the alternative use where known.

Permissions involving net loss of Category 1 and 2 employment floorspace

- 3.3 No permissions have been granted during the monitoring period resulting in the net loss of Category 1 and 2 employment floorspace.

Permissions involving net loss of Category 3 and other employment floorspace

- 3.4 Permissions which involve the loss or change of use of Category 3 and other employment sites are shown in Table 2:

Application reference	Site location	Development summary	Net loss of office/other employment floorspace (sqm)	Summary of alternative use
20/02852/FUL	1 Lower Fisher Row	Change of use from industrial building (Use Class B2) to create 1 x 1-bed dwelling (Use Class C3).	-47	C3

21/01219/B56	257A Banbury Road	Change of use of offices from (Use Class B1a) to dwellinghouses (Use Class C3) to form 2 x 2 bed.	-128	C3
21/00673/FUL	Golden Cross Court 4 Cornmarket Street	Change of use of first, second, third and enlarged fourth floors from office space (Use Class E) to create a 2 x 1-bed and 1 x 2-bed dwelling (Use Class C3).	-208	C3
21/02980/B56	165 Kingston Road	Application for prior approval for change of use from Commercial, Business and Service (Use Class E) to create a 1 x 1 bed dwellinghouse (Use Class C3).	-58.50	C3
21/01539/DDW56	244 Barns Road	Prior approval for demolition of existing three storey office building (Use Class E) and erection of four storey building to provide 20no. flats (Use Class C3).	-1215	C3
21/02009/FUL	27-28 St Clement's Street	Change of use of first and second floor offices (Use Class E) to create 2 x 2-bed flats (Use Class C3).	-178	C3
21/01992/B56	32 Kelburne Road	Change of use of Offices (Use Class E) to form 3 x 1 bed flats (Use Class C3).	-108.50	C3

Table 2: Permissions involving net loss of employment floorspace of Category 3 and other sites 2021/22

3.5 Permissions have been granted for new office uses during the monitoring period. Most of the net gain in floorspace was derived from new structures. Table 3 shows the number of permissions involving net gain in new office floorspace:

Application reference	Site location	Development summary	Net gain of office/other employment floorspace (sqm)
18/02065/OUTFUL	Oxford North, Northern Gateway	Hybrid planning application comprising: (i) Outline application (with all matters reserved save for "access"), for the erection of up to 87,300 sqm (GIA) of employment space (Use Class B1).	87,300
21/02215/FUL	385 Cowley Road	Demolition of existing car repair garage. Construction of new buildings to provide 1no. office unit (Use Class E) and 5 x 2 bed flats (Block A) and 3 x 1 bed flats (Use Class C3) (Block B).	52
21/00778/FUL	78-81 Magdalen Road	Demolition of existing buildings. Erection of a building to create 6 x 1 bed and 2 x 2 bed flat (Use Class C3) and 1no. office (Use Class E).	78

Application reference	Site location	Development summary	Net gain of office/other employment floorspace (sqm)
21/02419/FUL	263 Iffley Road	Demolition of single storey buildings to southeast side of 3-storey building. Erection of a new 3-storey above ground building comprising premises for ground floor use within Use Class, F2 or similar Sui Generis (social/sport venue) or mix of these uses	310
20/02417/FUL	76 And 78 Banbury Road	Conversion of No.78 Banbury Road to office and teaching (Use Class E/ F1) in association with No.76 Banbury Road headquarters building. Demolition of existing swimming pool and studio and erection of a new office building and hall to the rear	630

Table 3: Permissions involving net gain in new office floorspace 2021/22

Temporary changes of uses

3.6 Over the 2021/22 monitoring period, there were no permissions for Temporary Changes of Use.

Applications for changes of use from office to residential which are subject to notification to the council

3.7 On 30 May 2013 the Government brought into force new permitted development rights which allow the conversion of B1a office space to C3 residential without the need for planning permission⁴. Permitted Development Rights allow certain types of work without needing to apply for planning permission. Change of use to dwellings require a prior approval application⁵.

3.8 Table 4 shows the number of applications and the number of dwellings granted and refused prior approval since this system was introduced, and for which the City Council could only consider flood risk, land contamination, highways and transport, and noise, and could not apply other normal local plan policies in determining the applications.

Monitoring year	Prior approval required and granted		Prior approval required and refused	
	No. Applications	No. dwellings proposed	No. Applications	No. dwellings proposed

⁴ This was originally a temporary change introduced by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. It was then made permanent by The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

Planning Portal: Permitted Development Rights - <https://www.planningportal.co.uk/permission/responsibilities/planning-permission/permitted-development-rights>

⁵ Planning Portal: Prior approval - <https://www.planningportal.co.uk/planning/planning-applications/consent-types/prior-approval>

2013/14	9	167	4	70
2014/15	9	64	1	1
2015/16	10	39	1	3
2016/17	9	113	2	96
2017/18	3	141	0	0
2018/19	1	3	0	0
2019/20	1	2	0	0
2020/21	8	17	1	3
2021/22	4	26	2	9

Table 4: B1a office to C3 residential prior approval decisions 2013/14- 2021/22

Growth of Oxford's Universities

- 3.9 The City Council is committed to supporting the sustainable growth of the two universities and thus maximising the related economic, social and cultural benefits which they bring to Oxford. However, it is also recognised that the city is constrained spatially, with limited availability of land within the city boundary and competing demands for development sites in the city for several vital uses, most demonstrably housing. It is therefore important to balance these competing demands through planning policy by encouraging the best use of land and ensuring that the growth of the universities and their associated activities remains at sustainable levels and is focussed on the most suitable locations.
- 3.10 The Local Plan encourages the universities to focus growth on their own sites, by making the best use of their current holdings as well as redevelopment and intensification as appropriate. Both institutions have indicated that they have the potential to deliver more of their own needs in this way. This policy approach is set out in Policy E2: Teaching and research, which states that planning permission will be granted to support the growth of the hospitals, through the redevelopment and intensification of their sites as set out in the site allocations, including to increase their teaching and research function. This policy also requires that schemes for all new education, teaching and academic institutional proposals (excluding providers of statutory education) demonstrate how they support the objectives of the wider development plan and align with its other policies.
- 3.11 The other policy approach involves restricting the number of students that each university is permitted to have living outside of university- provided accommodation. One strand of this approach is set out in Policy H9: Linking the delivery of new/redeveloped and refurbished university academic facilities to the delivery of university provided residential accommodation which does not permit new, redeveloped or refurbished academic floorspace unless the university has fewer than the threshold number of student numbers living outside of university-provided accommodation. The policy applies to university students on full-time taught degree

courses of an academic year or more. These are the categories of student most suited to living in student accommodation.

University Student Number Thresholds

- 3.12 Policy H9 sets threshold figures for full-time taught degree course students to live outside of university-provided accommodation at no more than 2,500 for University of Oxford and no more than 4,000 for Oxford Brookes University. It is worth noting that Policy H9 also states that the threshold for the University of Oxford will change, and the threshold is likely to change for Oxford Brookes at 01 April 2022. This is in the next monitoring period and next years' AMR will report on this change.
- 3.13 The definition of students captured by the threshold has also changed in the Oxford Local Plan 2036 and applies only to full-time taught course students. Therefore, under the policy the number of students living outside of university managed accommodation for both universities would be within their respectively set threshold.
- 3.14 To inform the AMR the universities provide information relating to their student numbers and the number of student accommodation rooms they provide. The monitoring period that the universities use does not directly coincide with the period of the AMR. The AMR follows the financial year and runs from April to March, whereas the universities use a period linked to the academic year in order to complete their forms for Government. The data used to assess this indicator was submitted by the two universities as relevant to the monitoring year in December 2021.

University of Oxford

- 3.15 The University of Oxford states that there were 26,439 students attending the University (and its colleges) as of 1 December 2021.
- 3.16 A number of agreed exclusions apply to the data:
- Part-time and short-course students (3,797)
 - Students studying a research based post-graduate degree (6,551)
 - Students studying a Further education course or a foundation degree (-)
 - Vocational course students who will at times be training on work placements (189)
 - Students with a term-time address outside of the city (OX1, 2, 3, 4) (537)
 - Students living within the city (OX1, 2, 3, 4) prior to entry onto a course (200)
 - Students not attending the institution or studying at a franchise institution (56)
 - Students studying outside Oxford (-)
 - Specific course exclusions (BTh Theology and MTh Applied Theology) (21)
 - Students who also have an employment contract with the university (-)
 - Students on a year abroad and other placement students away from the university (215)
- 3.17 Considering these exclusions, there were 14,873 full-time University of Oxford students with accommodation requirements. As of 1 December 2021, there were 13,382 accommodation places provided across the collegiate University. This leaves a total of 1,491 students living

outside of university provided accommodation in Oxford (Figure 1), which is within the threshold of Oxford Local Plan 2036 (Policy H9). The University has attributed the slight fall in total accommodation places from the previous monitoring period (13,715 to 13,382) to continued social distancing requirements. In addition, they have indicated that 2021/22 continued to experience fallout from an unprecedented over-recruitment of students in the previous year due to the impact of Covid-19 and the government's changes to A-Level grading, as well as graduate market uncertainty. The numbers of students entering in 2021/22 have fallen significantly compared to 2020/21 and the effects of the over-recruitment are likely to decline in future years.

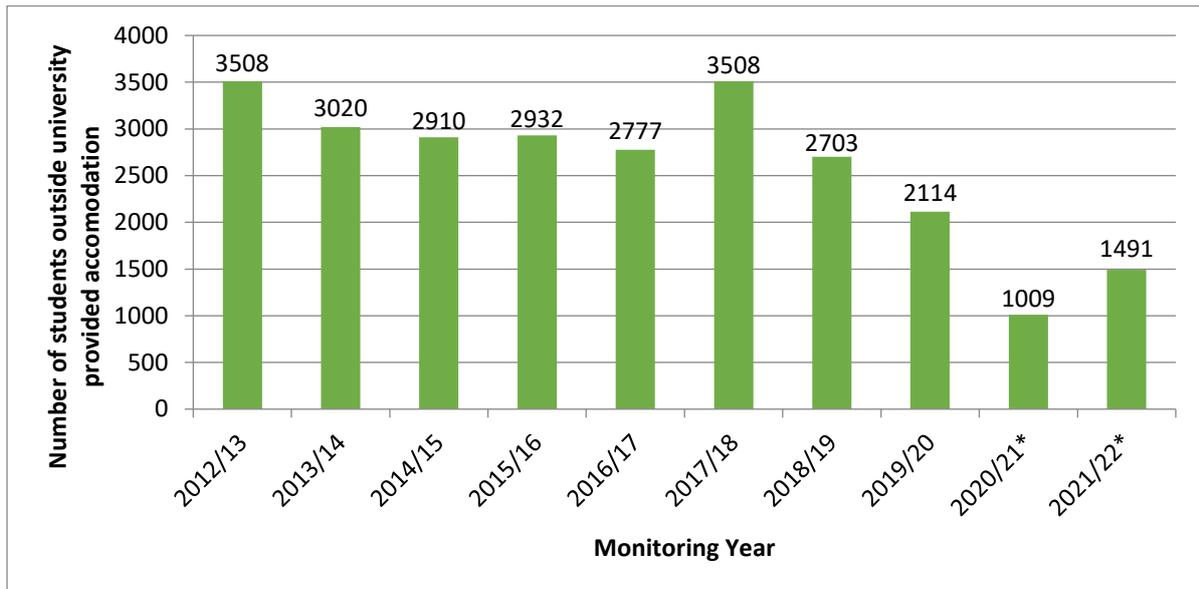


Figure 1: University of Oxford students living outside of university provided accommodation 2012/13-2021/22
 (*Note: Student numbers for 2020/21 onwards have been rebased on Local Plan 2036)

Oxford Brookes University

3.18 Oxford Brookes University states that there was a total of 16,199 students attending the university as of 1 December 2021.

3.19 A number of agreed exclusions apply to the data:

- Part-time students (2,616 students)
- Students studying at franchise institutions (905 students)
- Students studying outside Oxford (i.e., Swindon campus) (262 students)
- Students on a Further Education course (99)
- Students on a research-based PG degree (153)
- Vocational Course students (1718)
- Students with a term-time address outside of the city (OX1, 2, 3, 4) (1703)
- Students living within the city (OX1, 2, 3, 4) prior to entry onto a course (325)
- Placement students away from the university (307 students)
- Private Student only accommodation (e.g., Alice House, Slade Park) (317)

3.20 Taking into account these exclusions, there were 7,794 full-time Oxford Brookes University students with accommodation requirements. As of 1 December 2021, there were 5,161 accommodation places provided by Oxford Brookes University. This leaves a total of 2,633 students without a place in university provided accommodation living in Oxford, which is below the threshold set in the Local Plan (Figure 2). It is noted from the University provided data, the occupancy rates of the University provided accommodation was at 82% overall, which is a reduction from previous monitoring years (87% in 2020/21 and 94% in 2019/20).

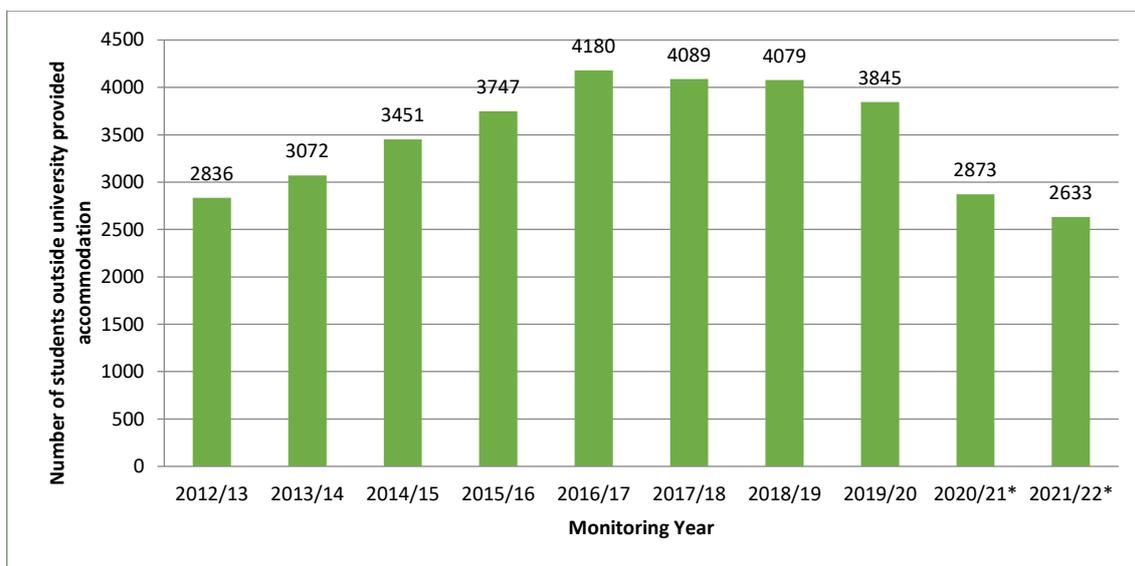


Figure 2: Oxford Brookes’ students living outside of university provided accommodation 2012/13 – 2021/22
 (*Note: Student numbers for 2020/21 onwards have been rebased on Local Plan 2036)

3.21 When compared to the previous monitoring year, there was a further modest reduction in Oxford Brookes students living outside of university provided accommodation in the city in 2021/22. A more detailed breakdown of Oxford Brookes University’s student numbers is provided in Table 5:

Monitoring year	Total Number of Students	Students needing accommodation in Oxford	Units of University provided student accommodation
2012/13	17,115	7,909	5,073
2013/14	17,053	8,319	5,247
2014/15	16,553	8,489	5,038
2015/16	17,149	8,954	5,207
2016/17	17,069	9,504	5,324
2017/18	16,988	9,494	5,405
2018/19	16,579	9,360	5,281
2019/20	16,673	9,759	5,914
2020/21	16,878	8,164	5,291
2021/22	16,199	7,794	5,161

Table 5: Oxford Brookes University’s student numbers 2012/13 – 2021/22

3.22 Oxford Brookes reports that the University will continue to improve and update existing student accommodation to ensure a high-quality student experience, to support students to excel academically, and to support their mental health and wellbeing. Following the approval for the

redevelopment of Clive Booth Student Village in November 2021 the University's student accommodation will increase capacity within existing land owned by the University. In future years this will help to reduce the number of Oxford Brookes student living outside of university accommodation, freeing up properties for the local community.

Approved additional academic and administrative floorspace

3.23 Permissions which involve the creation of additional academic and administrative floorspace, which are compliant with the requirements of policies E2 and H9 unless stated otherwise are shown in Table 6:

Application reference	Site location	Development summary	Net increase of academic/admin floorspace onsite (sqm)	Compliance with E2 or H9 requirements
21/02618/FUL	Hertford College, Catte Street, Oxford, OX1 3BW	Demolition of existing rear library extension and erection of replacement two storey extension with external staircase and roof terrace. Alterations to roof of West Range to incorporate new lift shaft. Excavation of a single storey extension to the existing basement library to form new library study and storage spaces. Alterations to fenestration. Provision of soft landscaping and associated plant. (Amended plans).	644	Yes
20/02417/FUL	76 And 78 Banbury Road, Oxford, OX2 6JT	Conversion of No.78 Banbury Road to office and teaching (Use Class E/ F1) in association with No.76 Banbury Road headquarters building. Demolition of existing swimming pool and studio and erection of a new office building and hall to the rear of Nos.76 & 78 Banbury Road. Demolition of existing to garage No.78 and erection of a 1 x 3-bed dwelling (Use Class C3). Demolition of the existing extensions between Nos.76 and 78 Banbury Road and erection of new link extension to form new entrance and reception. Alterations to existing car park to create an enclosed courtyard and alterations to landscaping.	630	Yes
21/01919/FUL	Churchill Hospital, Old Road, Headington, Oxford, OX3 7JY	Erection of single storey building for a temporary period of two years for use as Clinical Research Space and formation of ancillary plant. Insertion of 4no. CCTV cameras and fencing. (Retrospective).	461	Yes
21/02318/FUL	Threeways House, George Street, Oxford, OX1 2BJ	Partial change of use of first floor from Commercial, Business and Service (Use Class E) to Learning and non-residential institutions (Use Class F1).	176	Yes

Table 6: Permissions involving additional university academic and administrative floorspace

[Ensuring Oxford is a vibrant and enjoyable city to live in and visit](#)

- 3.24 Oxford provides a wide range of services and facilities to both the city's residents and those living in the wider catchment area, therefore it is important that the vibrancy and vitality of Oxford's city, district and local centres are maintained and enhanced through the plan period. The vision for the Oxford Local Plan 2036 is to continue to build on these strengths and to focus growth in these centres.
- 3.25 Policy V1 aims to protect the vitality of the city, district and local centres within Oxford. Policies V2 – V4, meanwhile, provide the framework as to what mix of uses, such as retail or food and drink, (and identified through percentages allocated to each use class) would be acceptable within the shopping frontages of these centres, including the Oxford Covered Market. These policies place a particular emphasis on the minimum proportion of retail units at ground floor level that should be present within each shopping frontage in order to ensure that the function, vitality and viability of each centre is maintained.

Changes to Use Classes Order

- 3.26 Changes to the Use Classes Order⁶ came into effect on 1 September 2020 and this is the first AMR that analyses data based on this. These changes make monitoring of policies based on the former Use Classes (such as V2) more difficult. In time, the new Local Plan 2040 will frame a new set of policies around the updated use classes order.

V1 - Ensuring the vitality of centres

- 3.27 The Local Plan states that permission will be granted for development of town centre uses within the defined city, district, and local centre boundaries if use is appropriate to both the scale, function, and character of the area. The policy also states that the city centre will continue to be a primary location for retailing as well as other town centre uses. Continuing to provide a wide diversity of uses to shoppers will create an attractive destination for people visiting the city.
- 3.28 One means of understanding how the centres are performing in terms of vitality is to assess how many people are using these areas throughout the year. Figure 3 compares the percentage difference of each month to the mean monthly footfall of the monitoring period and highlights that the average monthly footfall across the monitoring period was 502,353 people per month. At the beginning of the period in April, May, and July footfalls were well below the average with footfall increasing to a peak in October with 656,536 people visiting the city. December was

⁶ Current Use Classes - updated 1 September 2020: <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

slightly below the mean at 501,030 and entering 2022, January was below the mean at 474,223 before returning above the mean in February at 556,329.

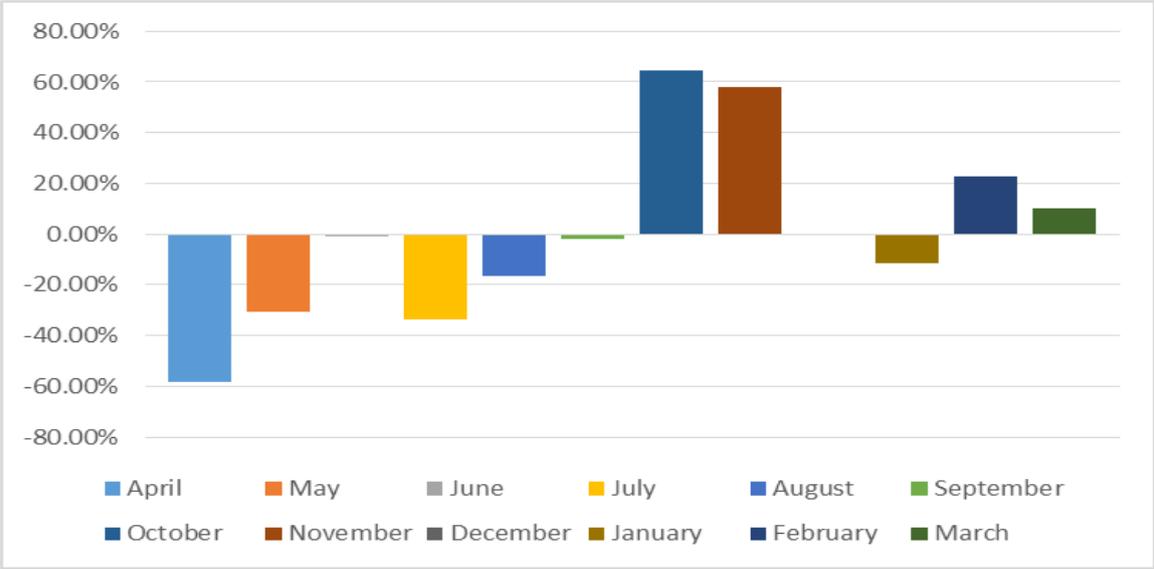


Figure 3: Footfall percentage per month when compared to the mean for the monitoring period. Source: Springboard.

3.29 Figure 4 shows a comparison of the 2021/22 and the 2020/21 monitoring periods. Both sets of data peak in October with a footfall of 656,536 in 2021/22 up from the 420,293 in 2020/21, footfall declines in July 2021/22 to 421,773, down by 78,076 compared to June 2021/22 before recovering again in August. Both years see a fall in footfall between November (following a peak in October) and January, before numbers begin to rise into the New Year. The key finding of this graph is that in 2021/22 every month saw a higher footfall when compared with the year before.

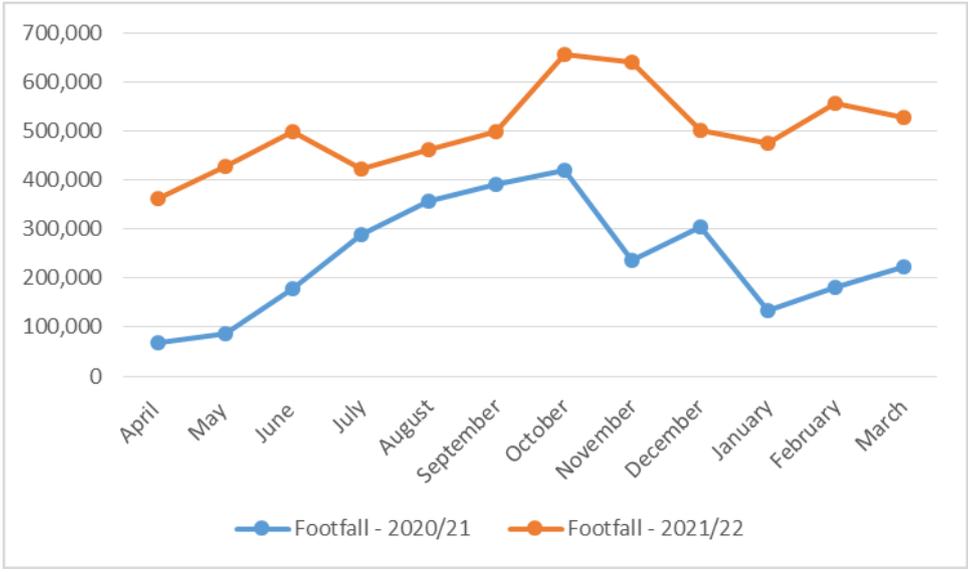


Figure 4: Comparison of footfall per month (2020/21 & 2021/22). Source: Springboard.

3.30 Future AMR's will continue to report upon ongoing trends in order to assist with monitoring of the city centre's performance.

V2 - Shopping frontages in the city centre

3.31 Policy V2 sets out how shopping frontages are managed within the city. The policy sets out that planning permission will only be granted for proposed development that would not result in the proportion of units at ground floor level in Class A1 or other Class A uses falling below set thresholds. When applying the policy, in response to the change to the Use Class Order, the threshold required by the Policy to be Use Class A is instead applied to Use Class E. The threshold for A1 uses can no longer be applied as there is no separate 'retail' element of the Use Class Order anymore. Retail surveys are a means of understanding the proportion of uses within the city centre, the Planning Policy team undertake a survey on an annual basis.

3.32 Figure 5 below shows the proportion of Use Class E uses in the primary and secondary frontages of the city centre. Policy V2 sets a threshold of 85% Use Class A and Use Class E is used as the equivalent when applying this policy. This shows that the proportion of E Class Use in the city centre primary frontage is 95.85%, which is above the threshold, but in the secondary frontage it is 76.96%, which is below the threshold. This is in part because of the amount of Sui Generis uses, which include take-aways, which had previously been in Use Class A.

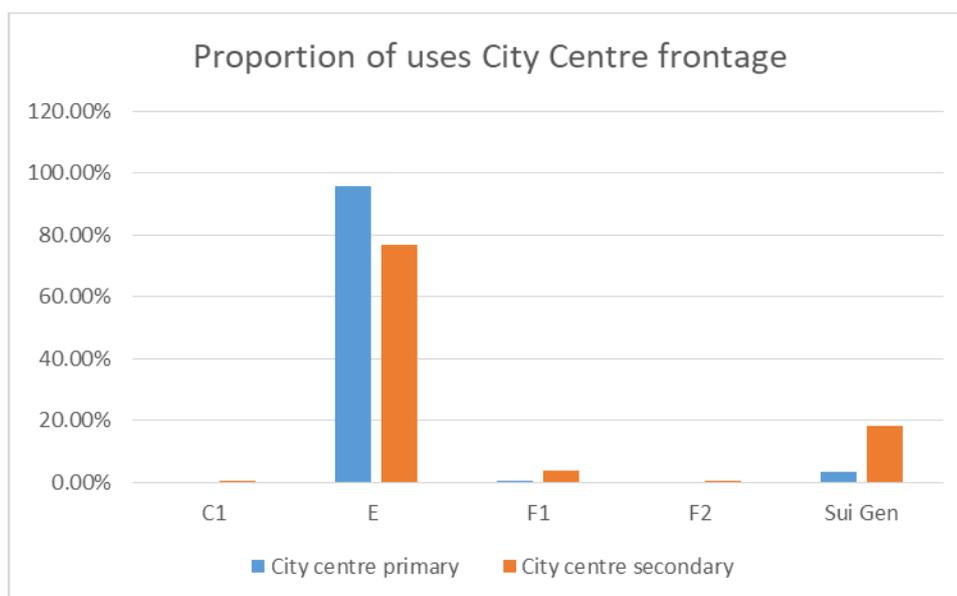


Figure 5: Proportion of uses in the City Centre primary and secondary retail frontages

V3 – Covered Market

3.33 Policy V3 provides guidance for the appropriate mix of uses in the Covered Market which proposals are assessed against. During the 2021/22 monitoring year there were only two

(change of use) applications permitted in the Covered Market shown in Table 7, both were to Sui Generis, none were permitted that were contrary to Policy V3:

Application reference	Site location	Development summary	Compliance with V3 requirements
21/02468/FUL	47 and 48 Covered Market, Market Street	Change of use from Commercial, Business and Service (Use Class E) to a delicatessen (Sui Generis) (amended description and proposal).	Yes
21/03537/FUL	28 - 29 Covered Market, Market Street	Change of use of the existing unit from retail (Use Class E) to bookshop/micro-pub (Sui Generis).	Yes

Table 7: Permissions granted within the Covered Market.

V4 - District and local shopping centre frontages

3.34 Outside of the city centre area, Oxford’s district and local shopping centre frontages also play an important role in providing a wide range of services across the city.

3.35 In order to help maintain a balance of uses, Policy V4 sets out for each district centre its own individual targets in terms of A1 provision and Class A provision. Following the Use Class Order changes, the application of Policy V4 is amended in the same way as Policy V2. As such, the threshold for Class E use in the district centre frontages is 85%. Figure 6 shows the percentage of use class share across Oxford’s district centres. Three of the four district centres exceed this threshold, but East Oxford-Cowley Road has just under 80% of units in Use Class E. Over 18% of this frontage is Sui Generis uses. In this centre this is likely to be in part a function of the number of units that are takeaways and therefore Sui Generis.

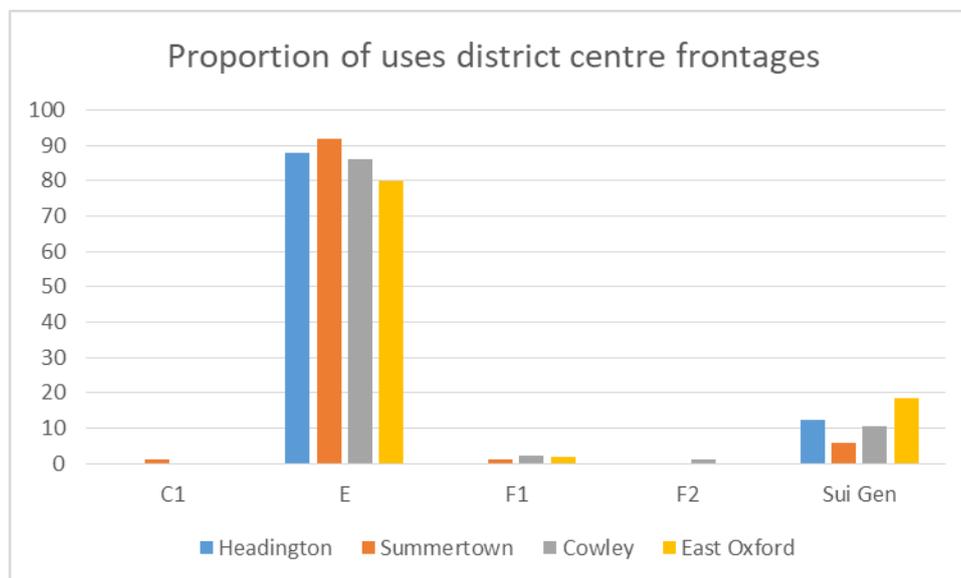


Figure 6: Proportion of uses across Oxford’s district centres retail frontages. Source: Oxford City Council.

Sustainable Tourism

3.36 Tourism is an important element of Oxford’s economy. The city is world famous and attracts a number of visitors and overnight stays; it is a crucial destination of the national tourism industry.

Whilst the COVID-19 pandemic affected visitor numbers, there has been a steady increase in the number of visitors and overnight stays over recent years.

- 3.37 Policy V5: Sustainable Tourism, seeks to encourage development of new tourist accommodation in the most sustainable locations which are not dependent upon the private car and that do not involve the loss of residential dwellings or affect the amenity of neighbours. The policy seeks to preserve as much of the existing offer of short stay accommodation as possible. Policy V5 encourages new tourist attraction in accessible locations well related to existing facilities and where such uses can contribute to regeneration.
- 3.38 Over the 2021/22 monitoring year, permissions were granted for an additional 251 hotel bedrooms (Use Class C1). These were derived from the following:
- 180 rooms at Oxford North (18/02065/OUTFUL);
 - 71 rooms at Templars Square, Between Town Road (16/03006/FUL);
- 3.39 In addition to the above, permission was also granted for 2 short stay flats at First Floor, 108 St Aldates, (21/00645/FUL), but this was permitted as a Sui Gen Use Class not Use Class C1.
- 3.40 During the monitoring period, there were also 2 permissions granted that resulted in a loss of hotel accommodation. These were as follows:
- Loss of 10 x rooms to 2 x C3 dwellings and 1 x C4 dwelling, 107 St Aldates (21/00036/FUL);
 - Loss of 8 x rooms to 2 x C3 dwellings, 100 Banbury Road (21/02112/FUL).

Chapter 4: Strong, vibrant and healthy communities

Housing completions

4.1 During the monitoring year 2021/22 officers reviewed and improved the accuracy of collecting, recording, and reporting data as part of a Council-wide exercise to improve its information management systems, which has included the roll out of Microsoft's Power BI. As a result of being able to compare across multiple sources of data, officers were able to identify some discrepancies in previous datasets and in the process of cleaning the overall dataset, a reduction in the number of completions has been reported since the start of the Local Plan period. Table 8 below shows all the corrections to date:

Year	Dwellings Completed (net) 2021/22 (2020/21)	Housing Type			
		Market Dwellings Completed 2021/22 (2020/21)	Affordable Dwellings Completed 2021/22 (2020/21)	Student Rooms Completed (Number of Equivalent 'dwellings') 2021/22 (2020/21)	Care Home Rooms Completed (Number of equivalent 'dwellings') 2021/22 (2020/21)
2016/17	419 (435)	284 (300)	20 (20)	295 (118) 295 (118)	-6 (-3) -6 (-3)
2017/18	367 (373)	170 (166)	17 (18)	452 (180) 472 (189)	0 (0) 0 (0)
2018/19	358 (356)	158 (158)	105 (105)	187 (75) 183 (73)	36 (20) 36 (20)
2019/20	790 (784)	118 (118)	104 (104)	1337 (535) 1337 (535)	59 (33) 48 (27)
2020/21	711 (743)	322 (320)	144 (144)	628 (251) 712 (285)	-11 (-6) -11 (-6)
TOTAL:	2645 (2691)	1,052 (1062)	390 391	2899 (1159) 2999 (1200)	78 (44) 67 (38)

Table 8: Net additional dwellings completed, broken down by housing type, 2016/17 – 2020/21

(Amended figures).

4.2 In the 2021/2022 monitoring year, 581 (net) dwellings were completed in Oxford. The cumulative number of dwellings completed in the 6 years since the start of the Local Plan period (2016/17 to 2021/22) is 3,226 dwellings (net) with the application of ratios for communal accommodation (student and care completions) (Table 9).

Year	Dwellings Completed (net) applying new student and care home ratios from Housing Delivery Test measurement rule book	Housing Type			
		Market Dwellings Completed	Affordable Dwellings Completed	Student Rooms Completed (Number of Equivalent 'dwellings') <i>See table 12 below for further details</i>	Care Home Rooms Completed (Number of equivalent 'dwellings') <i>See table 13 below for further details</i>
2016/17	419	284	20	295 (118)	-6 (-3)
2017/18	367	170	17	452 (180)	0 (0)
2018/19	358	158	105	187 (75)	36 (20)
2019/20	790	118	104	1337 (535)	59 (33)
2020/21	711	322	144	628 (251)	-11 (-6)
2021/22	581	243	293	131 (52)	-13 (-7)
TOTAL:	3,226	1295	683	3,030 (1212)	65 (37)

Table 9: Net additional dwellings completed broken down by housing type, since the start of the Local Plan period (revised figures).

4.3 The Local Plan's housing trajectory had projected that by 2021/22, 2375 dwellings (net) would have been provided (based on the stepped trajectory of 475 dwellings per annum between 2016/17 to 2020/21 and 567 dwellings per annum between 2021/22 to 2035/36). Figure 7 shows the Local Plan housing requirement compared to completions and projections whilst Figure 8 provides a comparison between cumulative requirement and cumulative supply:



Figure 7: Local Plan 2036 housing requirement compared to completions and projections

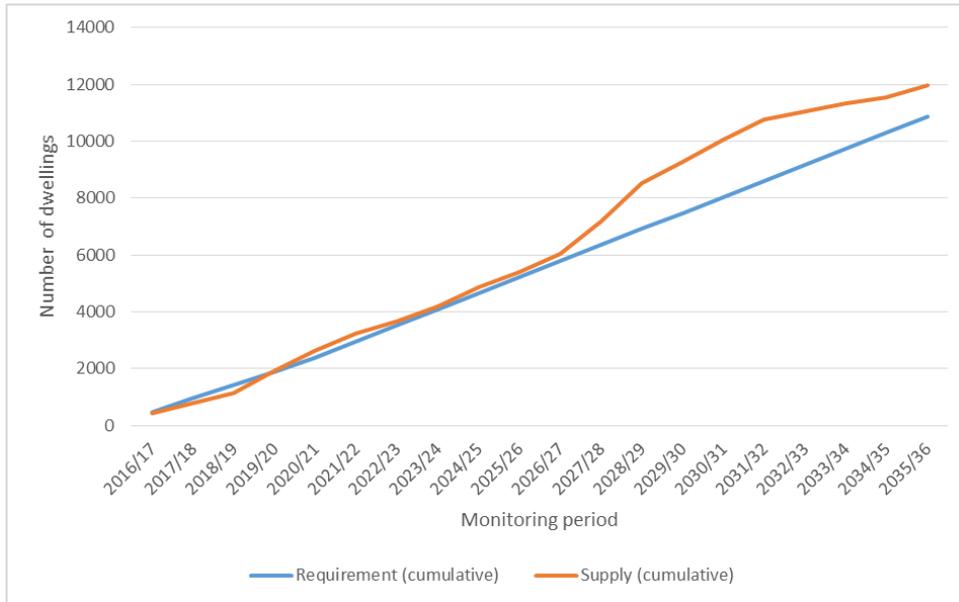


Figure 8: Cumulative Requirement and Cumulative Supply to 2036

4.4 The data shows that of the 581 completions in 2021/22, 293 were affordable dwellings. Table 10 shows a breakdown of the sites that delivered affordable housing during the monitoring year including the affordable tenure:

Site Location	Planning application reference	Total no. of homes permitted on site (% of affordable provision).	No. of homes completed in 2021/22.	Affordable Tenure Split
Land North of Littlemore Metal Health Centre (St Nicholas Place)	17/03050/FUL	140 (50%)	25	25 Social Rent
Garages Rear Of 18-34 Mortimer Drive Accessed From Raymund Road, Oxford	18/00546/CT3	3 (100%)	3	3 Social Rent
Site South of Armstrong Road, Littlemore Park	18/02303/RES	270 (100%)	88	84 Shared Ownership 4 Social Rent
Land Adjacent 27, Broad Oak, Oxford, OX3 8TS	18/02113/CT3	1 (100%)	1	1 Social Rent
15-17 Elsfield Hall, Elsfield Way, Oxford, OX2 8EP	18/03384/FUL	26 (100%)	26	11 Social Rent 3 Affordable Rent 12 Shared Ownership
Cumberlege House, Cumberlege Close, Oxford, OX3 0QW	18/03385/FUL	9 (100%)	9	9 Social Rent
Barton Park Phase 3	19/00518/RES	207(40%)	14	14 Social Rent
66 Sandy Lane, Oxford, OX4 6AP	19/01271/CT3	2 (100%)	2	2 Social Rent
9 Pauling Road, Oxford, OX3 8PU	19/01272/CT3	1 (100%)	1	1 Social Rent
Churchill Hospital	19/01039/FUL	19 (100%)	19	19 Key Worker Housing

The Royal British Legion Club, Edgecombe Road, Oxford, OX3 9HA	19/02660/FUL	7 (100%)	7	4 Social Rent 3 Affordable Rent
William Morris Close Sports Ground	20/01086/RES and 18/03330/OUT	86 (100%)	86	38 social rent 12 Affordable Rent 36 shared ownership
Wolvercote Paper Mill	13/01861/OUT and 18/00966/RES and 20/02303/FUL	190 (50%)	8	8 Social Rent
Playground Rear Of 22-28 Bracegirdle Road	18/00408/CT3	4 (100%)	4	4 Social Rent

Table 10: Affordable dwellings completed 2021/22 including tenure split

4.5 Since the start of the Local Plan period there have been a total of 683 affordable homes built (Figure 9):

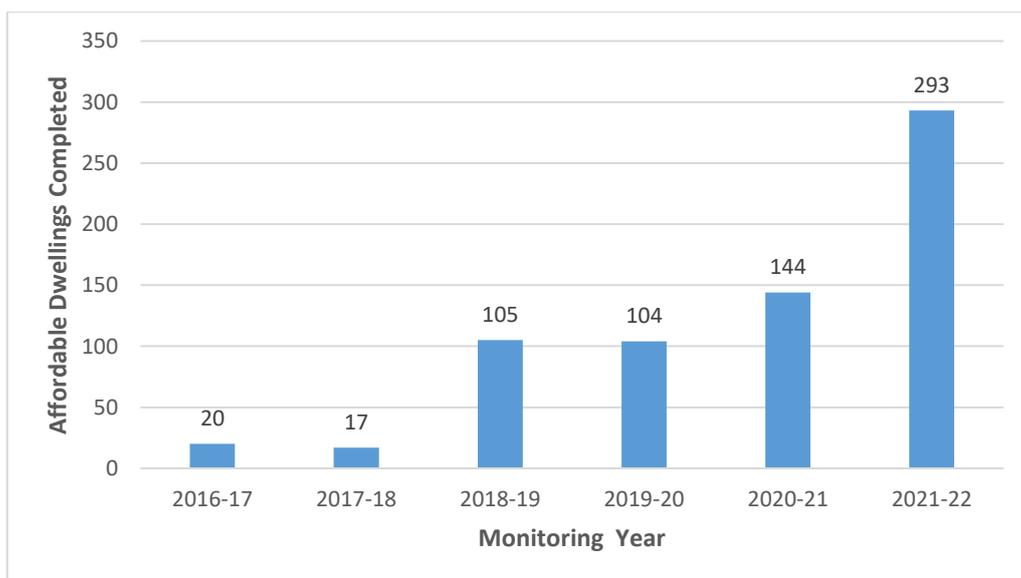


Figure 9: Net affordable dwellings completed 2016/17 - 2021/22

4.6 The Council is committed to delivering more affordable housing in Oxford and has been identifying land in its ownership capable of delivering affordable homes and bringing this

forward wherever possible. Of the 293 affordable dwellings completed in 2021/22, 63 were delivered on City Council land as set out in Table 11:

City Council owned site	Planning application reference	No. homes for social rent completed	No. homes for shared ownership completed	Total No. of affordable homes completed
Barton Park Phase 3	19/00518/RES	14	0	14
Garages to the rear of 18-34 Mortimer Drive	18/00546/CT3	3	0	3
Land Adjacent 27 Broad Oak	18/02113/CT3	1	0	1
66 Sandy Lane	19/01271/CT3	2	2	2
9 Pauling Road	19/01272/CT3	1	1	1
Cumberlege House, Cumberlege Close	18/03385/FUL	9	9	9
15-17 Elsfield Hall, Elsfield Way	18/03384/FUL	14	12	26
The Royal British Legion Club, Edgecombe Road	19/02660/FUL	7	0	7

Table 11: Affordable homes completed on City land (by tenure) 2021/22

- 4.7 In addition to the sites identified above there are further developments on City owned land that are under construction including on land at Between Towns Road (38 dwellings) and on land at the former Lucy Faithful House, Speedwell Street (36 dwellings).

Changes of use

- 4.8 Of the 581 dwellings completed during the 2021/22 monitoring year, 27 dwellings were delivered through the change of use of existing buildings from non-residential to C3 residential. 22 dwellings of these were delivered through a Prior Approval application from Use Class B1 (office use) to Use Class C3 and 5 dwellings were delivered through the change of use from Use Class E to Use Class C3. These change of use applications are set out in the table below (Table 12).

Type of change of use	No. market dwellings completed (net)	No. affordable dwellings completed (net)
Change of use of first floor office space (Use Class B1) to dwellinghouses (Use Class C3) to form 1 x 2 bed dwelling and 1 x 3 bed dwelling. This application is for determination as to whether prior approval of the Council is required and, if required, whether it should be granted. This application is	2	0

assessed solely in respect of transport and highway impacts and contamination and flooding risks. 77A - 81A London Road, Headington, Oxford (19/00789/B56)		
Change of use first and second floors from offices (Use Class B1(a)) to residential (Use Class C3) to provide 14 x self-contained studio flats (Use Class C3). This application is for determination as to whether prior approval of the Council is required and, if required, whether it should be granted. This application is assessed solely in respect of transport and highway impacts and contamination and flooding risks. Hooper House, 3 Collins Street, Oxford (13/02480/B56)	14	0
Change of use of from office at ground floor level (Use Class B1(a)) to residential (Use Class C3) to provide 6 flats. This application is for determination as to whether prior approval of the Council is required and, if required, whether it should be granted. This application is assessed solely in respect of transport and highway impacts and contamination and flooding risks. Hooper House, 3 Collins Street, Oxford (17/02557/B56)	6	0
Change of use of ground floor of no. 189 & 191 Cowley Road from Use Class A2 (Financial and Professional Services) to mixed use to a restaurant (Use Class A3) and takeaway (Use Class A5). Erection of a single storey rear extension and enlargement of openings to front elevation. Change of use of first floor of 191 Cowley Road from (Use Class A2) to dwellinghouse (Use Class C3) to create a 1x 1 bed flat with provision of bin and cycle storage. 189 - 191 Cowley Road, Oxford (19/01914/FUL)	1	0
Change of use of first, second, third and enlarged fourth floors from office space (Use Class E) to create a 2 x 1-bed and 1 x 2-bed dwelling (Use Class C3). (amended plans) (amended description) Golden Cross Court, 4 Cornmarket Street, Oxford (21/00673/FUL)	3	0
Change of use of ground floor shop (A1) to Restaurant and Cafes (A3). Change of use to first floor from shop (Use Class A1) to 1 x 1 bed flat (Use Class C3). Erection of part single, part two storey rear extension, formation of external staircase to north and west elevations, insertion of 1no. door and 1no. rooflight to north elevation, insertion of 1no. rooflight to west elevation and alterations to fenestration to east elevation. Provision of bin and cycle stores. 6 Windmill Road, Oxford (20/00812/FUL)	1	0
Total	27	0

Table 12: Net additional dwellings completed through non-residential to C3 residential changes of use 2021/22

4.9 All of the dwellings delivered through changes of use from non-residential to residential in 2021/22 were market housing, with no additional affordable dwellings being delivered through this manner. Most of the change of use applications were prior approvals, with only a minority requiring full planning permission. Local Plan policies requiring affordable housing or financial

contributions towards affordable housing cannot be applied in the determination of prior approval applications.

Student Accommodation and Housing Numbers

- 4.10 In 2013/14 the Planning Practice Guidance (PPG) established that student accommodation can be counted in housing land supply figures. In July 2019, the PPG was updated and it states ‘All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authorities land supply based on the amount of accommodation that new student housing releases in the wider housing market; and/ or the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation’.⁷ In Oxford, where there are large numbers of students, provision of purpose-built student accommodation can have a significant positive impact on the housing market.
- 4.11 The question of the ‘amount of accommodation it releases in the market’ was not previously defined in the PPG and it was up to local authorities to determine based on local circumstances. Previously, it was assumed that developing five student rooms would release the equivalent of one dwelling in the housing market. For example, a site being proposed for 100 student rooms was assessed as delivering 20 equivalent ‘dwellings’ as those 100 students would have, on average, occupied 20 houses in the open market. Paragraph 10 of the Housing Delivery Test Measurement Rule Book published in July 2018 says that a ratio of 2.5 will now be applied to completions in order to complete the Housing Delivery Test measurement. The 2020 Housing Delivery test measurement⁸ has applied this back to 2017/18 and therefore this is also reflected in Table 12 below which demonstrates the number of equivalent dwellings that has been calculated using the ratio applied to the number of student rooms completed since the start of the Local Plan period.
- 4.12 In the 2021/22 monitoring year 131 (net) units of student accommodation were completed in Oxford. Using the ratio explained in the above paragraph, this equated to 52 C3 equivalent dwellings to Oxford’s housing market (Table 13). This 52 ‘equivalent dwellings’ figure is included within the 58 total dwellings figure shown in Table 9 above.

Monitoring Year	Number of student rooms completed	Ratio Applied	Number of equivalent ‘dwellings’
2016/17	295	2.5:1	118
2017/18	452	2.5:1	180

⁷ Planning Practice Guidance: Housing Supply and Delivery: [Counting other forms of accommodation: Paragraph 034 Reference ID: 68-034-20190722: How can authorities count student housing in the housing land supply?](#)

⁸ These figures include a ratio of 2.5:1(student accommodation) and 1.8:1 (care home) applied from 2017/18 in the 2020 Housing Delivery test measurement available at: <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

2018/19	187	2.5:1	75
2019/20	1337	2.5:1	535
2020/21	628	2.5:1	251
2021/22	131	2.5:1	52

Table 13: Student housing completions and equivalent ‘dwellings’ – 2016/17 – 2021/22

Care Homes and Housing Numbers

- 4.13 In 2013/14 the PPG also established that care homes can be counted in housing land supply figures. This was confirmed in July 2019 when the guidance was updated to state: “Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply”⁹.
- 4.14 The City Council has always counted housing for the elderly in its housing supply if it consists of C3 self-contained dwellings, i.e. a ratio of 1 to 1 has applied. The Guidance widens this to include other specialist types of housing for older people including extra care housing and care homes. The Guidance does not provide any methodology as to how they should be counted.
- 4.15 The ratio of 1.8:1 was introduced following the publication of the Housing Delivery Test Measurement Rule Book in July 2018¹⁰. Paragraph 11 of this document infers that this ratio should be applied. Therefore, where a residential care home is likely to be developed on a site, or where one has been completed, a 1.8:1 ratio of rooms to dwellings delivered will be applied for calculating housing supply.
- 4.16 In 2021/22 the only completed care home development was the loss of a 13-bed care home which was the subject of an approved planning application that permitted a change of use from use class C2 care to student accommodation, use class C2. Using the ratio explained in the above paragraph, this equated to a loss of 7 C3 equivalent dwellings to Oxford’s housing market (Table 14). This figure is included within the 581-figure shown in Table 9 above.

Monitoring Year	Number of care rooms completed	Ratio Applied	Number of equivalent ‘dwellings’
2016/17	-6	1.8:1	-3
2017/18	0	1.8:1	0
2018/19	36	1.8:1	20
2019/20	59	1.8:1	33
2020/21	-11	1.8:1	-6

⁹How can authorities count older people’s housing in the housing land supply?, Paragraph: 035 Reference ID: 68-035-20190722: <https://www.gov.uk/guidance/housing-supply-and-delivery>

¹⁰ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

2021/22	-13	1.8:1	-7
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Table 14: Care home completions and equivalent 'dwellings' – 2016/17 – 2021/22

Housing Permissions

- 4.17 Whilst housing completions are important for considering housing supply and delivery, they only show part of the picture. It is also relevant to consider planning permissions to understand the number of dwellings that the City Council is permitting.
- 4.18 Table 15 shows C3 self-contained dwellings permitted (net) since the start of the Local Plan period. This considers C3 dwellings gained and lost through new build completions, demolitions, changes of use and conversions. It includes outline permissions but excludes these where reserved matters have subsequently been permitted to avoid double counting.

Year	Dwellings permitted (net)
2016/17	304
2017/18	524
2018/19	504
2019/20	277
2020/21	278
2021/22	1,346
TOTAL	3,233

Table 15: Net additional C3 dwellings permitted since the start of the Local Plan period. Note: This does not include dwelling equivalent figures for C2 student accommodation and care home rooms.

- 4.19 Table 14 shows that over the 2021/22 monitoring period, planning permission was granted for 1,346 C3 residential dwellings. These permissions have been included in the 'cumulative supply' (Figure 7 above). This figure is higher than previous years as it includes the hybrid application that was approved for Oxford North which includes outline permission for up to 480 residential dwellings (18/02065/OUTFUL) and the application for the mixed-use redevelopment of Templers Square, which includes 226 residential dwellings (16/03006/FUL). Of the 1,346 permitted dwellings, 947 are market dwellings and 399 affordable dwellings.
- 4.20 Local Plan policy H2 requires a minimum of 50% affordable provision on qualifying self-contained residential development sites, with a capacity for 10 or more dwellings or which exceed 0.5 hectares. At least 40% of the overall number of units on the site should be provided as on-site social rented dwellings. In March 2022 the government introduced changes to planning practice guidance that affect policy H2. There is now a requirement for an element of all affordable homes to be First Homes. A First Homes Policy Statement Technical Advice Note (TAN 16)) was published in March 2022 setting out how the First Homes requirements affects

policy H2. Although the First Homes requirement came into force immediately there were no permissions in the 2021/22 monitoring period that this applied to.

4.21 The majority of permissions in the 2021/22 monitoring year have been small scale developments that did not meet the threshold for applying Policy H2. There were 7 residential permissions that met the threshold as shown in Table 16:

<u>Planning Permission Reference</u>	<u>Site Address</u>	<u>No. of new homes (net)</u>	<u>Affordable Housing Provision</u>	<u>Affordable Tenure</u>
18/02065/OUTFUL	Oxford North, Northern Gateway	480	35%	20% Intermediate 80% Social Rent
16/03006/FUL	Cowley Centre, Templars Square	226	23%	61% Social Rent 39% Shared Ownership
21/03328/OUTFUL	Northfield Hostel, Sandy Lane West	61	84%	47% Intermediate 53% Social Rent
20/03034/FUL	Hill View Farm, Cherwell Valley, Old Marston	159	50%	20% Intermediate 80% Social Rent
21/01217/FUL	Land West of Mill Lane, Cherwell Valley, Old Marston	80	100%	20% Intermediate 80% Social Rent
20/00994/CT3	East Oxford Community Centre Princes Street Oxford OX4 1DD	12	100%	100% Social Rent
20/01298/CT3	East Oxford Games Hall 5 Collins Street Oxford Oxfordshire OX4 1XS	14	100%	100% Shared Ownership

Table 16: Proportion of affordable housing where there is a policy requirement (permissions) 2021/22

4.22 In addition to the applications set out in Table 15 above, Policy H2 also requires a financial contribution to be secured towards delivering affordable housing elsewhere in Oxford from new student accommodation of 25 or more student units (or 10 or more self-contained student units). Alternatively, this can be provided onsite where it is agreed that the provision is appropriate. The exception to this is where the proposal is within an existing or proposed student campus site, or the proposal is for the redevelopment of an existing purpose-built student accommodation site owned by a university to meet the accommodation needs of its

students. Over the 2021/22 monitoring period there was one application that met the threshold for applying Policy H2, this was an application for 189 student rooms on the site of 17, 17A, 17B and 19 Between Towns Road (21/00300/FUL). Contributions were secured from this towards the provision of off-site affordable housing. Local Plan policy H5 seeks to protect Oxford's existing housing stock by resisting the net loss of any dwellings. There is however some flexibility within the policy to allow a loss where there are exceptional justifications. Over the 2021/22 monitoring period, there were four applications permitted, resulting in an overall loss of 4 dwellings. All these applications involved the amalgamation of two flats into single dwellings.

Employer-linked affordable housing

4.23 Policy H3 allows planning permission to be granted on specific sites for employer-linked affordable housing. Over the 2021/22 monitoring period, the Council did not receive or approve any applications for employer-linked affordable housing.

Community-led housing

4.24 Community-led housing is a key element of the government's agenda to increase supply and tackle the housing crisis. Community-led housing projects can include both group self-build and cohousing. Community-led housing requires meaningful community engagement throughout the process, with the local community group or organisation ultimately owning or managing the homes to benefit the local area or community group. The approach of Policy H7 is to help encourage sufficient self-build and custom housebuilding to come forward to meet demand, to support community-led housing, and to guide applications that come forward for these housing types. Over the 2021/22 monitoring period, the Council did not receive or approve any applications for community-led housing.

Self-Build housing

4.25 The City Council is required to keep a register of individuals and groups who are seeking to acquire serviced plots of land in Oxford on which to build their own homes. (*Requirement of the Self-build and custom Housebuilding Act 2015). The Planning Practice Guidance encourages authorities to publish headline information related to their Self-build and Custom Housebuilding Registers in their AMRs.

4.26 The 2020/21 AMR reported that there had been an increase of 25 individuals on the Oxford Self and Custom Build Register and that overall, there had been an increase of just over a third (34%) in the total number of plots required (Table 15 of the 2020/21 AMR). When reviewing the 'Total number of plots required' figure for this year's AMR, officers had incorrectly counted and calculated the number of additional individuals and the percentage figures for the 2020/21 period. Over the 2020/21 period there was only additional 23 individuals on the Oxford Self and Custom Build Register, which was an increase of just over 18 percent in the total number of plots. Over the 2021/22 monitoring year there has been an increase of 19 individuals on the Oxford Self and Custom Build Register and an increase of 13 percent in the total number of plots

required. The corrected information for 2020/21 has been shown in Table 17 below along with the figures for this monitoring period:

Number of Individuals on the Oxford Self and Custom Build Register	Number of associations of individuals on the Oxford Self and Custom Build Register	Total number of plots required
107 individuals (2020/21)	1 Association(s) (20 association members)	127 plots (18% increase from previous monitoring year) (2020/21)
126 individuals (2021/22)	1 Association(s) (20 association members)	146 plots (13% increase from previous monitoring year)(2021/22)

Table 17: Oxford's Self and Custom Build Register Headline Information (at 31st March 2021)

Provision of New Student Accommodation

4.27 Over the 2021/22 monitoring year, there were 5 planning permissions that involved the provision of student accommodation. Table 18 below sets out whether these were compliant with the requirements of policy H8 which seeks to limit the provision of new student accommodation to designated sites within the city.

Application reference	Site location	Development summary	Net increase/decrease of rooms onsite	Compliance with policy H8 criteria
19/02601/FUL	Frewin Quad New Inn Hall Street Oxford Oxfordshire OX1 2DH	Demolition of existing music practice rooms, stone wall and garden store; refurbishment of Grade II* Listed Building and associated works and landscaping; and the erection of building with basement, landscape and associated works, to provide additional 26 additional bedspaces and social/study spaces for a C2 residential institution. (Amended Plans)	26	Yes
21/01185/FUL	Headington Hill and Clive Booth	Demolition of twelve buildings (including main accommodation Blocks C, F, G, H, J, K, L and M) and erection of twelve buildings to provide student accommodation, with ancillary communal and social facilities and associated administrative building.	573	Yes (Re-development results in a net gain)
21/00300/FUL	17 17A 17B And 19 Between Towns Road Oxford Oxfordshire	Demolition of no's 17 and 17b Between Towns Road and Cowley Conservative Club. Erection of three, four and five storey building incorporating 189	189	Yes

	OX4 3LX	student study rooms, indoor and outdoor communal space, bin and bicycle storage and ground floor space for local community use falling within F2 of the Use Classes Order as amended. (Amended plans)		
20/01139/FUL	Cherwell House Osney Lane Oxford OX1 1BZ	Erection of additional second and third floors to provide 26 no. en-suite student bedrooms and 2 x 1-bed warden flats. Alterations including re-cladding of the existing building. Extension of existing bin store and erection of new bike shelter. (Amended plans) (Amended description)	26	Yes
21/03177/LBC	The Mansion Court Place Gardens Oxford Oxfordshire OX4 4EW	Alterations to the Mansion House and Gate Lodge to include; new internal partition walls, the subdivision and re-purposing of existing rooms to create three additional student bedrooms, provision of en-suite bathrooms and three separate bathrooms.	3	Yes

Table 18: Planning permissions issued in 2021/22 for new student accommodation

4.28 Local Plan policy H9 seeks to link the delivery of new/ redeveloped and refurbished university academic facilities to the delivery of university provided resident accommodation. This has been considered in the previous Chapter of this AMR (Section 3.9) as it is connected to Policy E2.

Older Persons and Specialist and Supported Living Accommodation

4.29 Local Plan policy H11 sets out criteria against which applications for older persons and specialist and supported living accommodation will be considered. The Policy also indicates that existing extra-care accommodation should be protected unless it is to be replaced elsewhere or it can be shown that it is surplus to requirements. Over the monitoring period there were no applications permitted for older persons or specialist / supported living accommodation.

Homes for travelling communities

4.30 Local Plan policy H12 sets out criteria against which applications for homes for travelling communities will be addressed. There were no applications received for this type of home in the 2021/22 monitoring period.

Homes for boat dwellers

4.31 Local Plan policy H13 sets out criteria against which potential new moorings will be considered. There were no applications received for this type of home in the 2021/22 monitoring period.

Housing Land Supply

- 4.32 Paragraph 73 of the NPPF states that local authorities should assess their housing supply against the housing requirement set out in adopted strategic policies, or against their local housing need where these policies are more than 5 years old. The Oxford Local Plan 2036 was adopted in June 2020 and includes a housing requirement of 475 homes per annum from 2016/17 to 2020/21, and 567 homes per annum from 2021/22 to 2035/36 (Policy H1). This requirement is therefore being used as the basis for 5-year land supply calculations.
- 4.33 Against this requirement, the City Council has identified a deliverable supply of 2,933 homes (row I in Table 19 below). This includes the forecast supply from large sites, including those which have been allocated in the Local Plan and outstanding permissions from small sites (commitments), plus a windfall allowance. Beyond this, a minimum buffer of 5% is required to ensure choice and competition in the market.¹¹ This gives a housing land supply of 5.47 as shown in Table 19.

	Local Plan 2036 Housing Requirement	Figure
A	Annual Requirement	567 (2022/23 – 2026/27)
B	Next 5 years requirement (A (567 x 5))	2835
C	Surplus	284
D	Next 5 years requirement with surplus included (B - C)	2551
E	5-year requirement (with 5% buffer applied) (D x 105%)	2679
F	Supply from large sites - (2022/23 - 2026/27)	2329
G	Outstanding permissions on small sites of less than 10 dwellings (commitments) (2022/23 – 2024/25)	332
H	Windfall allowance (2025/26 – 2026/27)	272
I	Total supply (F+G+H)	2933
	5-year land supply ((I/E) x 5)	5.47

Table 19: Oxford’s housing land supply 2022/23 – 2026/27

- 4.34 The PPG identifies that a 10% buffer can be applied to ensure 5-year housing land supply is “sufficiently flexible and robust”.¹² The application of a 10% buffer has been used previously

¹¹ National Planning Policy Framework, 5. Delivering a sufficient supply of homes, paragraph 74:

<https://www.gov.uk/guidance/national-planning-policy-framework/5-delivering-a-sufficient-supply-of-homes>

¹² Planning Policy Guidance Paragraph: 010 Reference ID 68-010-20190722:

<https://www.gov.uk/guidance/housing-supply-and-delivery>.

by the City Council and is a more cautious approach, taking account of potential fluctuations in the market (row E in the table 20 below). Even with a more cautious approach and the higher 10% buffer applied, this gives a housing land supply of 5.23 years.

	Local Plan 2036 Housing Requirement	Figure
A	Annual Requirement	567 (2022/23 – 2026/27)
B	Next 5 years requirement (A (567 x 5))	2835
C	Surplus	284
D	Next 5 years requirement with surplus included (B - C)	2551
E	5-year requirement (with 10% buffer applied) (D x 110%)	2806
F	Supply from large sites - (2022/23 - 2026/27)	2329
G	Outstanding permissions on small sites of less than 10 dwellings (commitments) (2022/23 – 2024/25)	332
H	Windfall allowance (2025/26 – 2026/27)	272
I	Total supply (F+G+H)	2933
	5-year land supply ((I/E) x 5)	5.23

Table 20: Oxford’s housing land supply 2022/23 – 2026/27, adjusted with a 10% buffer

4.35 The housing land supply of 5.47 years is lower than the figure reported in last year’s AMR. This is mainly because allocated sites that were expected to begin to deliver over the period 2022/23 - 2026/27 have yet to reach a planning application stage. For the purposes of the 5yhls, to be considered deliverable sites must meet the NPPF ‘Deliverable’ definition¹³ Furthermore, for some allocated sites with planning permission there have been delays in the start of construction which has resulted in anticipated completion dates being pushed back. It is anticipated that going forward, allocated sites with planning permission will begin to deliver housing in addition to current commitments (minor sites of less than 10 units that have a

¹³ Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. Source: National Planning Policy Framework.

planning consent/resolution to grant permission will or have commenced development but have yet to complete).

Health

- 4.36 The Local Plan sets out that the City Council will seek to promote strong, vibrant and healthy communities and to reduce health inequalities a key element of policy RE5 is the requirement that major development proposals will need to be accompanied by a Health Impact Assessment (HIA). This HIA will assess the potential for maximising the opportunities for promoting healthy lifestyles within new development.
- 4.37 For the first time during the 2021/22 monitoring period, all planning applications of a certain size will have been required to produce an HIA as the Local Plan 2036 had been adopted in 2020. A HIA will provide contextual background to the area surrounding a development, it should also state what the development in question will provide the area surrounding a development. It will also conclude how these changes will impact the initial background socioeconomic elements of the area in question. Overall, the HIA's that have been received were of a good standard and the policy guidance as outlined in both the Local Plan and the HIA Technical Advice Note (TAN) was followed. Most applications had a strong matrix section to the assessment, however in places the reports were lacking detail in other equally important sections of the HIA.
- 4.38 We believe that our TAN is clear and provides sufficient information for developers to produce a strong HIA, however we aim to further clarify the wording in the Local Plan 2040 to highlight the importance of following guidance set out within the HIA TAN. The Council is also considering merging the HIA process with other parts of the planning application process leading to fewer, but more meaningful documents for developers.

Wider Health and wellbeing updates

- 4.39 The Oxfordshire Joint Strategic Needs Assessment (JSNA) monitors trends in the health and wellbeing of Oxfordshire's population and assesses changing patterns of need and demand for services across the county. The current JSNA, published in October 2022, is available from the Oxfordshire Insight website¹⁴.

Community Benefits

Venues for Cultural and social activities

- 4.40 Oxford has a rich infrastructure of cultural and social activities, which can be vulnerable to redevelopment pressures from higher land value uses. The City Council wants to encourage such uses to develop, modernise and adapt for the benefit of the communities they serve. Policy V6: Cultural and Social Activities seeks to encourage proposals for new cultural and social uses in the city centre, district centres and appropriate town centres that can add vibrancy and

¹⁴ [Oxfordshire Insight – Joint Strategic Needs Assessment](#)

activity, including development that adds to the city’s cultural diversity. The policy also includes provisions to protect existing facilities.

4.41 No permissions for new tourist and visitor attractions were granted over the 2021/2022 monitoring period.

Cultural and community facilities

4.42 It is important that new development in Oxford is supported by the appropriate infrastructure and community facilities. Providing and improving access to educational, health and community facilities greatly improves the quality of life for residents, builds strong communities and helps to address inequalities. The local plan through Policy V7: Infrastructure and cultural and community facilities seeks to protect existing facilities and will support improvements and more intensive use of existing sites, as well as protect against the loss of such facilities without the provision of new or improved replacements that are similarly accessible. Community facilities can include community centres, schools, children’s centres, meeting venues for the public or voluntary organisations, public halls and places of worship, leisure and indoor sports centres, pavilions, stadiums, public houses, club premises or arts buildings that serve a local community.

4.43 During the monitoring period the permissions in Table 21 were granted for new community facilities and spaces, which involved no overall net loss. Much of the additional floorspace was derived from new floorspace.

Type	Application reference	Location	Development summary
Community Space	18/02065/OUTFUL	Oxford North (Northern Gateway) Land Adjacent To A44, A40, A34 And Wolvercote Roundabout Northern By-Pass Road Wolvercote	Hybrid planning application comprising: (i) Outline application (with all matters reserved save for "access"),for the erection of up to 550sqm (GIA) of community space (Use Class D1)
Community/ Exhibition Space	21/00300/FUL	17 17A 17B And 19 Between Towns Road	Demolition of no's 17 and 17b Between Towns Road and Cowley Conservative Club. Erection of three, four and five storey building incorporating 189 student study rooms, indoor and outdoor communal space, bin and bicycle storage and ground floor space for local community use falling within F2 of the Use Classes Order as amended
Community Space	20/00994/CT3	East Oxford Community Centre Princes Street	Partial demolition, refurbishment and extension to the community centre and erection of 12 residential dwellings formed of 7 one-bedroom and 5 two-bedroom apartments, with associated access and landscaping.

Community Space/ Sport Venue	21/02419/FUL	263 Iffley Road, Oxford, OX4 1SJ	Erection of a new 3-storey above ground building comprising premises for ground floor use within Use Class E, F2) or similar Sui Generis (social/sport venue) or mix of these uses
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Table 21: Community Facilities permissions 2021/2022

Temporary Changes of Uses

4.44 Over the 2021/22 monitoring period, the Council did not receive or approve any applications for temporary changes of use.

Assets of Community Value

4.45 The Community Right to Bid allows defined community groups to ask the Council to list certain assets as being of 'community value'. The Localism Act (2011) and the Assets of Community Value Regulations (2012) set out the opportunities and procedures to follow for communities wishing to identify assets of community value and have them listed. If an asset is listed and then comes up for sale, the right gives communities six months to raise finance and put together a bid to buy it.

4.46 If the proposed asset is properly nominated, is in the Oxford City Council administrative area, meets the definition, and is not excluded, the City Council must list it by placing it on the List of Local Assets of Community Value and inform all specified parties (including a parish council if relevant). The Council must also place the asset on the local land charges register and, if the land is registered, apply for a restriction on the Land Register. Table 22 sets out the current register of successfully nominated assets of community value. There have been no additions to this list over the monitoring period.

Reference	Date nomination requested	Date of decision	Name of Asset	Address of Asset	End of listing period
18/001	14.04.18	27.06.18	The Kassam Stadium	Grenoble Road, Oxford, OX4 4XP	27.06.23
19/001	10.12.19	05.02.20	East Oxford Community Centre	44B Princes Street, Oxford, OX4 1DD	05.02.25
20/001	13.05.20	16.07.20	The George Inn PH (<u>retained pub land only</u>)	5 Sandford Road, Littlemore, Oxford	16.07.25
20/003	04.11.20	16.12.20	Cowley Workers Social Club	Between Towns Road, Oxford, OX4 3LZ	16.12.25

Table 22: Current list of assets of community value

Chapter 5: Oxford's Natural and Historic Environment

Sustainable development

- 5.1 Policy RE1 is wide-ranging covering various aspects of design which should contribute to ensuring the sustainability of a development. Carbon reduction measures are required on all new build development and a target of at least a 40% reduction on targets set out in Building Regulations should be achieved on new build residential dwellings and new-build non-residential development of over 1000m².
- 5.2 There were nine applicable major proposals permitted during the monitoring period which met the requirement of submitting an energy statement that demonstrated at least a 40% reduction in regulated carbon emissions as required by policy RE1. Most of the major proposals permitted not only met but exceeded the 40% target.
- 5.3 Over the monitoring period, there were ten minor applications which were refused with policy RE1 serving as grounds, in part, because the proposal was not acceptable. Typically, in these cases, applications were deficient with regards to policy RE1 as they did not provide an energy statement (or insufficient detail within the statement) to enable the Local Planning Authority to fully assess whether sustainable design and construction principles have been incorporated into the development.
- 5.4 Policy RE1 also requires that new residential developments meet the higher water efficiency standards within the 2013 Building Regulations (or equivalent future legislation) Part G2 water consumption target of 110 litres per person per day. All applicable major residential developments decided in the 2021/22 monitoring period against the Local Plan 2036 incorporated water efficiency measures intended to reduce the amount of water consumption by residents.
- 5.5 Policy RE2 states that planning permission will only be granted where development proposals make efficient use of land. Development proposals must make the best use of site capacity, when considering the site itself, the surrounding area and within the broader considerations of the needs of Oxford. High-density development (for residential development usually 100dph) is expected in the city centre and district centres. In addition, the following criteria must also be met:
 - the density must be appropriate for the use proposed;
 - the scale of development, including building heights and massing should conform to other policies within the plan;
 - opportunities for developing at the maximum appropriate density must be fully explored;
 - the built form and site layout must be appropriate for the capacity of the site.
- 5.6 To measure the effectiveness of the policy, OCC monitors the number of applications refused on the grounds of non-compliance with policy RE2. In the 2021-22 monitoring year in total 12 applications were refused citing RE2 in the refusal. Of these refusals: 7 applications were refused citing RE2, 1 application had an appeal in progress, 1 application had an appeal

dismissed, and three applications were successfully appealed with conditions. Table 23 sets out these applications:

Reference	Address	Description	RE2 Refusals	Reason for refusal
21/00690/FUL	1-2 Land To The Rear Of Collinwood Close	Erection of two single storey buildings to create a 1 x-1 bed and a 1 x-2 bed dwelling (Use Class C3). Provision of car parking, bin and cycle stores.	Refused	The proposal fails to respect the existing grain and character of dwellings and would be harmful to the character and appearance of the area.
21/02682/FUL	1-2 Land To The Rear Of , Collinwood Close	Erection of 2 x 1 bed single storey dwellings. Provision of car parking, bin and cycle stores	Allowed with Conditions	Due to its scale, character and siting, and the amount of development proposed, the proposal fails to respect the existing grain and character of dwellings and would be harmful to the character and appearance of the area.
21/03530/FUL	16 Windmill Road,	Erection of 1 x 1 bed dwellinghouse (Use Class C3). Provision of private amenity space, bin and bike stores.	Refused	The siting of the proposed development ... would result in an awkward relationship between properties and would have a detrimental impact on the character of the area.
21/01557/FUL	184A Fern Hill Road	Sub-division of the existing dwelling and two-storey side extension. Change of use from dwellinghouses (Use Class C3) to House in Multiple Occupation (Use Class C4). (Retrospective)	Appeal Dismissed	The proposed conversion of a side extension to a self-contained dwelling fails to respect the existing grain and character of dwellings and would be harmful to the character and appearance of the area.
21/01894/OUT	21 Temple Street, Oxford	Outline application with all matters reserved for the part first floor rear extension with external stairs to form 2-bed apartment.	Refused	The proposal would fail to represent sustainable development, high quality design and would compromise the amenity of current and future occupiers of the site and the development.
22/00005/FUL	21 Temple Street	Installation of external metal fire escape stairs to the rear of the building (part retrospective).	Refused	The proposal would fail to represent high quality design and would compromise the amenity of current and future occupiers of the site.
21/03538/FUL	27 John Buchan Road	Erection of part single, part two storey side extension to create a 1 x 1-bed dwellinghouse (Use Class C3).	Appeal in Progress	The proposal by reason of its siting and scale, and the addition of the associated domestic paraphernalia that would result from a separate dwelling on the side would appear cramped, contrived, and overdeveloped on this modest plot. The proposed arrangement would fail to preserve of form a logical

				complement to the existing pattern and grain of development in the area.
21/03187/FUL	320 Banbury Road	Erection of a single storey extension to existing rear annexe to create 1 x 1-bed dwellinghouse (Use Class C3).	Refused	The proposed residential dwelling... would not respond appropriately to the site itself or the existing form, grain and character of existing development within the surrounding area.
21/00216/FUL	5-7, Jack Straw's Lane	Proposed demolition of existing light industrial buildings. Erection of 4 x 3 bed dwellinghouses and 4 x 4 bed dwelling houses.	Allowed with Conditions	The proposed layout and development form fails to make an optimum and efficient use of a site, which offers capacity to provide higher density development comprising a greater number of dwellings thereby ensuring the delivery of on-site affordable housing.
21/01428/FUL	5-7, Jack Straw's Lane	Proposed demolition of existing light industrial buildings. Erection of 4 x 3-bed dwellinghouses and 4 x 4-bed dwelling houses (Use Class C3).	Refused	The proposed layout and development form fails to make an optimum and efficient use of a site, which offers capacity to provide higher density development comprising a greater number of dwellings thereby ensuring the delivery of on-site affordable housing.
21/00374/FUL	84 St Aldate's	Rebuilding of rear wing of 84 St Aldates to 1 x 4-bed dwellinghouse (Use Class C3). Construction of 1 x 3 bed dwellinghouse (Use Class C3) on the empty space to the rear of the site.	Allowed with Conditions	The failure to make the most efficient use of the application site means that the development would be contrary to Policy RE2.
21/02378/FUL	Land To The Rear Of 16 Windmill Road	Erection of a 1 x 1 bed dwellinghouse (Use Class C3). Provision of private amenity space, bin and bike stores.	Refused	The siting of the proposed development would result in an awkward relationship between properties and would have a detrimental impact on the character of the area.

Table 23: Proposals refused on the grounds of non-compliance with policy RE2.

5.7 Policy RE3 deals with the issue of flood risk. 9 applications were permitted comprising new structures being built, or extensions that would result in an increase in impermeable surfacing which fell in whole, or partially, within an area designated as flood zone 3. The majority of these (8) were some form of extension to an existing development; five involved demolitions to

existing structures and replacement with another; one application was for the resurfacing of a car park with a new drainage system and the provision of bicycle stands.

- 5.8 There were two proposals for development within flood zones (both within flood zone 3) which were refused permission with policy RE3 comprising one of the reasons for refusal. Table 24 sets out these applications:

Application Reference	Address	Proposal	Reason for Refusal
21/02895/FUL	226 Godstow Road	Erection of single storey agricultural building (Retrospective).	The building falls within Flood Zone 3b. The submitted Risk Assessment does not contain adequate technical information which addresses all the requirements of Policies including RE3
21/02502/FUL	326 Abingdon Road	Demolition of existing rear conservatory. Subdivision of existing guest house (Use Class C1) to create 1 x 3 bed, 2 x 2 bed and 3 x 1 bed dwellings (Use Class C3). Alterations to fenestration. Provision of bin and cycle stores.	The proposed development is in Flood Zone 3b and cannot reasonably provide a safe means of egress in the event of a flood for future occupiers.

Table 24: Proposals refused citing Policy RE3

- 5.9 Policy RE3 sets out that, because even minor household extensions can have a cumulative impact resulting in increased flood risk, extensions in either flood zones 2 or 3 will require a site-specific FRA. During the monitoring period nine applicable permissions for extensions which fell within flood zones 2 or 3 completed the necessary FRA.
- 5.10 There were no applications permitted which went against outstanding objections from the EA, according to the EA's monitoring data¹⁵ for the 2021-22 period.
- 5.11 Policy RE4 requires all development proposals to manage surface water through Sustainable Drainage Systems (SuDS) or techniques to limit run-off and reduce the existing rate of run-off on previously developed sites. In Table 25 there were three applications refused with policy RE4 serving, in part, as grounds for refusal, these are set out below along with the reasoning for why they did not meet policy RE4's requirements.

Application Reference	Address	Proposal	Details of conflict with RE4
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¹⁵ [Environment Agency Objections to planning on the basis of flood risk](#)

21/02637/FUL	1 Lewell Avenue, Oxford, OX3 0RL	Demolition of existing garage. Erection of a two storey side and rear extension to create 1 x 1-bed dwellinghouse (Use Class C3). Erection of a first floor rear extension. Insertion of 2no doors to north elevation. Provision of private amenity space, car parking, bin shed and bicycle shed. Erection of boundary fencing. (Amended description). (Amended plans).	The application was primarily refused on the grounds that the application conflicted with policies DH1 and M3. Had the above overriding reasons not applied, Officers would have requested an outline/preliminary drainage strategy prior to determination to ensure a sustainable drainage strategy is allowed for in the design, and that the space left for SuDS is sufficient. In the absence of such details, the proposal fails to demonstrate compliance with the requirements of Policy RE4.
21/00406/FUL	24 Benson Road, Oxford, OX3 7EH	Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4). Erection of a single storey rear extension. Removal of 1no. window to rear elevation. Provision of car parking, bin and cycle storage.	The proposal fails to address how surface water drainage would be dealt with to ensure that harm would not be caused to the Lye Valley SSSI contrary to policy RE4.
21/01319/FUL	Land To The Rear Of 226 Godstow Road, Oxford, OX2 8PH	Change of use of field in agricultural use (Sui Generis) to residential garden land to form an extension of the residential curtilage of No. 226 Godstow Road and retention of ancillary outbuilding (Retrospective).	The site falls within a Flood Zone 2 area. No Flood Risk Assessment has been submitted, which is a technical requirement. The application also, therefore, does not adequately demonstrate that the change of use of the land and the erection of the outbuilding has not materially affected the flood risk on or off the site.

Table 25: Applications refused with policy RE4 forming one of the reasons of justification in the decision notice.

- 5.12 Policy RE6 seeks to ensure that planning permission is only granted where the impact of new development on air quality is mitigated and where exposure to poor air quality is minimised or reduced. Policy RE6 sets out expectations for how issues of air quality ought to be addressed in proposals, this includes the requirement that planning applications for major development must be accompanied by an Air Quality Assessment (AQA).
- 5.13 The Oxford Local Plan 2036 contains a range of policies that are intended to protect various components of the city's green and blue infrastructure network. This network of protection is presented in Figure 10 and any relevant news regarding their monitoring over the 20-21 period is discussed in turn after.

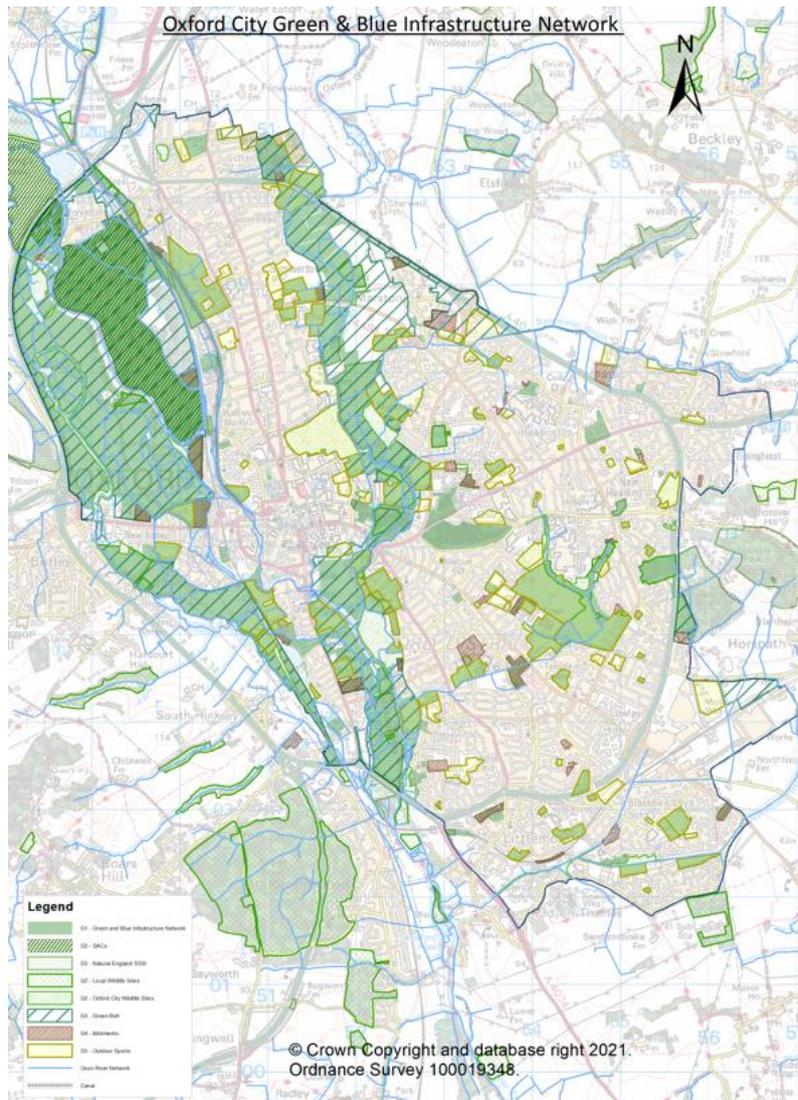


Figure 10: Oxford’s green and blue infrastructure network as designated via Local Plan policies G1 – G5

- 5.14 Policy G2 sets out that sites and species important for biodiversity and geodiversity will be protected and a requirement for biodiversity net gain. There are no notable changes to the extent of designated sites in the city to report upon in this AMR and during the 2020/21 monitoring period, there were no permissions for development on the ecological sites protected through policy G2. There were also no major applications which were refused at least in part due to failure to comply with policy G2.
- 5.15 Policy G2 also requires that for major developments proposed on greenfield sites or brownfield sites that have become vegetated, a biodiversity net gain of 5% should be demonstrated through use of a recognised biodiversity calculator. There were seven permissions of relevance that were found to be in accordance with the policy during the 2021/22 monitoring period and these are listed in Table 26.

Application reference	Site location	Development summary	Compliance with policy G2 criteria
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21/01466/VAR	Castle Hill House, 9 New Road, Oxford, OX1 1LT	Variation of condition 3 (Materials) and 17 (Hard surface design) of planning permission 19/02306/FUL (Redevelopment of the former Conservative Club building at Castle Hill House comprising demolition of existing building and erection of a new building providing 54 student study rooms, along with internal and external amenity space, landscaping improvements including the reconfiguration of the Fellows' Car Park.) to allow a change is external materials and hard landscaping.	Prior to the commencement of development, a scheme of ecological enhancements shall be submitted to, and approved in writing by, the Local Planning Authority to ensure a net gain in biodiversity will be achieved. The scheme will include details of new landscape planting of known benefit to wildlife and provision of artificial roost features, including specifications and locations of bird and bat boxes and a minimum of 6 dedicated swift boxes. Any new fencing will include holes for the safe passage of hedgehogs.
21/02884/CT3	Hinksey Outdoor Swimming Pools, Abingdon Road, Oxford, OX1 4RP	Installation of ground source heat pump comprising slinkies/pipes within lake connected to main building with below ground pipes.	An acceptable scheme of ecological enhancements is proposed, which includes mixed bulb planting, log piles and bat and bird boxes.
20/02983/FUL	John Radcliffe Hospital, Headley Way, Oxford, OX3 9DU	Demolition of existing Barnes Unit and link corridor and relocation of tissue building; erection of new Adult Intensive Care Unit over 5 floors to connect to the existing Trauma Building across 4 floors; new replacement link corridor within the AICU building connecting the Trauma Building with the main hospital entrance and ancillary works at the John Radcliffe Hospital, Oxford (part retrospective).	A scheme of ecological enhancements has been submitted which includes bat and bird boxes and a landscape plan is also requested by condition to provide replacement trees and wildlife friendly plants.
21/01217/FUL	Land To The West Of, Mill Lane, Marston, Oxford, OX3 0QA	Erection of 80 residential dwellings (use class C3) formed of 13 one-bedroom apartments and 28 two-, 35 three- and 4 four-bedroom houses with associated public open space, access and landscaping (Amended plans).	The site has been subject of an ecology survey, as well as specific surveys for protected species including bats and reptiles. It is concluded that the development would not have an adverse impact on any protected species. Notwithstanding the implementation of on-site biodiversity measures, development of the site would result in a net loss of biodiversity. As this cannot feasibly be compensated for on the site this will need to be provided off-site which would achieve a biodiversity net gain of 10%, exceeding the current target 5% net gain in biodiversity a specified under Policy G2 of the Oxford Local Plan. This would be secured by Section 106 Agreement.

21/03328/OUTFUL	Northfield House, Sandy Lane West, Oxford, OX4 6LD	Hybrid application: Full planning application for the demolition of the existing Northfield Hostel buildings and erection of 2no. 4 storey buildings to provide 51 dwellings (Use Class C3). Provision of new pedestrian and vehicular accesses, vehicular and bicycle parking, landscaping, amenity space, refuse storage and noise attenuation works. Outline planning application for the erection of up to 10 dwelling houses (Use Class C3) on former playing field to the east of the existing Northfield Hostel buildings. All matters reserved except scale and access. (Amended plans and documents)	Net gain to be delivered by third party - Trust for Oxfordshire's Environment or credits will be purchased from the Environment Bank to deliver bio diversity net gain.
20/01237/RES	Plots 8150 8200 And 9200, Alec Issigonis Way, Oxford, OX4 2HU	Erection of three detached buildings for business use (Class B1), with associated access, car parking, cycle parking, landscaping and services infrastructure. Approval of reserved matters approved under planning permission 12/04124/EXT for access, appearance, landscaping, layout and scale. The outline planning application was not an environment impact assessment application.	The development proposes the translocation of the areas of grassland supporting Bee Orchids, and a number of measures to achieve a biodiversity net gain on site including extensive planting of native hedgerow as part of the landscaping proposals, as well as measures installed on the buildings such as bat and bird boxes. The Defra Biodiversity Metric 2.0 has been used to assess the baseline habitat units of the site and the habitat units following the proposed development including compensation measures. The calculation finds that the development would result in a loss of neutral grassland habitat units but would result in a substantial gain in hedgerow units (809.35%).
16/03006/FUL	Templars Square, Between Towns Road, Oxford	Mixed use phased development comprising residential (Use Class C3), hotel (Use Class C1), retail (Use Class A1/A3/A4) with associated car parking, demolition of car park, high level walkway and public house, public realm improvements, landscaping, highways and refurbishment of car parks and enhancement to shopping centre entrances. (amended information)(amended plans)	The scheme shall include details of biodiversity enhancement measures including 20 bird nesting devices for the whole development including specifications and a location (plan and elevation).

Table 26: Permissions granted on sites protected through policy G2.

5.16 Policy G3 addresses the Green Belt. There were two applications permitted within the green belt during the 2021/22 monitoring period. The first was at the Car Park, Meadow Lane where permission was granted for the resurfacing of the existing carpark with the installation of a new drainage system and bicycle stands (21/01271/CT3). The second was at Port Meadow Car Park

off Godstow Road where permission was granted for the resurfacing of the existing carpark (21/00763/CT3). Both applications were approved as they were determined to be acceptable in terms of their impact on the green belt as they constituted the improvement of appropriate facilities in connection with the existing use of land for car parking, which falls within one of the exceptions set out in the NPPF.

5.17 Policy G4 relates to allotments. There were no applications that impacted on these areas of the city during the monitoring period.

5.18 Policy G5 deals with open space, outdoor sports and recreation. There was one permission of relevance which was found to be in accordance with the policy during the 2021/22 monitoring period and this is listed in Table 27.

Application	Address	Proposal	Reason for accordance with policy G5
21/03328/OUTFUL	Northfield House, Sandy Lane West, Oxford, OX4 6LD	Hybrid application: Full planning application for the demolition of the existing Northfield Hostel buildings and erection of 2no. 4 storey buildings to provide 51 dwellings (Use Class C3). Provision of new pedestrian and vehicular accesses, vehicular and bicycle parking, landscaping, amenity space, refuse storage and noise attenuation works. Outline planning application for the erection of up to 10 dwelling houses (Use Class C3) on former playing field to the east of the existing Northfield Hostel buildings. All matters reserved except scale and access. (Amended plans and documents)	The application was approved with a condition attached for a community use agreement to access two all-weather hard play courts and, large grass playing field and running track located at the Orion Academy (Northfield School), mitigating the loss of the adjacent playing field.

Table 27: Permissions that were granted for proposals on sites protected under policy G5

5.19 No applications were refused in the monitoring period citing policy G5 as one of the contributing reasons within the decision notice.

5.20 Policy G6 relates to development of residential garden land. These applications were typically related to infill development, involving extensions or the erection of an additional dwelling on the land. In the 2021/22 monitoring period, there were 15 applications refused which included reference to policy G6 within the reasons for refusal in the decision notice. Four of these applications were subsequently appealed, with three being dismissed. A decision is still awaited on the fourth appeal. In most cases, the reasons for refusal were related to an inappropriate massing with respect to the surrounding area, or loss of openness (the first two provisions within the policy), rather than being tied specifically to loss of biodiversity value (the third provision).

5.21 Policy G7 is focussed on protecting existing green features in the city from inappropriate development. A great number of applications are likely to involve existing green infrastructure

to a degree, however there were no applications refused which included policy G7 within the reasons for refusal.

Enhancing Oxford's heritage

5.22 Designated heritage assets are protected by statutory legislation. The management of change to them is controlled and guided by national, Government planning policies as well as by local (Local Plan) planning policies and by national and local planning guidance that supports the objectives of those planning policies. Policy DH3 sets out that development proposals and proposals for alterations and changes to heritage assets should not cause harm to the significance, including the setting of a designated heritage asset (listed buildings, registered parks and gardens, scheduled ancient monuments and conservation areas).

5.23 To assess how well the Council is meeting these statutory duties and policy objectives, this report monitors grants of listed building consent for proposed development and or alteration of listed buildings that includes either the full or partial demolition of the listed building or that causes harm to the significance of a listed building noting the reasons for consent. Table 28 sets out permissions granted involving the full or partial demolition or significant change in character of listed buildings:

Application reference	Address	Description	Summary of officer comments
21/01075/LBC	The Townsend Building, Park Road	Removal of internal partitions; widening of internal doorway and replacement door; replacement floor surface; alterations to mechanical and electrical services.	Substantial alteration of significant historic fabric however there were sufficient public benefits deriving from the continuing beneficial use of the building as a result of the upgrading of services and thus its ongoing maintenance and repair that the officer considered to outweigh the level of harm that would be caused to the building's significance.
21/01083/LBC	Christ Church College, St Aldate's	Old Library. Opening up the pulpit at second floor level and providing a glazed screen to the study bedroom. Refurbishment and replacement including construction of en-suite accommodation and general refurbishment of living accommodation at Junior Member student and Senior Member residential and ancillary accommodation (And other works).	The officer considered that the recording of the archaeological findings, the revealing of historic fabric and the evidence of surviving early building fabric with the consequent increase in understanding of the building was of sufficient public benefit to outweigh the less than substantial harm that would be caused to the buildings significance and that furthermore the interventions were proposed in such a manner as to be reversible without causing further harm to the asset's significance.
21/01153/LBC	Queens College, Porter's Lodge	Demolition of porter's lodge and reinstatement of loggia. Construction of porter's lodge in bursar's office at loggia in front quad. Replacement of sash windows with double glazed units.	Officers considered that the proposed alterations would result in a sufficient public benefits to outweigh the harm that would arise through small alteration of plan form and that

		Demolition of gate and steps, window and bars, grilles, air conditioning units and window boxing to Beer Cellar Yard and creation of lift access and 1no. door. (And other works) (Amended plans).	building recording together with carefully designed intervention and the successful provision of universal access into the buildings.
21/01212/LBC	Units 5-6 Covered Market	Subdivision and refurbishment of existing unit to create 2no. units and insertion of 1no. door to shop front.	The officer considered that the benefits of securing appropriate use of this part of the covered market for uses that were reasonably sympathetic to the building's long term survival represented a public benefit that would outweigh the moderate level of less than substantial harm that would be caused through the introduction of new fabric and the change to original plan form of the building.
21/01633/LBC	32 Park Town	Erection of single storey rear extension and enlargement of patio area. Replacement of flat roof to first floor extension on rear elevation, build up parapet wall to flat roof. Installation of brick vent for new extractor fan to rear elevation. Relocation of boiler flue and AGA flue outlets to rear elevation and hot water cylinder on second floor to third floor Reinstatement shutters to ground floor front window. (And other works)	This app proposed a substantial amount of alteration, but the officer negotiated out some extremely harmful changes that were initially proposed and sought through encouraging design of interventions such that they would result in the least loss of historic fabric or allowing the significant elements of building plan form to remain legible, to mitigate the level of harm such that it might be outweighed by the inevitably low level of public benefit – primarily the repairs and continued custodianship and enjoyment of the building and preserving its importance as an architectural piece – i.e. Park Town.
21/01698/LBC	St Edmund Hall Queens Lane	Reconfigure the staircase handrail adjacent to the organ console, provision of secondary glazing to the stained glass window, lighting and heating upgrade	The officer considered that the benefits arising from the works would outweigh the harm of interventions by ensuring that the organ.
21/01840/LBC	Covered Market Market Street	Installation of CCTV cameras and communications boxes with associated mounting brackets and cabling to interior and exterior of Covered Market.	Officers considered that the harm resulting from both physical attachment to and visual intrusion in historic fabric would be outweighed by the public benefit of ensuring security and safety for visitors, users and businesses within the building.
21/02058/LBC	Dyson Perrins Laboratory South Parks Road	Installation of lintels above doors to the ground floor corridor and adjacent suspended ceiling, new lift steel-work connection details, and ridge beam fitch-plate installation to the West and East laboratories.	Officers considered that there would be a sufficiently substantial public benefit enabling continued use of the building for a purpose for which it had originally been designed to outweigh the level of harm that would be caused to the building's

			architectural interest as a result of the proposed interventions.
21/02010/LBC	27-28 St Clements Street	Change of use of first and second floor offices to create 2 x 2-bed flats. Internal alterations to include; new timber stud partitions installed within existing openings and within room to form new en-suite, formation of bedroom access, floors enclosed with timber joists and ceiling and floor boards to match adjacent construction, installation of new kitchens extractors and tile vents. Removal of existing partitions, kitchenette, timber stairs leading from first to second floor and WC doors to be removed. Entrance door to be replaced.	Officers considered that the benefit of ensuring continuing use of the building with all the consequent impact on ongoing repair and maintenance would outweigh the high level of harm that would be caused to the architectural significance of the heritage asset through the substantial alteration of the building with some loss of historic building fabric.
21/03218/LBC	St Catherine's College, Manor Road	Rewiring and alterations to original and non-original external and internal light fittings. Installation of external emergency lighting. New plasterboard linings to ground floor ceilings and removal of non-original surface conduits. Refurbishment and creation of new toilets.	Officers considered that the proposed alterations were justified and that they would result in a level of harm to the building's architectural significance through some loss of fabric and original fittings and services but that this was outweighed by the ability for the building to continue to be occupied, enjoyed by College but also a larger public who were able to visit and stay in the buildings.

Table 28: Permissions granted involving the full or partial demolition or significant change in character of listed buildings.

5.24 No consents were granted against officers' recommendations. There were a number of consents issued during the monitoring period which included the removal of elements of buildings, e.g. internal partitions, fireplaces, doors and windows etc., but these have not been included in this analysis as officers considered that they would not result in harm to the significance of the heritage asset. No appeals were allowed during the monitoring period where conservation or heritage policies had been cited as part of the reason for refusal.

5.25 Historic England's 'Heritage at Risk' programme identifies the heritage assets that are most at risk of being lost as a result of neglect, decay, or inappropriate development across England. In Historic England's 2021/22 report three of Oxford's heritage assets were included (Table 29):

Heritage Asset	Condition	Priority Category
Rewley Road Railway Swing Bridge	Very bad	F - Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.
Church of St Thomas the Martyr, St Thomas Street	Poor	C - Slow decay; no solution agreed.

Church of the Holy Family, Blackbird Leys	Very bad	A - Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
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Table 29: Heritage assets at risk in Oxford (August 2021)

- 5.26 Two of the heritage assets were identified as being at risk in the previous AMR. The Rewley Road Swing Bridge has been subject to a programme of repair that has now been completed during 2022 but which did not commence during the monitoring period so will be reported in the next AMR. The Church of the Holy Family is Grade II listed and was also included in the heritage assets at risk list in the previous AMR. The building is in a very poor state of repair and consequently is no longer in active use by the church or wider community, having been declared a dangerous structure in 2018 and deemed no longer fit for the purpose for which it was originally designed or for community use. The cost of repair of the building and in particular its roof was considered unfeasible, a position that has been supported by Historic England. An application for redevelopment of the existing church to provide a new church building and community facilities was received in March 2020 (20/00688/LBC). This application has not been determined during this monitoring period and will be reported in the next AMR.
- 5.27 Policy DH4 considers archaeological remains. The National Planning Policy Framework requires that local planning authorities should make information about the significance of the historic impact gathered as part of the development management process publicly accessible. As one of the ways to meet this requirement, the City Council produces an Annual Monitoring Statement for Archaeological Assets (2021)^[1] which provides a short overview of the scope and impact of development led archaeology in Oxford. The annual statement provides an excellent basis for monitoring the ongoing cumulative impact of both development and asset management on the city’s archaeological resource.

APPENDICES

Appendix A: Oxford's planning policy documents

Document	Date of Adoption
The Development Plan	
This includes a number of policy documents that have been prepared and adopted separately.	
Oxford Local Plan 2036 & Policies Map	June 2020
Northern Gateway Area Action Plan	July 2015
Barton Area Action Plan	December 2012
Headington Neighbourhood Plan	July 2017
Summertown and St Margaret's Neighbourhood Plan	April 2019
Wolvercote Neighbourhood Plan	May 2021
Supplementary Planning Documents (SPDs)	
Diamond Place SPD	July 2015
Jericho Canalside SPD	December 2013
Oxpens Master Plan SPD	November 2013
Oxford Station SPD	November 2013
Technical Advice Notes (TANs)	
TAN 1: Housing	January 2021
TAN 2: Employment and Skills	May 2021
TAN 3: Waste Storage	January 2021
TAN 4: Community Pubs	December 2020
TAN 5: Health Impact Assessments	May 2021
TAN 6: Residential Basement Development	January 2021
TAN 7: High Buildings	October 2018
TAN 8: Biodiversity	April 2021
TAN 9: Green Spaces	January 2021
TAN 10: Shopfronts and Signage	July 2021
Tan 14: Sustainable Design and Construction	June 2021
TAN 15: Heritage and Sustainability Guidance for Householders	April 2021
Other planning policy documents	
Annual Monitoring Report	Produced annually
Community Infrastructure Levy Charging Schedule	October 2013
Local Development Scheme	May 2021
Statement of Community Involvement	June 2021

Appendix B: How the AMR complies with statutory requirements

Statutory Requirement	How the AMR meets this requirement
<p>Section 35 of the Planning and Compulsory Purchase Act 2004 as amended by Section 113 of the Localism Act 2011 states that all local planning authorities in England must produce reports containing information on the implementation of the Local Development Scheme and the extent to which the policies in set out in the Local Development Plan are being achieved. These reports must be available to the public.</p>	<p>The AMR contains information on the implementation of the Local Development Scheme (see Local Development Scheme Monitoring). It also contains information on the implementation of policies in Oxford's Local Plan. The AMR will remain publically available on the City Council's website</p>
<p>Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012</p> <p>(1) A local planning authority's monitoring report must contain the following information</p> <p>(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;</p> <p>(b) in relation to each of those documents—</p> <p>(i) the timetable specified in the local planning authority's local development scheme for the document's preparation;</p> <p>(ii) the stage the document has reached in its preparation; and</p> <p>(iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and</p> <p>(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.</p> <p>(2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must</p> <p>(a) identify that policy; and</p> <p>(b) include a statement of—</p> <p>(i) the reasons why the local planning authority are not implementing the policy; and</p> <p>(ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented</p> <p>(3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned</p> <p>(a) in the period in respect of which the report is made, and</p>	<p>This information is included in the Local Development Scheme monitoring section of the AMR</p> <p>The Oxford Local Plan 2036 was adopted during the monitoring period.</p> <p>The changes to the Use Classes Order in September 2020 has meant that some of the Local Plan Retail policies have become out of date, limiting the effectiveness of how these policies could be monitored.</p> <p>This information is included in the Housing section of the AMR.</p>

Statutory Requirement	How the AMR meets this requirement
<p>(b) since the policy was first published, adopted or approved</p> <p>(4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents</p> <p>(5) Where a local planning authority have prepared a report pursuant to regulation 121A(1)(b) of the Community Infrastructure Levy Regulations 2010, the local planning authority's monitoring report must contain the information specified in paragraph 1 of Schedule 2 to those Regulations</p> <p>(6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.</p> <p>(7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.</p> <p>Regulation 35 of The Town and Country Planning (Local Planning) (England) Regulations 2012</p> <p>(1) A document is to be taken to be made available by a local planning authority when</p> <p>(a) made available for inspection, at their principal office and at such other places within their area as the local planning authority consider appropriate, during normal office hours, and</p> <p>(b) published on the local planning authority's website</p>	<p>To date, the following neighbourhood plans have been made:</p> <ul style="list-style-type: none"> • Headington Neighbourhood Plan • Summertown and St Margaret's <p>No neighbourhood development orders have been made. Further information is included in the Neighbourhood Planning section of the AMR</p> <p>This information is included in the Infrastructure Funding Statement.</p> <p>The Annual Monitoring Report is published as soon as possible after the information becomes available.</p> <p>Due to COVID-19 restrictions there is restricted public access to our main offices at St Aldate's Chambers offices. The AMR will remain publically available on the City Council's website.</p>
<p>Under Regulation 121A of the Community Infrastructure Levy Regulations (Amendment) (England) (No. 2) Regulations 2019 we are required to publish an annual report on infrastructure delivery through CIL and section 106. This replaces the previous reporting under CIL regulation 62.</p>	<p>This information is included in the Infrastructure Funding Statement, this is a separate document to the AMR.</p>

Glossary

Affordable housing	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.
Appeal	If a planning application is refused, is not determined on time, or is permitted with conditions that the applicant does not agree with, then applicant has the right to appeal. The case will then be reviewed by the Planning Inspectorate.
Area Action Plan (AAP)	A Development Plan Document that forms part of the Local Development Framework. AAPs are used to provide the planning framework for areas subject to significant change or where conservation is needed. A key feature is a focus on implementation. Once adopted, the AAP forms the planning policy and spatial framework for the development of the area.
Article 4 Direction	An order that can be imposed by the City Council to formally remove permitted development rights of development, meaning that planning permission is required locally for specific types of changes.
Biodiversity	This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society.
Community Infrastructure Levy (CIL)	CIL is a standard charge on new development which is used to help fund infrastructure provision.
Core Strategy	One of the documents in Oxford's Local Plan. It sets out the long-term spatial vision for the city, with objectives and policies to deliver that vision.
Duty to Cooperate	A legal duty that requires local planning authorities to work with neighbouring authorities and key public bodies to maximise the effectiveness of Local Plan preparation in relation to strategic cross boundary matters.
Dwelling	A self-contained unit of residential accommodation occupied by a single person or by people living together as a family, or by not more than six residents living together as a single household, including where care is provided for residents. A self-contained unit of accommodation. All rooms (including kitchen, bathrooms and toilets) are behind a single door which only occupants of that unit of accommodation can use.
Green Belt	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.
Greenfield land	Formerly defined as land which has not been previously developed. There is no formal definition of greenfield land since the revocation of the Town and

	Country Planning (Residential Development on Greenfield Land) (England) Direction 2000 in 2007.
Gross Internal Area (GIA)	The floor area of a building measured to the internal face of the perimeter walls at each level.
Heritage Asset	A building, monument, site, place, area or landscape positively 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).
Houses in Multiple Occupation (HMOs)	A house, flat or building will be a house in multiple occupation (HMO) if it meets the definition under the Housing Act 2004 s254 or s257. A HMO is usually a house or flat that is shared by 3 or more people, who are unrelated, form more than 1 household and is their only main residence. There are 2 types of HMO: C4 HMO, and sui generis HMO. A C4 HMO is a small house or flat that is occupied by 3-5 unrelated people who share basic amenities such as the bathroom and/or kitchen. A sui Generis HMO is the same as a normal C4 HMO except that it is a large house or flat occupied by 6 or more unrelated people and can be subject to slightly different planning rules.
Housing trajectory	A tool that is used to estimate the number of homes likely to be built in the future, usually shown as a graph.
Infrastructure Funding Statement (IFS)	The Infrastructure Funding Statement (IFS) is a new annual reporting requirement introduced as part of the recently amended CIL regulations in 2019 (CIL Regulations: Schedule 2), with the objective of increasing transparency around how developer contributions are spent on Infrastructure.
Local Development Framework (LDF)	The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. It includes Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents.
Local Development Scheme (LDS)	A three year project plan for preparing planning documents and provides the starting point for the local community to find out what the City Council's current planning policies are for the area. It includes 'milestones' to inform the public about opportunities to get involved with the plan making process and to let them know the likely dates for involvement.
Local Plan	The plan for the future development of Oxford, produced by the City Council in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under

	the 2004 Act. The documents that make up Oxford's Local Plan are listed in Appendix A.
National Planning Policy Framework (NPPF)	A document setting out the Government's planning policies for England and how they are expected to be implemented. It was published by the Department for Communities and Local Government (now the Ministry of Housing, Communities and Local Government (MHCLG)) consolidating several previously issued Planning Policy statements and Planning policy guidance notes.
Neighbourhood Plan	Plans created by communities that establish a shared vision for their neighbourhood. Neighbourhood Plans can set out where new development should go, what it should look like and the infrastructure that should be provided.
Natural Resources Impact Analysis (NRIA)	A NRIA should evaluate the use of natural resources and the environmental impacts and benefits arising from a proposed development, both at the construction phase and through the subsequent day-to-day running of the buildings. Where an NRIA is required, it must demonstrate how the building is designed to minimise the use of natural resources over its lifetime.
Planning Practice Guidance (PPG)	A web-based resource that brings together national planning practice guidance for England.
Previously Developed Land (PDL)	Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings). The definition covers the curtilage of the developed land. Private residential gardens are not defined as previously developed land.
Sites of Local Importance for Nature Conservation (SLINC)	A site containing important habitats, plants and animals in the context of Oxford.
Sites of Special Scientific Interest (SSSI)	Areas identified by Natural England as being of special interest for their ecological or geological features. Natural England is the government's advisor on the natural environment.
Special Areas of Conservation (SACs)	Special Areas of Conservation are areas that have been designated at a European level as important for nature conservation.
Supplementary Planning Documents (SPD)	Part of the LDF that supplements and elaborates on policies and proposals in Development Plan Documents. Supplementary Planning Documents do not form part of the statutory development plan
Sustainability Appraisal (SA)	A social, economic and environmental appraisal of strategy, policies and proposals - required for development plan documents and sometimes Supplementary Planning Documents.
Tree Preservation Order (TPO)	A legal order 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.

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