

Oxford Annual Monitoring Report 2007

April 2006 - March 2007



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Key

1. Castle site
2. Brasenose Driftway, Benouville Close
3. Cutteslowe Bridge
4. John Radcliffe Hospital
5. Bury Knowle Park
6. Summertown shops
7. Methodist Church, Cowley Road
8. Port Meadow
9. Stream Edge development

Translations available

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FOREWORD

This is Oxford City Council's third Annual Monitoring Report (AMR) of planning policies of the Local Development Framework. It covers the period 1st April 2006 – 31st March 2007. The Planning and Compulsory Purchase Act 2004 (Section 35) requires every local planning authority (LPA) to submit an annual monitoring report to the Secretary of State containing information on the implementation of the Local Development Scheme (LDS) and the extent to which policies set out in Local Development Documents (LDDs) are being achieved.

All local planning authorities are required to submit reports to the Secretary of State, and publish the report on their websites, by no later than the end of December following each monitoring period. This report covers the following aspects of planning policy monitoring:

Local Development Scheme monitoring: this reviews actual plan progress of the LDS compared with the targets and milestones for LDD preparation. Each year, this section of the report will assess whether the City Council:

- has met the LDS targets and milestones, or is on target to meet them;
- is falling behind schedule, or has failed to meet a target or milestone, and the reasons for this;
- the need to update the LDS in light of this information.

Monitoring policies: these will be monitored in order to assess¹:

- whether policies and related targets or milestones in LDDs have been met or progress is being made towards meeting them, or where they are not being met or not on track to being achieved, the reasons why;
- what impact the policies are having in respect of national, regional and local policy targets, and any other targets identified in LDDs;
- whether the policies in the LDD need adjusting, or replacing, because they are not working as intended;
- whether the policies need changing to reflect changes in national or regional policy; and
- if policies or proposals need changing, add the actions needed to achieve this.

In accordance with Government guidance, the City Council has adopted an objectives-policies-targets-indicators approach to ensure relevant and effective monitoring. A range of indicators have been developed divided into:

- **Core output indicators** – these have been set nationally for all local authorities to provide data in a consistent format. The findings from these indicators will inform the preparation of South East Plan's Regional Spatial Strategy annual monitoring reports.
- **Local output indicators** – these have been selected to supplement the information provided in the core indicators and to highlight the key circumstances and issues relevant to Oxford.
- **Contextual indicators** – these have been used to show the baseline position of the wider social, environmental and economic circumstances against which the policies operate.

Where appropriate, the report shows how policy monitoring links to national targets such as Public Service Agreement targets and its integration with other City Council initiatives such as the Oxford Community Strategy. The existing targets in the Local Plan vary in their precision but more detailed targets will be integrated into Development Plan Documents (DPDs). Significant effect indicators will be included in future reports when DPDs are adopted with related sustainability appraisal targets. In the meantime, the effectiveness of adopted policies for sustainable development are highlighted where relevant.

This report has been compiled in liaison with key stakeholders such as Oxfordshire County Council and the Environment Agency. A consistent format has been maintained to enable year on year comparisons to be made. However the detailed content may vary to reflect particular local issues that may arise or changes to national core output indicators.

¹ Planning Policy Statement 12: Local Development Frameworks

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1. INTRODUCTION

The Oxford Local Plan 2001-2016 was adopted on 11th November 2005. This Local Plan sets out the policies and proposals for future development and land use in Oxford. The Local Plan provides the main framework for development control decisions (along with the emerging South East Plan Regional Spatial Strategy). Policies in the Local Plan will be 'saved' until they are progressively replaced by policies in future Development Plan Documents (DPDs). A review of Local Plan policies is being undertaken in 07/08 and the outcome will be summarised in the next report. The timeframe for production of DPDs is set out in the Local Development Scheme. As no DPDs were adopted in 06/07, this report assesses the key Local Plan policies.

Oxford covers an area of only 17.6 square miles. Oxford has a resident population of approximately 149,000. It has a huge housing need, even when compared with other cities in the South East region including London. Oxford has a large student population, with an estimated 30,000 at the two Universities alone. With the River Thames and Cherwell, historic colleges and university buildings, Oxford is one of the top tourist attractions in the South East. In addition, Oxford serves as a major shopping centre, centre for public services and a centre of manufacture.

Oxford is one of the largest employment centres in the South East with up to 100,000 jobs and low levels of unemployment. It is an affluent City, but contains pockets of severe deprivation. Oxford is well located, with easy access to international airports, the railway network, and the M40 motorway. Oxford has a high level of in-commuting, with about half its workforce living outside its boundary. With more than 5 million visitors a year, a large sub-regional catchment area for shopping and other services, and a rapidly growing population, there are major implications for planning policy in Oxford.

Why Monitor?

Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine what needs to be done. It provides a crucial feedback loop and information on the performance of policy and its surrounding environment. Under the new planning system, with its focus on delivery of sustainable development and sustainable communities, monitoring takes on an added importance in providing a check on whether those aims are being achieved. Monitoring will also enable us to identify the need to review 'saved' Local Plan policies and future DPDs, and respond more quickly to changing priorities and circumstances.

Data used

The City Council logs various data from applications granted permission through the City Council Uniform computer system – currently about 1,600 active planning permissions. It monitors developments that have been commenced and completed through information obtained from building control, Council tax, and visits to all sites with current planning permissions. Specific reports are then produced to enable the data to be analysed. The City Council also analyses:

- vacancy rates of business premises;
- the proportion of retail and other uses in the City and district centres;
- number of visitors to key tourist attractions.

The other sources of data used are referred to in the relevant sections and include:

Job Seekers Allowance Claimants
Annual Business Inquiry
Thames Valley Environmental Records Centre
English Nature
Oxfordshire County Council

2. SUMMARY OF KEY FINDINGS/EVENTS

KEY EVENTS

The main event to influence planning in Oxford in the 06/07 monitoring period was the granting of planning permission for the redevelopment of the Westgate Shopping Centre. The development provides 131,000 m² of additional accommodation including some 60 retail units and department store, plus 127 residential units and a replacement multi-storey car park. This was in accordance with adopted Local Plan Policy Development Sites. Previous schemes for the redevelopment of this site had been debated over an 18 year time-span and significant consultation had taken place on the current scheme. This additional retail provision will enhance Oxford's position as a sub-regional centre. Linked to the redevelopment of the Westgate is the broader project to improve the western quarter of the City centre as set out in the West End Area Action Plan (AAP). Significant progress was made on the AAP with consideration of the Preferred Options document. The AAP was submitted for examination to the Secretary of State in June 2007.

Progress has also been achieved on the Core Strategy, with it progressing both the Issues and Options and Preferred Options stages. The Statement of Community Involvement was adopted in October 2006, the first LDF document to be adopted.

The City Council has also been assisting the successful implementation of key policies in the Oxford Local Plan with the adoption of Supplementary Planning Documents on Affordable Housing, Natural Resource Impact Analysis, Planning Obligations and Car Parking Standards, Transport Assessments and Travel Plans. The documents were drafted following consultation with key interest groups. Work has also started on further supplementary planning documents on housing mix and telecommunications, also with community involvement through meetings and questionnaires.

KEY FINDINGS

Housing Delivery – The Structure Plan and Local Plan 2001-2016 set a strategic target for Oxford of 6,500 dwellings over the Plan period which equates to an annual average of 433 dwellings. There were 921 dwellings completed in 06/07, 122 less than in 05/06. However, with 3,278 dwellings completed in the first 7 years of the Local Plan period, over 50% of the Local Plan target has already been achieved. Over 80% of dwellings completed were 1 and 2 bed dwellings (reduced from 86% in the previous monitoring year). This reflects the number of smaller and city centre flat developments and the conversion of dwellings to flats. To address this issue and to support Policy HS.8 on the Balance of Dwellings, the City Council commenced the production of a Supplementary Planning Document (SPD) in September 2006. This is anticipated to be adopted in January 2008. Planning permission was granted for 523 dwellings in total. This is 474 fewer than in 05/06 and less than half the total in 04/05 but still above the Local Plan target.

Affordable Housing – 267 units of affordable housing were completed which equates to about 32.5% of all dwellings, in comparison to nearly 18% in 05/06. The 267 units of affordable housing is higher than the target in the Housing Strategy of 150 affordable dwellings per year. However, affordable housing delivered by planning obligations will only meet a relatively small proportion of the need for affordable housing in Oxford (estimated to be 1700-1800 affordable dwellings per year by the Housing Requirements Study).

Business development – just under 41,000 m² of business floorspace has been completed in 06/07, the majority of which was B1a office development although there were small developments of all types of floorspace. This is lower than the business floorspace last year of 267,500 m² (although the 05/06 figure included further development at the BMW plant at Cowley) and higher than the 04/05 figure of around 14,000 m². Whilst there were a number of planning permissions granted for small B1a office developments, the most significant expansion in terms of floorspace (nearly 16,000 m²) was the development of the Cancer Research Building at the Churchill Hospital site. At the same time, 1.3 hectares of land was lost (in comparison to 4.7 hectares in 05/06).

Retail – Completed retail development amounted to 1,643m² (mainly the Lidl Store, Watlington Road) and about half the level of completed retail development last year when there was an intensification of existing units in district centres by the insertion of mezzanine floors. Loss of retail to other uses was just under 900 m². The Westgate development was granted planning permission; this development will provide a significant amount of new retail in the City centre.

Tourism – hotel accommodation increased in Oxford with extensions to the Hawkwell House Hotel, Iffley and The Travel Lodge, Garsington Road. Planning permission has also been granted for new hotel accommodation at George Street and Western Road. Gains in guest house accommodation roughly match those changed to other uses. Work has started on extensions to the Ashmolean Museum and work continues on the development of the Pitt Rivers Museum.

Environment – Only one application was granted permission when there was an outstanding Environment Agency objection. The Environment Agency did not feel that the Flood Risk Assessment provided enough information. However, the application was for a conversion of a building from a hostel to an apart-hotel, so there was no increase in footprint. Also, a condition was added that further information must be submitted and approved before work began. Other applications with Environment Agency objections were refused or withdrawn, or acceptable information was provided before approval and the Environment Agency objection withdrawn. This shows that the City Council is taking the issue of flood risk, and the Environment Agency's advice, very seriously.

Transport - on parking standards, 91% of completed non-residential developments complied with car parking standards in comparison to 81% in 05/06. There has been a decrease to 38% in the number of developments compliant with cycle parking standards, which may relate to the significant number of small developments. The Parking Standards, Transport Assessments and Travel plans SPD adopted in February 2007 should help to clarify the policy on disabled parking and support more rigorous enforcement of cycle parking provision.

3. LIST OF ABBREVIATIONS

List of Abbreviations	
AAP	Area Action Plan
AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
BBOWT	Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust
BTO	British Trust for Ornithology
BVPI	Best Value Performance Indicator
DETR	(former) Department of the Environment, Transport & the Regions
DPD	Development Plan Document (part of the Local Development Framework)
DPH	Dwellings per hectare
GOSE	Government Office for the South East
JSA	Job Seekers Allowance
LDD	Local Development Document (part of the Local Development Framework)
LDF	Local Development Framework
LDS	Local Development Scheme
LTP	Oxfordshire Local Transport Plan
ODPM	Office of the Deputy Prime Minister
ONS	Office of National Statistics
PDL	Previously Developed Land
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
PSA	Public Service Agreement
RPG	Regional Planning Guidance
RSS	Regional Spatial Strategy
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SEP	South East Plan
SLINCS	Sites of Local Importance for Nature Conservation
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest
TVERC	Thames Valley Environmental Record Centre

4. LOCAL DEVELOPMENT SCHEME

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

Oxford's LDS sets out the work programme for, and resources required to prepare, the documents that will form part of the Local Development Framework (LDF). The first LDS agreed between the City Council and GOSE was brought into effect in March 2005 and covered the period 2005-2008.

Revision of the LDS began in early 2006, although the second LDS was never formally brought into effect, as circumstances continued to change even after it was submitted. The third LDS covering the period 2007-2010 was submitted to GOSE in March 2007 and formally brought into effect in July 2007.

The Annual Monitoring Reports of 2005 and 2006 reported that the City Council had performed well in producing its LDF documents. All its LDS targets and milestones had been met. For the purpose of this document the milestones in all three LDSs have been used in the following commentary to explain LDF progression to the date of this AMR (December 2007).

Monitoring period April 2006 to end March 2007

During this period work continued on the production of the following documents:

Statement of Community Involvement	LDD
Core Strategy	DPD
Oxford's West End Area Action Plan	DPD
Affordable Housing	SPD
Natural Resource Impact Analysis	SPD
Planning Obligations	SPD
Parking Standards, Transport Assessments and Travel Plans	SPD

The following documents were also introduced and began production:

Telecommunications	SPD
Balance of Dwellings	SPD

Statement of Community Involvement (LDD):

The SCI was adopted in October 2006; this was the first LDF document to be adopted. Due to the successful process followed in the production of that document, there was no requirement for a formal hearings session of the examination, and the Regulation 29 comments were dealt with by written representation. The October adoption was in line with that in the second (informal) LDS about one month behind that set in the first LDS.

Core Strategy (DPD):

During this period the Preferred Options Document for the Core Strategy was produced and consulted upon. Initially programmed for October 2006 in the first LDS this actually took place in March 2007 in line with the third LDS. Having reviewed the Core Strategy timetable in light of the experience of other local planning authorities with the new system, it was felt that the timetable set out in the original LDS was not sufficiently 'front loaded'. The decision was taken therefore to extend the programme for production of this document, with a longer period provided between commencement of the preparation and the consultation on the Preferred Options Document. It is considered that this longer programme will helpfully also allow for the outcomes of the South East Plan Regional Spatial Strategy examination to be fed into the production of the Core Strategy.

Oxford's West End AAP (DPD):

During this period the Preferred Options Document for the West End Area Action Plan was produced and consulted upon. The programme for the production of the West End AAP was extended by three months in the second (informal) LDS and confirmed in the third LDS. This meant that the milestone for commencement for consultation on the Preferred Options document (and the programme thereafter) was moved back by three months (from June 2006 to September 2006). This amendment was made in the light of the local elections (and change in political control of the Council) held in May 2006.

The AAP was submitted to the Secretary of State in June 2007.

Affordable Housing and NRIA (SPDs):

During this period the two SPDs were adopted. These become the second and third documents to be adopted in the LDF. They were both adopted in July 2006 in line with the target set in the first LDS.

Parking Standards (SPD):

During this period, this SPD was consulted upon (in October 2006) and adopted in February 2007. These dates are in line with those set in the second (informal) LDS and one month behind those in the first LDS. The SPD was adopted in February 2007.

Planning Obligations (SPD):

During this period this SPD was consulted on in October 2006. This was in line with the second (informal LDS) and one month behind the target set in the first LDS. The SPD was adopted in April 2007.

Telecommunications and Balance of Dwellings (SPD):

During this period work began on a Telecommunications SPD and a Balance of Dwellings SPD. Work began on both documents in September 2006 in line with the targets set in the second (informal) LDS. The Telecommunications SPD was adopted in September 2007 and the Balance of Dwellings SPD is due to be adopted in January 2008.

Other documents:

The first LDS had made provision for the production of a Transport and Accessibility DPD and a Site Allocations DPD. These documents were delayed in the second (informal) LDS and the third LDS delayed the Site Allocations document further and deleted the Transport document entirely due to a change in priorities.

Progress since April 2007

Whilst not forming part of the monitoring period covered by this AMR, an update on progress against the milestones of the LDS since April 2007 is provided for information.

Subsequent progress has also been good, with submission of the West End Area Action Plan in June 2007 and the Pre-Examination Meeting held on November 20th 2007. This was the first DPD to be submitted and it was on schedule with the targets set in the second (informal LDS) and the confirmed in the third LDS. The Planning Obligations SPD was adopted in April 2007 and the Telecommunications SPD in September 2007; the Balance of Dwellings SPD was consulted on in July and will be adopted early in the new year; all these dates were on schedule with the targets set in the third LDS.

Conclusions

The City Council has shown a strong commitment to delivering the first phase of the LDF and has met many of the challenging targets it set itself. Whilst (as outlined above) there have been some occasions when the planned timetable has had to be reviewed, the vast majority of these have been relatively minor changes of one or two months. It is considered that these minor amendments to the timetable have not had any significant effect on the overall programme, and that major progress has been made. This year has seen the number of adopted documents rise to four, with a further submission and three other adoptions made in the months since April 2007.

5. INDICATORS

HOUSING

Indicator 1 (Core)	Housing trajectory i) net additional dwellings completed over the previous 5 year period or since the start of the relevant DPD period, whichever is the longer; ii) net additional dwellings completed for the current year; iii) projected net additional dwellings up to the end of the relevant DPD period or over a 10 year period from its adoption, whichever is the longer; iv) annual net additional dwelling requirement (annual rate of housing provision required); v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.
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Objective

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

Target

Nationally, an objective of the (former) ODPM is to “Achieve a better balance between housing availability and the demand for housing, including improving affordability, in all English regions while protecting valuable countryside around our towns, cities and in the green belt and the sustainability of towns and cities.”¹ The draft South East Plan² was submitted to the Government in March 2006 and has set a strategic housing target for Oxford at 7,000 between 2006-2026. This equates to an annual average of 350 dwellings. The South East Plan panel report³ suggests raising Oxford's target to 8,000 dwellings (400/yr). The adopted Oxfordshire Structure Plan 2016⁴ and Oxford's Local Plan 2001-2016⁵ sets a strategic target for Oxford as 6,500 dwellings to be provided between 2001-2016 which equates to an annual average of 433 dwellings.

Year	Housing completions	Cumulative completions total	Local Plan target	Cumulative Local Plan total
2001/02	439	439	433	433
2002/03	267	706	433	867
2003/04	578	1,284	433	1,300
2004/05	669*	1,953	433	1,733
2005/06	943	2,896	433	2,167
2006/07	821	3,717	433	2,600

*The Annual Monitoring Report 2005 recorded this figure as 718. That figure was an error (a number of dwellings were recorded as having been completed in the incorrect year) and has been amended for this AMR.

¹ PSA5, Public Service Agreement 2005-2009, (former) Office of the Deputy Prime Minister

² *The Draft South East Plan*, South East of England Regional Assembly, March 2006

³ South East Plan panel report (Sept 2007)

⁴ Oxfordshire Structure Plan 2016, October 2005

⁵ Policy HS.1, *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005

Data analysis

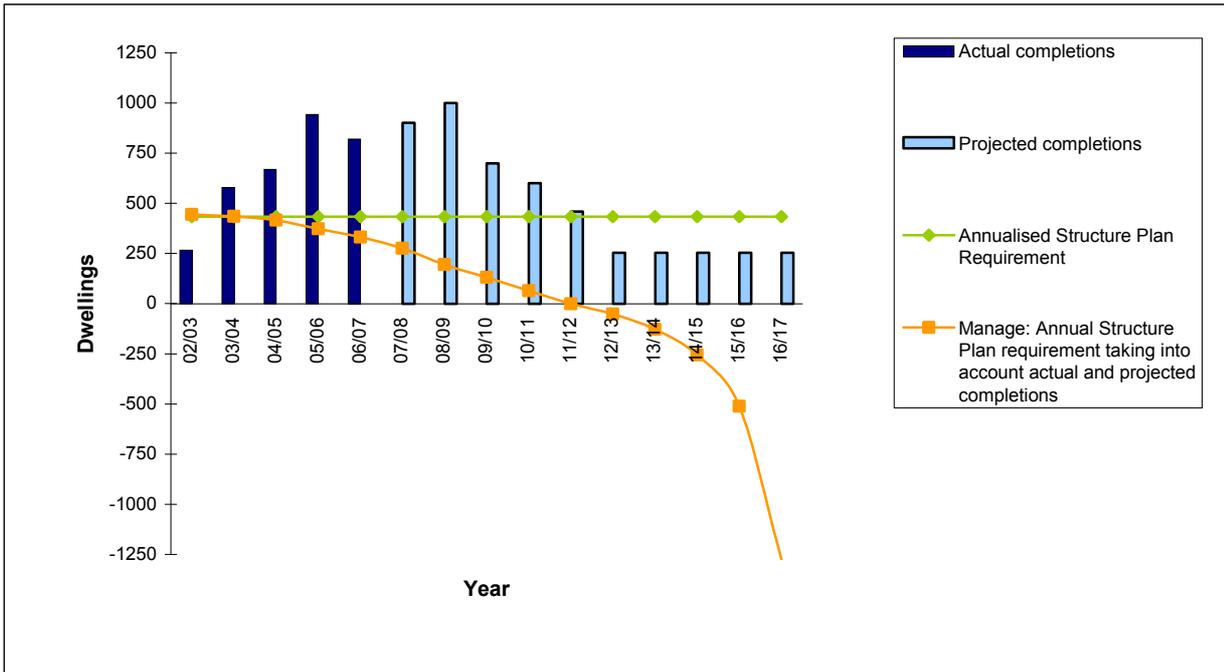


Figure 1: The past and anticipated supply of housing during the Plan period 2001-2016

Source: Oxford City Council

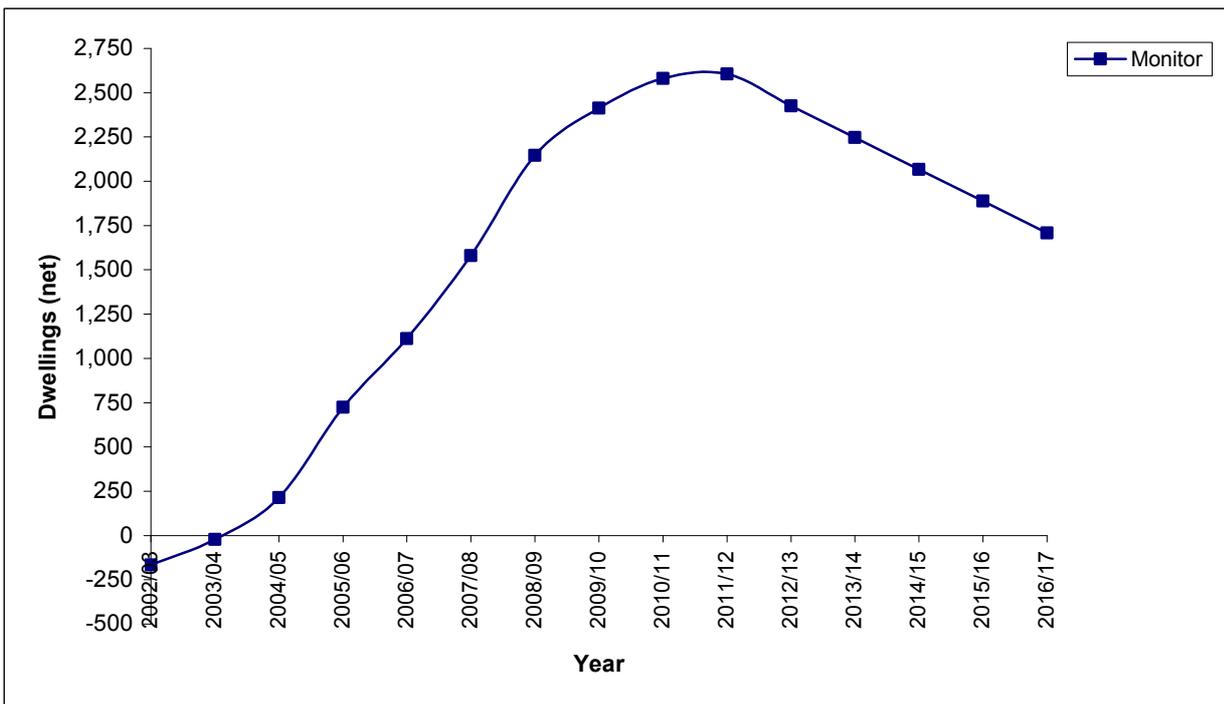


Figure 2: Monitor - The position above or below zero represents how many dwellings Oxford City Council is ahead or behind their cumulative allocation at any point in time

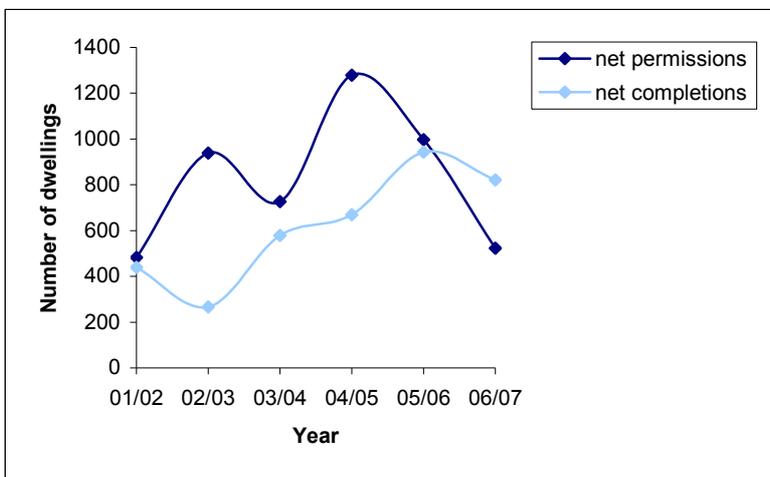
Source: Oxford City Council

Commentary

Since 2003/04, completions have exceeded the Local Plan (and Structure Plan) target quite considerably. The projection suggests that if windfall sites continue to come forward at the same rate, and that allocated sites deliver as predicted, the overall target for 2016 of 6,500 dwellings could be exceeded by almost 1,500 dwellings (Figure 2). This projection is a result of work undertaken for the Urban Potential Study 2005¹, Oxford's Strategic Housing Land Availability Assessment² and updated by Oxford City Council databases.

Figure 3 shows the expected pattern of permissions and completions, whereby any rise in permissions one year, leads to a rise in completions the following years, due to the lag time from permission to construction.

The drop in the number of permissions in 2005/06 and 2006/07 would suggest that the number of completions in 2007/08 will drop although allocated sites are expected to continue to be developed which should mean the completions remain at a similar or higher level that 2006/07.



Year	Permissions	Completions
01/02	482	439
02/03	938	267
03/04	726	578
04/05	1279	669*
05/06	997	943
06/07	523	821

*The Annual Monitoring Report 2005 recorded this figure as 718. That figure was an error (a number of dwellings were recorded as having been completed in the incorrect year) and has been amended for this AMR.

Figure 3: Pattern of total net permissions and net completions over the Local Plan period

Source: Oxford City Council

2006/07 has seen a fall in the number of permissions compared to 2004/05 and 2005/06. This could be due to the adoption of the Local Plan in November 2005 which includes a policy requiring a greater proportion of affordable housing from residential development and on sites of a smaller scale than the previous Local Plan. This inevitably has an impact upon land value and hence there is less incentive for landowners to sell to developers. The City Council will continue to monitor permissions but it is likely that permissions will gradually begin to rise once the policies have become more established in their impact upon land values. Fluctuations in market conditions also influences the number of windfall dwellings that are developed however, the market generally fluctuates in cycles which is why an annual average is usually applied when estimating windfalls. The adoption of the Balance of Dwellings SPD may result in a slight reduction in windfalls dwellings on small sites.

A short term drop in the number of permissions/completions also took place when the previous Local Plan and its Supplementary Planning Guidance (SPG) was adopted. The reduction in permissions could also be an indication that there are fewer suitable sites available for development. It will therefore be important to monitor permissions to assess whether or not future completions will continue to exceed the targets set by the Local Plan / Structure Plan or whether completions will start to decrease. See Appendix 1 for comprehensive data table of housing trajectory figures.

On target?



¹ Urban Potential Study (2005) Oxford City Council

² Strategic Housing Land Availability Assessment (draft March 2007, final Jan 2008) Oxford City Council

Indicator 2 (Core)	Percentage of new and converted dwellings built on previously developed land (gross)
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Objective

To maximise the re-use of previously developed land (PDL) in order to promote regeneration and minimise the amount of non-previously developed land being taken for development.

Target

Nationally, at least 60% of additional housing should be provided on previously developed land¹. In the South East region as a whole, over the 2006-2026 period, the same target was set². The Oxford Local Plan³ sets a target to build 95-100% of new dwellings between 2001-2016 on previously-developed land. National guidance states that this indicator relates to the gross number of dwellings not the net number.

Data analysis

Year	Percentage of gross housing completions on PDL
2001/2002	98.60%
2002/2003	93.00%
2003/2004	95.00%
2004/2005	99.87%
2005/2006	99.43%
2006/2007	100.00%

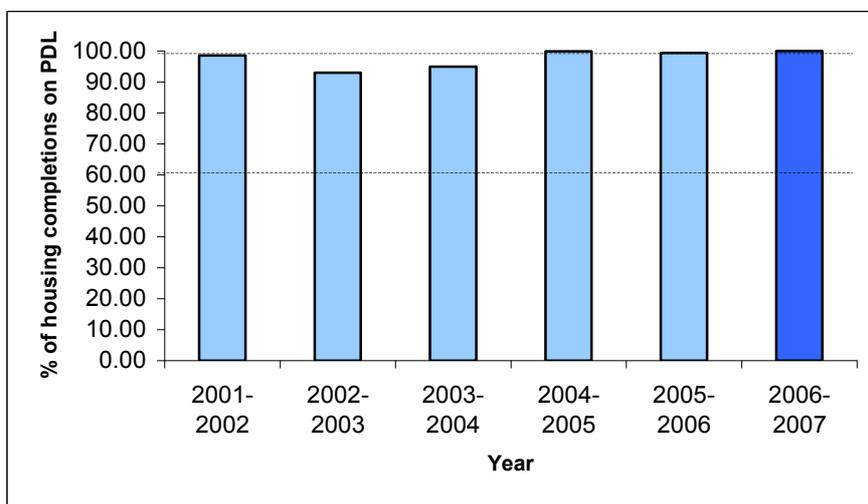


Figure 4: Percentage of new and converted dwellings built on previously developed land 2005/06 compared to previous years
Source: Oxford City Council

Commentary

Oxford is composed predominantly of an urban environment with some undeveloped wedges, mainly Green Belt and flood plain, running through the City. The urban nature of Oxford offers the opportunity to re-use a considerable proportion of previously developed land. The City Council has therefore been able to exceed the target of 60% set in national and regional guidance quite considerably over the Plan period. The general trend of the last few years is an upward one and, during 2006/07, 100% of all new dwellings were built on previously developed land. It is considered that the percentage is unlikely to fall below the Local Plan target of 95% over the next five years.

On target?



¹ *Planning Policy Guidance note 3*, (former) Department of the Environment Transport and the Regions, 2000 and BVPI 106 and Regional Planning Guidance for the South East (March 2001)

² *The Draft South East Plan*, South East of England Regional Assembly, March 2006

³ Paragraph 6.7.4, *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005

Indicator 3 (Core)	Housing densities Percentage of new (gross) dwellings completed at: i) less than 30 dwellings per hectare (dph); ii) between 30 and 50 dph; iii) above 50 dph.
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Objective

To ensure an efficient and appropriate use of land.

Target

PPG3¹ encouraged housing development that made more efficient use of land, between 30 and 50 dwellings per hectare. It encouraged higher densities in areas with good public transport accessibility. Most areas of Oxford are sustainably located and so the Oxford Local Plan² set a target that residential development should generally be above 40 dph. PPS3 now sets an indicative minimum density for housing of 30 dph. PPS3 also states that Local Authorities should develop housing density policies. These are currently being considered and will be included in a subsequent AMR as appropriate. Until they are adopted it is useful to continue to monitor under the PPG3 system. This means that useful comparisons with past AMRs can still be made.

Data analysis

Density (PPG3 target)	Sites of ≥ 10 dwellings	Sites of < 10 dwellings	Density (Local Plan target)	Sites of ≥ 10 dwellings	Sites of < 10 dwellings
less than 30 dph	9.40%	100.00%	Less than 40 dph	13.10%	100.00%
between 30 and 50 dph	17.80%	0.00%	40 dph or more	86.90%	0.00%
above 50 dph	72.70%	0.00%			

dph = dwellings per hectare

Figure 5: Density of dwellings (PPG3 and Local Plan targets) completed (gross) during 2006/2007 split by site capacity

Source: Oxford City Council

Commentary

In Oxford, there is a huge need for housing, but there is only limited land available for development. The City Council therefore expects land to be developed efficiently. Oxford has excellent public transport and is considered very sustainable so higher densities have generally been appropriate. PPS3 and the Local Plan recognises that density may not always be a useful measure on small sites of less than 10 dwellings so the data has been split to show densities of both large and small sites separately.

The results show that on large sites, the density of completions during 2006/07 have generally been above the PPG3 densities, with a significant proportion above 50 dph. Small sites have been also been achieving a high proportion at higher densities, although this is likely to reflect the large number of developments of 1 or 2 dwellings. Due to the compact nature of Oxford, a significant proportion of sites that come forward for development are small sites so it is considered worthwhile monitoring the density of small sites.

The threshold for affordable housing contribution is 10 dwellings and the City Council will use this data to check that contributions to the provision of affordable housing are not being lost as a result of underdevelopment.

¹ Paragraph 58, *Planning Policy Guidance note 3*, (former) DETR, 2000

² Policy CP.6, *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005

Just under 90% of dwellings completed on sites of 10 or more dwellings were built at a density of 40 dph or more. This is consistent with Policy CP.6 of the Oxford Local Plan 2001-2016. This level of density is expected to be consistently achieved in the future, however, the Supplementary Planning Document on Affordable Housing seeks a reasonable proportion of larger affordable dwellings due to the great need for affordable housing for families. This may result in reduced densities overall, however, the densities are not considered likely to reduce so much that it would result in underdevelopment and be contrary to Policy CP.6. Taking account of current densities achieved in Oxford, it is anticipated that more challenging targets can still be achieved.

On target? ✓

Indicator 4 (Core)	Number of affordable housing completions
	i) Gross number of affordable housing completions; ii) Net number of affordable housing completions.

Objective

To secure a proportion of affordable housing to help meet housing needs.

Target

PPG3¹ stated that local authorities should use surveys to demonstrate local need for affordable housing. These surveys then went on to form the basis for Local Plan policies on the delivery of affordable housing. RPG9² suggests that about 48% of new dwellings built in the South East region need to be affordable. The South East Plan³ sets an overall regional target that 25% of all new housing should be affordable social rented housing and that 10% should be other forms of affordable housing. In order for the region to achieve this, some authorities targets that are lower than this will be balanced with authorities with higher targets. The Oxfordshire Structure Plan⁴ has an expectation that 50% of the additional housing provided in Oxfordshire should be affordable.

The Oxford Local Plan 2001-2016⁵ requires 50% of dwellings to be affordable on residential sites with a capacity of 10 or more dwellings or on a residential site of 0.25ha. The Local Plan seeks a contribution towards affordable housing from commercial development⁶. Oxford's Housing Strategy⁷ sets a target of 150 dwellings per annum.

Data analysis

Gross affordable housing completions 2005/06	267
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Year	Net total dwelling completions	Net affordable dwelling completions	Proportion of total dwellings that are affordable
01/02	439	71	16.2%
02/03	267	46	17.2%
03/04	578	141	25.7%
04/05	673	186	27.6%
05/06	943	167	17.7%
06/07	821	267	32.5%
TOTAL	3721	878	23.6%

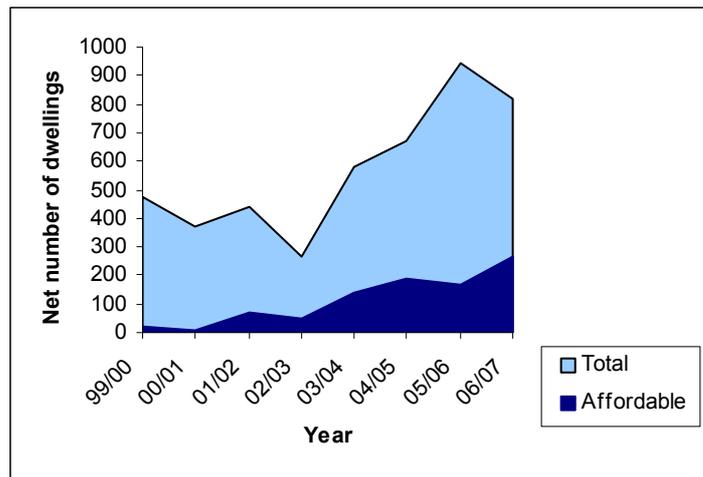


Figure 6: Net total dwelling completions compared with net affordable dwelling completions

Source: Oxford City Council

¹ Paragraph 16, *Planning Policy Guidance note 3*, Department of the Environment Transport and the Regions, 2000

² Policy H4, *Regional Planning Guidance for the South East*, GOSE, March 2001

³ Policy H4, *The Draft South East Plan*, South East England Regional Assembly, March 2006

⁴ Paragraph 7.18, *Oxfordshire Structure Plan 2016*, Oxfordshire County Council

⁵ Policies HS.4 and HS.5, *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005

⁶ Policy HS.7, *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005

⁷ *Housing Strategy for Oxford 2005-2008*, Oxford City Council, March 2005

Commentary

The net number of affordable housing completions for the 2006/07 period was 267 which is an increase on last year. It is considered useful to compare net affordable housing completions with net total housing completions to indicate the proportion of affordable housing being developed compared to all completions. This data is also available for the previous 6 years and has shown a generally an upward trend in the actual number of affordable dwellings and in their proportion of the total dwellings completed; although 2005/06 saw a slight drop in both numbers of affordable housing and the proportion of affordable housing overall (explained in the previous AMR report). The proportion of affordable housing permitted is analysed at Indicator 7.

The need for affordable housing is so huge that it would be impossible to meet all the need, therefore a more realistic approach must be taken. Whilst there is no set target in the Local Plan for the number of affordable units to be completed each year, Oxford's Housing Strategy¹ sets a target of 150 dwellings per annum. The 2006/07 figure exceeded this target.

The Housing Requirement Study² estimated that for the 5 year period 2004-2009, there is a shortfall of affordable housing in Oxford of around 1,700 – 1,800 affordable homes per year. Therefore whilst the 2006/07 figure is greater than expected, it falls significantly short of that needed to meet the shortfall of affordable housing. It is clear that more affordable housing negotiated through planning obligations alone, on land within Oxford's administrative boundary, will never satisfy this level of need.

On target? ✓

¹ Page 23 *Draft Housing Strategy for Oxford 2005-2008*, Oxford City Council March 2005

² *Oxford Housing Requirements Study*, Fordham Research, April 2004

Indicator 5 (Local)	Number of affordable housing permissions against completions
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Objective

To enable the delivery of affordable housing to help meet housing needs.

Target

To ensure that every affordable dwelling that is permitted is completed and occupied, within a reasonable and acceptable time frame.

Data analysis

Year	Net affordable housing permissions	Net affordable housing completions
2001/02	39	71
2002/03	137	46
2003/04	172	141
2004/05	390	186
2005/06	261	167
2006/07	215	267

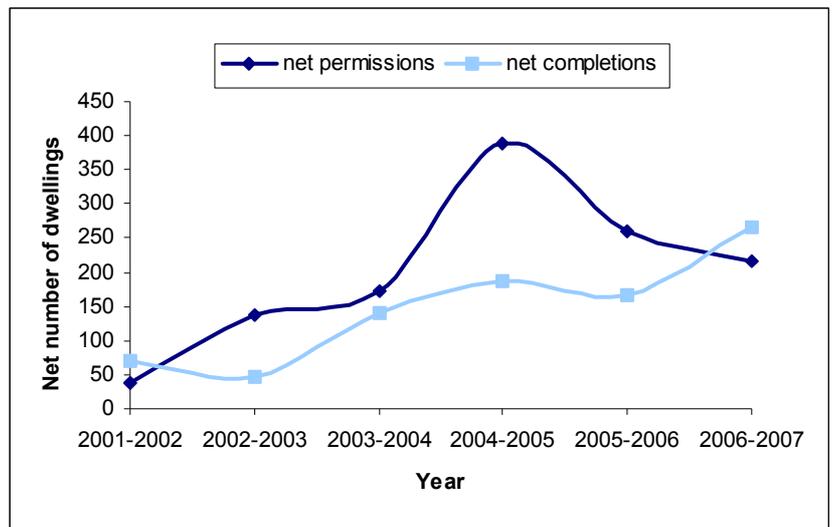


Figure 7: Pattern of affordable housing permissions and completions over the past five years
Source: Oxford City Council

Commentary

Indicator 5 compares the number of affordable housing permissions with the number of affordable housing completions. Permissions in one year have generally been followed by a similar number of completions during the following years however there was a notable peak in affordable housing permission during 2004/05. This in part is likely to be due to the number of large sites that are being completed in phases during that year and where a proportion of the market housing is completed earlier than the affordable housing in order to cross subsidise the affordable housing. Large phased sites lengthen the time from permission to completion and result in a more even level of completions.

This may also be related to the delivery of affordable housing following planning permission. It will be useful to monitor the delivery of a completed Section 106 legal agreement (planning obligation) and whether or not this is having an impact on the delivery of affordable housing. The City Council adopted an Affordable Housing Supplementary Document in July 2006 which, along with the recently adopted Planning Obligations SPD should speed up the process of agreeing S106 agreements.

On target? ✓

Indicator 6 (Local)	Cash contribution received during monitoring period towards affordable housing from: i) Residential development; ii) Commercial development.
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Objective

To secure financial contributions towards affordable housing from commercial development and from residential development (instead of on-site provision) in exceptional circumstances.

Target

PPS3 states, “the presumption is that affordable housing should be provided on the application site so that it contributes towards achieving the objective of creating more mixed communities and avoids creating concentrations of deprivation.”

Prior to this, PPG3¹ stated “Local planning authorities should encourage the development of mixed and balanced communities: they should ensure that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics”² and that “there is a presumption that such housing [affordable housing] should be provided as part of the proposed development of the site”³.

The draft South East Plan⁴ also states that “There will be a presumption in favour of on-site affordable housing provision” and the Oxfordshire Structure Plan 2016 says that provision of affordable housing will normally be on-site⁵.

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

Data analysis

<i>Cash in lieu (£) received for the provision of affordable housing:</i>	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
From residential development	446,815	0	477,969	573,650	0	100,000	0	0
From commercial development	-	-	-	-	-	-	0	40,000

Commentary

There has been no financial contribution received this past year from residential developments, and this is due to the presumption in favour of providing affordable housing provision on site, thus negating the need to contribute financially. The first financial contribution of £40,000 from a commercial development was received in 06/07 following the adoption in November 2006 of the

¹ Paragraph 28, *Planning Policy Statement 3*, ODPM, December 2005

² Paragraph 10, *Planning Policy Guidance note 3*, Department of the Environment Transport and the Regions, 2000

³ Paragraph 17, *Planning Policy Guidance note 3*, Department of the Environment Transport and the Regions, 2000

⁴ Policy H4, *The South East Plan*, South East England Regional Assembly, March 2006

⁵ Policy H4, *Oxfordshire Structure Plan 2016*, October 2005

Affordable Housing Supplementary Planning Document¹ (SPD) that set out a formula for calculating such contributions. Previous funding is substantially allocated primarily to two affordable housing schemes, one of which should be implemented in 07/08.

The application of Policy HS.6 is expected to contribute to a decrease in amount of cash received towards the provision of affordable housing. Policy HS.6 does allow for exceptions to on-site provision, although it is considered that these situations will be rare due to the limited land available in Oxford, it will be a challenge finding available sites to develop affordable housing schemes on.

Contributions that are received due to the need for affordable housing arising from a commercial development are more likely to be as cash in lieu. However, in a mixed use development involving residential, the presumption will be for the on-site provision of affordable housing.

On target? ✓

¹ *Affordable Housing SPD*, Oxford City Council, November 2006

Indicator 7 (Local)	Average percentage of affordable housing permitted via S106 legal agreements (planning obligations) on residential sites where there is a policy requirement
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Objective

To secure a proportion of affordable housing to help meet housing needs.

Target

The Oxford Local Plan 2001-2016 requires generally a minimum of 50% of dwellings to be affordable on residential sites with a capacity of 10 or more dwellings, or on a residential site of 0.25ha¹.

Data analysis

	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007
Average proportion of affordable housing from S106 legal agreements	30.29%	27.86%	28.78%	43.35%	44.60%	49.20%	40.4%

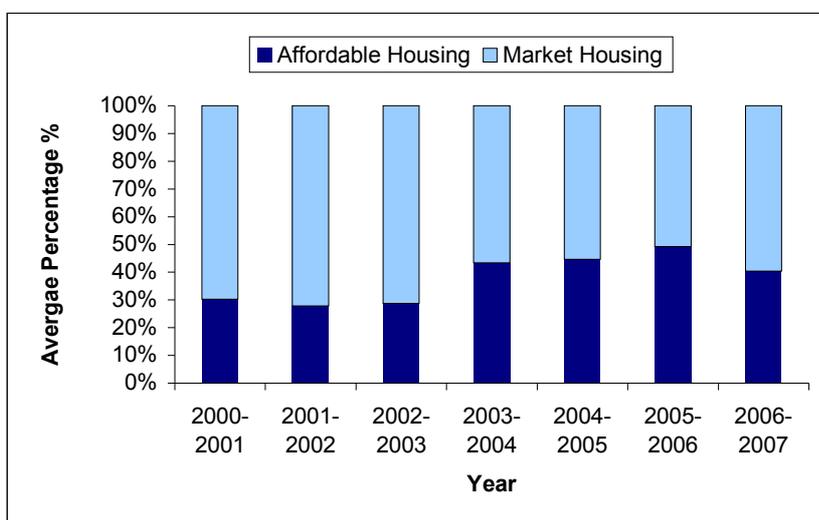


Figure 8: Proportion of affordable housing permitted where there is a policy requirement for affordable housing provision

Source: Oxford City Council

Commentary

Indicator 7 specifically looks at the proportion of affordable housing permitted where there is a policy requirement for affordable housing provision. In assessing the proportion of affordable housing achieved from residential sites, it is appropriate to look only at data from sites where the applicant is a private developer. Registered Social Landlords mostly develop sites of 100% affordable housing which would skew the figures. These have therefore been excluded from the data above. There were three developments where affordable housing was completed by a private developer. One site had an existing S106 with a much lower percentage than 50% which pulled down the average. One site met the 50% target and the third site fell just below the 50%.

On target? X

¹ Policies HS.4 and HS.5, *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005

Indicator 8 (Local)	Mix of housing completed by house size in respect of: i) market dwellings; ii) affordable dwellings.
--------------------------------	---

Objective

To ensure a mix of dwelling sizes is achieved in order to maintain, and create, sustainable communities.

Target

An objective of PPS3 is that Local Planning Authorities should “*apply the principles of Plan, Monitor, Manage*”¹. Draft PPS3 states that “*Local planning authorities should have regard to the relevant sub-regional housing market assessment and the relevant Regional Spatial Strategy, Regional Housing Strategy and Local Housing Strategy in determining the overall balance between different household types to be provided for across the plan area, to ensure that housing provision is made for example for family, single person and multi-person households. In planning at site level, it is important that a broad mix of housing suitable for different household types is provided for on larger sites. For smaller sites, the mix of housing should contribute to the creation of mixed communities*”².

The South East Plan states that “*Local Development Documents should require an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenure.*”³

The Oxford Local Plan 2001-2016 seeks to achieve a balance mix of dwelling sizes within a site and within a locality in order to maintain and create sustainable communities.⁴ Oxford’s Housing Strategy⁵ seeks to meet the needs of a range of households within Oxford which requires affordable dwellings to be of the right size to meet that need.

Data analysis

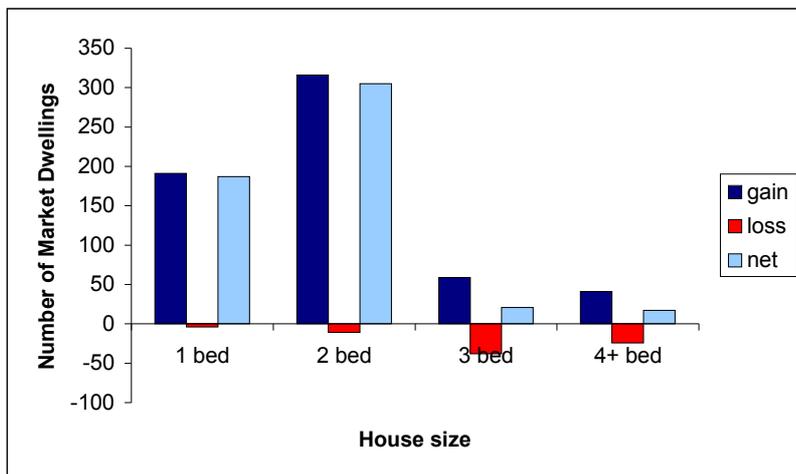


Figure 9: Mix of market dwelling size completed during 2006/07
Source: Oxford City Council

¹ Paragraph 2, *Planning Policy Guidance note 3*, Department of the Environment Transport and the Regions, 2000

² Paragraph 21, *Planning Policy Statement*, ODPM, December 2005

³ Policy H6, *South East Plan*, South East England Regional Assembly, March 2006

⁴ Policy HS.8, *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005

⁵ *Housing Strategy for Oxford 2005-2008*, Oxford City Council

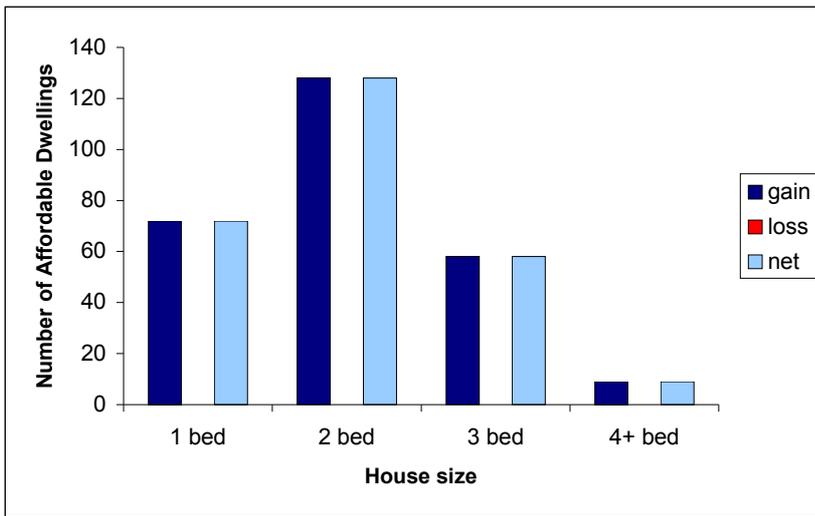


Figure 10: Mix of affordable dwelling size completed during 2006/07

Source: Oxford City Council

	Gross number of dwellings completed in 2006/07 that were 1 or 2 bed in size	Total gross number of dwellings completed in 2006/07 (excluding key worker)	Gross proportion of dwellings completed that were 1 and 2 bed dwellings
Market	507	607	83.5%
Affordable	200	267	74.9%
Total/Average	707	874	80.8%

Commentary

Figure 9 shows that the size of market dwellings completed during 2006/07 was significantly skewed towards one and two bed units. 80.8% of all market and affordable housing (gross) completions in 2006/07 were 1 and 2 bed units. The loss in 3 bed market houses significantly affects any gain in 3 bed market houses. The AMR 2005 commented that it was likely that future years would show more of a skew away from 3 and 4 bed completions because of number of permissions received for conversions and for one bed purpose built flats. The data from this year shows evidence to support this trend. Figure 10 shows that two bed affordable dwellings were most numerous.

On a site-by-site basis, the majority of the large sites completed during 2006/07 were on out-of-centre sites where a mix of units was generally achieved. On smaller sites and in the City centre, the pattern of development tends to be of a large number of small flats, which does not achieve a mix on-site.

Smaller units (both market and affordable) are generally more lucrative for landowners, and with the push towards higher densities since the publication of PPG3 in March 2000, smaller units on new build developments are often proposed. Oxford has the additional problem of having a limited land supply so developers are resourceful in finding sites to develop which often include the conversion of typical 3 bed semi detached houses into two flats. These conversions can be identified in Figure 9 by the loss of 3 bed market dwellings.

As in the AMR 2006, it is difficult at this stage to assess whether or not the City Council is 'on target' to meet the objective of Policy HS.8 because the information in this indicator is only a snapshot taken of completions during the monitoring period of 2006/07. Whilst the loss of 3 and 4+ bed dwellings is of initial concern, consultants have produced an assessment of the dwelling sizes of the current housing stock in Oxford, the demographics and hence what impact this has on the need for particular sizes of market dwellings. In September 2006 the City Council commenced the production of a

Supplementary Planning Document (SPD) to support Policy HS.8 on the Balance of Dwellings. This is anticipated to be adopted in January 2008.

It is difficult to determine whether the Council is on target at this stage as the Balance of Dwelling SPD has not yet been adopted but considering there is still a need for small dwellings the Council should be considered as being on target.

On target? ✓

Indicator 9 (Local)	Affordable dwellings permitted and completed analysed by tenure
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Objective

To assess if a suitable balance of affordable housing is being achieved.

Target

The Oxford Local Plan 2001-2016 seeks to achieve a balance mix of dwelling sizes, types and tenures within a site and within a locality in order to maintain and create sustainable communities¹.

Oxford’s Affordable Housing SPD² indicated that the tenure split of affordable housing should be 80% social rented and 20% shared ownership. This was based upon evidence within the Oxford Housing Requirements Study³.

Data analysis

	Proportion of completions 2006/07	Proportion of permissions on S106 sites 2006/07	Total proportions of permissions 2006/07
Social Rented	61.5	57.1	76.6
Shared Ownership	38.5	42.9	23.4

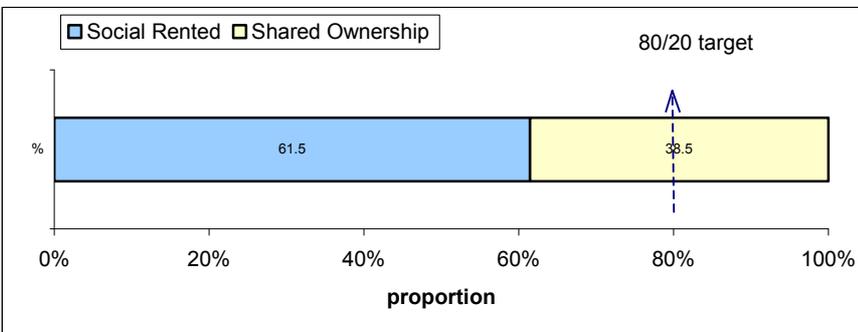


Figure 11: Tenure of affordable housing completions 2005/06
Source: Oxford City Council

Commentary

Due to the high cost of property in Oxford, the greatest need is for social rented affordable housing, however there is a need for shared ownership housing as well. Shared ownership is more attractive to developers both financially and perhaps in the perception to purchasers of market housing of the occupiers of shared ownership housing compared to social rented housing. The tenure on affordable housing completions on S106 sites during 2006/07 did not achieve the 80/20 target. This is because the majority of sites were on phased schemes where often only a proportion of the affordable units were completed which gives a distorted picture of what will eventually be completed on the site. Also,

¹ Policy HS.8, *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005

² *Affordable Housing Supplementary Planning Document*, Oxford City Council, July 2006

³ *Oxford’s Housing Requirements Study*, Fordham Research, April 2004.

many of these sites were granted planning permission prior to the adoption of the Affordable Housing SPD when a tenure mix of 70/30 was being sought.

The proportion of social rented overall is slightly greater than the social rented proportion from sites secured by planning obligations from private developers as opposed to Registered Social Landlords (RSLs). This is because development by RSLs generally seek to meet the greatest need, which is for social rented accommodation.

On target? X

Indicator 10 (Local)	Number of full and part time students at the University of Oxford and Oxford Brookes University
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Objective

To ensure that any increase in student numbers at the University of Oxford and Oxford Brookes University does not have a detrimental effect upon the availability of private sector housing by ensuring that any increase in student numbers is matched by an equivalent increase in purpose built student accommodation.

Target

The Oxford Local Plan 2001 - 2016 policies ED.6 and ED.8 state that in relation to both the University of Oxford and Oxford Brookes University the City Council will assess proposals for teaching/administration accommodation for their impact on student numbers. Planning permission will only be granted for additional teaching/administrative accommodation where the number of full-time students at either institution living in Oxford in accommodation not provided by that University does not exceed 3,500 in the academic years up to 2008, and 3,000 after that date.

Data analysis

1. University of Oxford

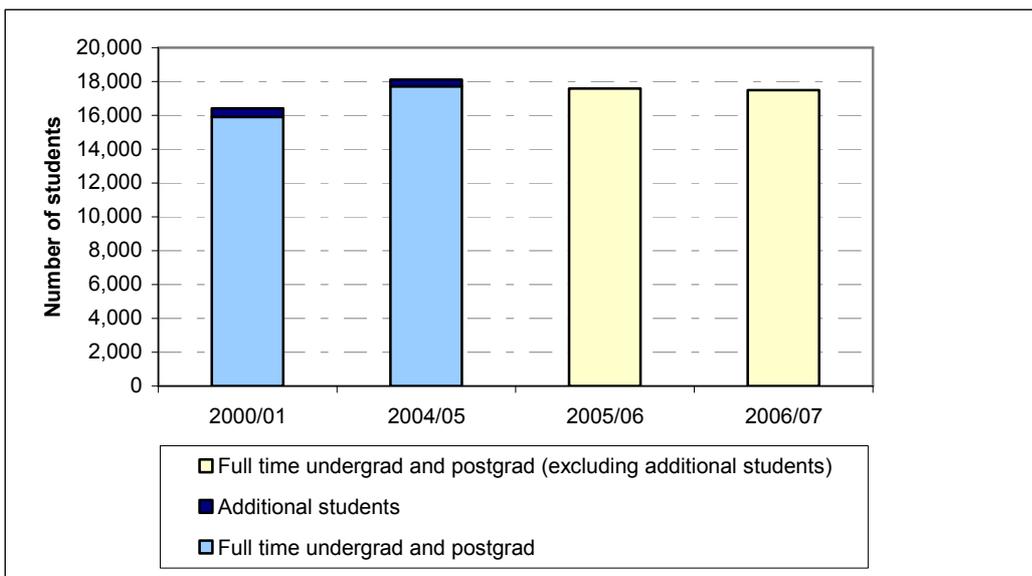


Figure 12: Number of students at the University of Oxford
 Source: Information supplied by the University of Oxford

The Local Plan states that the number of students at the University of Oxford ‘is expected to grow by an average of 1% a year. This will increase the total number of students [over the Local Plan period] to 19,300, giving an increase of 3,000 students.’ The ‘additional students’ shown in the graph for 200/01 and 2004/05 are mostly visiting students who do not reside in Oxford for most of the year. For 2005/06 the total excluding the ‘additional students’ was 17,577, which is 139 less than the equivalent figure for 2004/05. There was also a drop of 77 students between 05/06 and the current monitoring year.

2. Oxford Brookes University

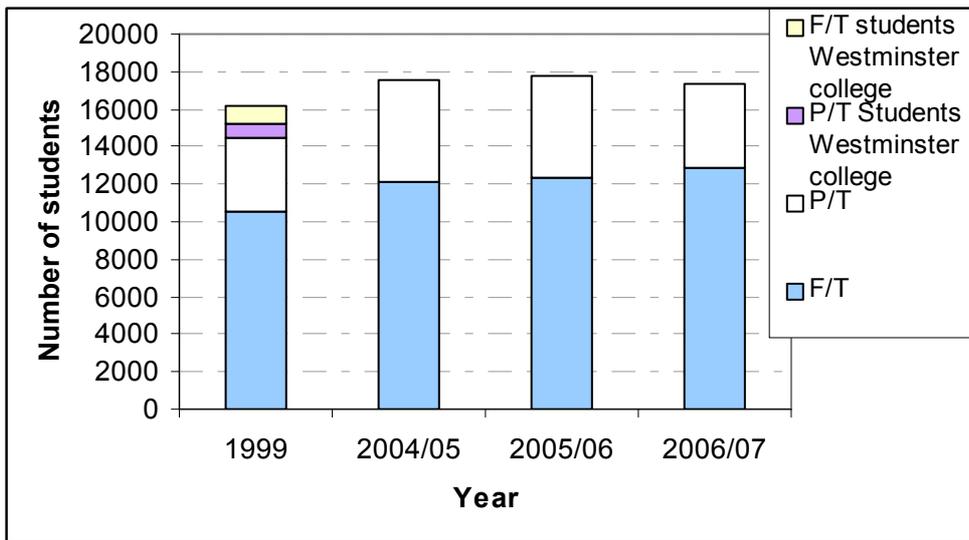


Figure 13: The number of students at Oxford Brookes University

Source: E mail from Oxford Brookes University

The figures provided by Oxford Brookes University show a slight decrease in student numbers between this year and last year. There are 17,321 students at Oxford Brookes this year, 419 fewer than in the previous year.

The Local Plan states that the overall number of Oxford Brookes University (OBU) students is likely to grow by 0.5% to 1% a year (across OBU's four academic centres) during the next 15 years. There could therefore be an extra 1,820 full-time students at the University by 2016. In 2004/05 the total number of full and part-time students was 17,555. This increased to 17,740 in 2005/06, giving an increase of 185, or an increase of 1.05%, which is very slightly above the original annual forecast increase. There was, however, a difference in the growth rates of full and part-time students. Numbers of full-time students increased from 12,170 in 2004/5 to 12,360 in 2005/6, which is an increase of 190 or 1.56%. By contrast the number of part-time students was stable, with 5,385 in 2004/5 and 5,380, in 2005/6.

Taking a look over a longer period, however, there has been a substantial increase in the number of students in recent years. In 1999 the total number of full and part-time students was 14,432 and this has increased to 17,321 in 2006/07, giving an increase of 2,889. However, a large part of this increase was owing to OBU's merger with Westminster College in 2000, which resulted in an extra 780 full-time and 940 part-time students, who were already studying at the College and therefore did not represent an increase in student numbers.

Commentary

University of Oxford and Oxford Brookes University

In the previous 2 Annual Monitoring Reports, and particularly in the 2004/05 AMR, concern was expressed that the number of students at the two Universities was growing more rapidly than originally forecast in the Local Plan. Both Universities previously stated that they are not envisaging a rapid rate of growth over the next few years. This seems to be reflected in the current figures, which seem to suggest a slight reduction in student numbers at both universities. The University of Oxford its Corporate Plan envisages a four year period with a reduced rate of growth, reducing to zero by the end of this period, this year being the first year in this period. There will then probably be a period of stability in overall student numbers. OBU also state that they are not planning for a level of growth that is above the 1% annual increase envisaged in the Local Plan. This planned period of limited or reducing levels of student growth will hopefully have the beneficial effect of not increasing further pressure on the Oxford housing market and enabling the two Universities to meet the

requirement of Local Plan policies ED.6 and ED.8 that no more than 3,000 students at each of the two Universities live outside provided accommodation after 2008.

On target? ✓

Indicator 11 (Local)	Number of units of purpose built student accommodation (by institution) completed
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Objective

To ensure that enough purpose built student accommodation is built so as to match increases in student numbers and thereby avoid more students living in private sector housing. (Local Plan policies ED.5 to ED.8).

Target

The Oxford Local Plan 2001 – 2016 policies ED.6 and ED.8 state that in relation to both the University of Oxford and Oxford Brookes University that planning permission will only be granted for additional teaching/administrative accommodation where the number of Oxford Brookes University/University of Oxford full-time students living in Oxford in accommodation not provided by Oxford Brookes University/University of Oxford does not exceed 3,500 in the academic years up to 2008, and 3,000 after that date.

Data analysis

1. University of Oxford

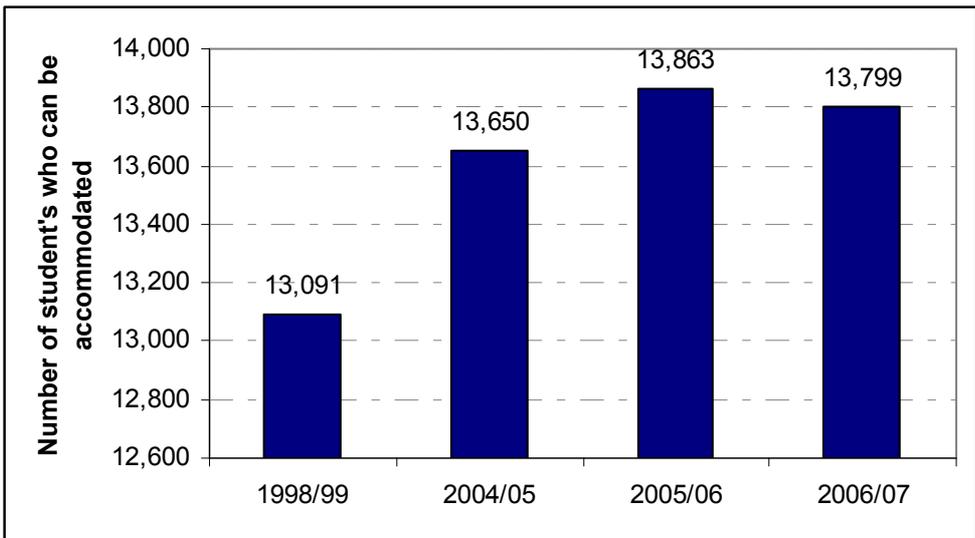


Figure 14: Provision of student accommodation by the University of Oxford

Figures provided by the University indicate that in 2006/07 there were approximately 13,799 units, slightly fewer than the previous year, but more than the years before that. The total number of student units in 1998/1999 was 13,090¹, so over the past eight years there has been an increase of 709. Out of the 17,500 full time students at the university, 557 do not need to be accommodated, for example because they are abroad, or are living with parents. This leaves 16,943 students who need to be accommodated, so there are, therefore, 3,144 students not living in University provided accommodation. This is only 21 less than the 3,123 last year.

¹ Report on the future land requirements of the University of Oxford in relation to the Radcliffe Infirmary site (September 2000, page 8).

Oxford Brookes University

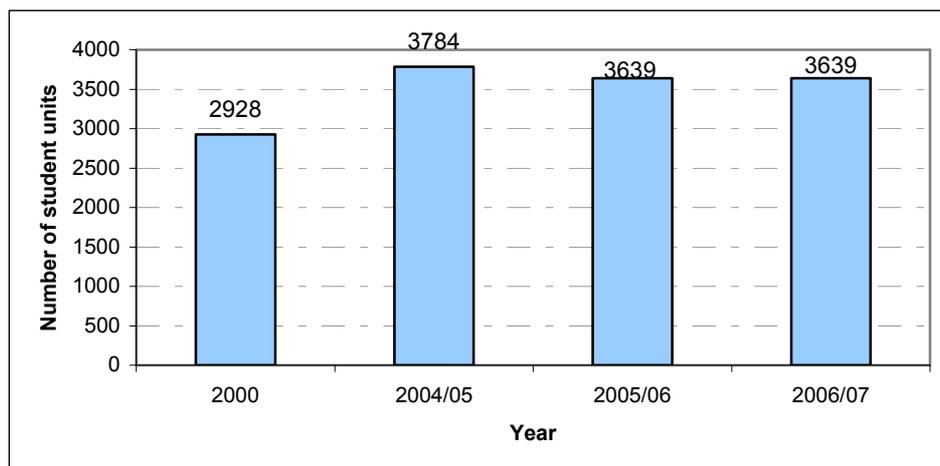


Figure 15: Provision of student accommodation by Oxford Brookes University

Commentary

The total number of Oxford Brookes University (OBU) students living in purpose built accommodation has increased from 2,928 in 2000 to 3,784 in 2004/05. In the last two years, the number of students in purpose built accommodation fell slightly to 3,639. The main reason for the reduction is that Oxford Brookes University were not able to accommodate any students in the Tower at Wheatley for health and safety reasons pending development at the site. This has formerly housed 135 students. Out of the 12,878 full-time students there were therefore 9,239, which were not living in purpose built accommodation. Of these:

- 400 full time students are doing sandwich course placements;
- 630 are franchise students in partner institutions and are not therefore taught on Oxford Brookes University sites;
- Some students live in houses administered by the University 507 in the previous year).

Of the remaining students, OBU has sought to identify the number living away from home in ordinary residential accommodation, but emphasise that they do not specifically ask students the nature of the accommodation in which they reside, so the numbers provide a rough estimate, rather than a precisely accurate calculation. OBU has sought to do this by identifying those students whose 'home' address is different from their 'local address' (apart from those in OBU provided accommodation). They have identified those living in Oxford in non-OBU provided accommodation by pulling out those with postcodes in OX1, OX2, OX3 or OX4. Based on this there are 3,425 full-time students in non-University provided accommodation, who may be living in Oxford. This is a reduction from the estimate of 3,852 in the previous monitoring year. The above figures are highly likely to be an over-estimate of the number of students living in rented accommodation in Oxford, given that:

- The above postcodes cover areas that lie outside Oxford's administrative boundaries (e.g. Botley, which is close to the Westminster College campus, and is very likely to account for a number of the students included above.)
- students living at a non-hall address may not necessarily be living in rented accommodation, but may be living with family or friends.

Commentary

University of Oxford

At present the number of students at the University of Oxford living outside provided accommodation is 3,123, which is below the 3,500 maximum given in Policy ED.8 for the period up to 2008, but above the limit of 3,000 for the years after that date. It is important, therefore, that more student accommodation continues to be provided in order to ensure that this target is achieved.

Oxford Brookes University

At present it is not possible to tell precisely what the total number of full-time students living in ordinary residential accommodation is, but it is likely to be less than 3,425. The University has constructed a large number of new units of student accommodation over the past five years. If the number of full-time students at OBU continues to increase it will be important that further purpose built student accommodation is provided. The number of students living in private rented accommodation in Oxford would also increase if less students chose to live at their normal home address. It is therefore vital that the situation is closely monitored to ensure that the number of students living in private rented accommodation does not significantly increase in future years, thereby putting further pressure on the Oxford housing market.

For both the University of Oxford and OBU, it will be critical for these institutions to monitor the growth in student numbers compared with the amount of purpose built accommodation. As the 2008 deadline approaches, the City Council should take a strong line against any major growth in academic floorspace unless it can be demonstrated that the increase in student accommodation will be provided before any further increase in student numbers.

University of Oxford

At present the number of students at the University of Oxford living outside provided accommodation is 3,144, which is below the 3,500 maximum given in Policy ED.8 for the period up to 2008, but above the limit of 3,000 for the years after that date, and only 21 fewer than in the previous monitoring year. It is important, therefore, that more student accommodation continues to be provided in order to ensure that this target is achieved.

Oxford Brookes University

On target? **X**

**Indicator 12
(Contextual)**

House prices and affordability of housing

Objective

To monitor the affordability of housing.

Target

To improve the affordability of housing where possible.

Data analysis

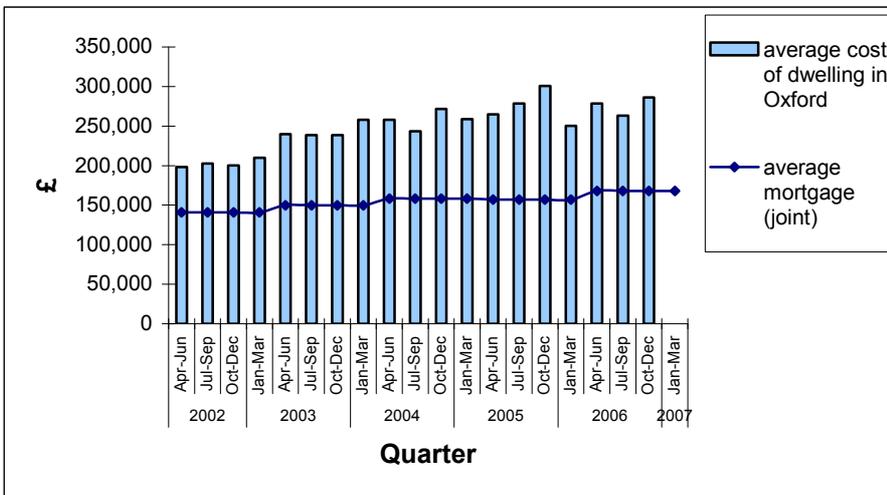


Figure 16: Comparison of the average dwelling price with the average mortgage of a joint income
Source: Land Registry and ONS

Commentary

Figure 16 shows that the cost of the average house has been out of reach of the average first time joint income buyers for a number of years. The average cost of a house in Oxford is increasing at a rate which exceeds the rate that incomes are increasing.

Forecasts by the National Housing Federation, based on an analysis by Oxford Economic Forecasting, reveal that the average house price in England will rise by more than 50% within six years. The projections show the average house price will rise from just under £195,000 in the first quarter of 2006 to £303,900 by 2012. With average annual earnings forecast to reach £32,188 by that date, the average house will be nine and a half times salary. The forecasters expect earnings to grow between 4.1% and 4.4% a year over the period, but house prices will rise more quickly, with increases averaging 7% a year after 2008.

The Local Plan cannot itself affect income, nor can it have any significant impact on the cost of property in Oxford.

On target? N/A

No target appropriate, as this is contextual information.

Objective

To reduce the number of homeless households in Oxford.

Target

Oxford's Community Strategy¹ includes the objective to reduce the average time spent by homeless households in temporary accommodation by 50% by 2008 from 2003 levels set out in the Homelessness Strategy for Oxford 2003-2008².

The Homelessness Strategy sets out a number of objectives: to reduce the numbers presenting as homeless to the City Council; to reduce expenditure on homelessness in Oxford; to address the causes of homelessness wherever possible; to support and increase access to relevant services by the homeless; to enable different agencies to work together more co-operatively; to develop prevention of homelessness strategies; to establish systems for monitoring the implementation of the delivery plan; to increase the supply of affordable housing.

There is a need for a cross-boundary approach to monitoring traveller and gypsy accommodation needs within the sub-region. The Housing Act 2004 introduced a statutory requirement for local authorities to assess the accommodation needs of gypsies and travellers.

Data analysis

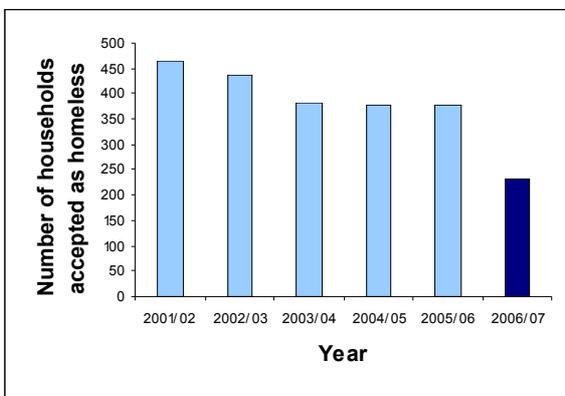


Figure 17: Households accepted as homeless per year

Source: Oxford City Council

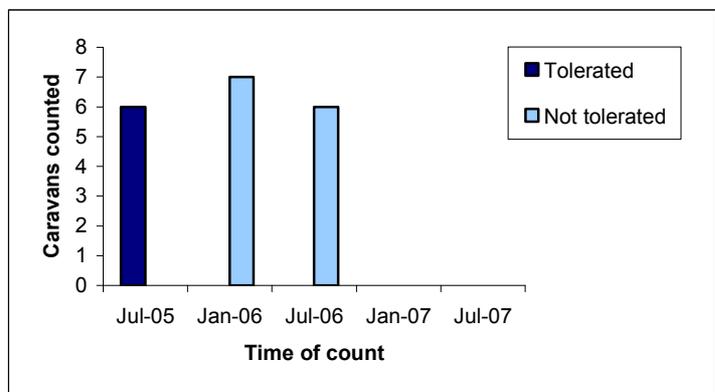


Figure 18: Unauthorised Gypsy and Traveller caravans in Oxford (snapshot surveys)

Source: Oxfordshire County Council

¹ Planning Policy Statement 1: 2005 & Employment Land Review Guidance Note: Dec 2004

² Homelessness Strategy for Oxford 2003-2008, Oxford City Council.

Commentary

Homelessness

This is a contextual indicator which shows that over the past 5 years, the number of homeless households has been reducing. The increase in the amount of affordable housing completed goes part way to help reduce the number of homeless households in Oxford. However, the Local Plan has limited control on many of the reasons for the level of homeless households: the level of market rents, the cost of home ownership, income levels, inward migration, and the extent/level of public service provision. The average time spent in temporary accommodation has also been decreasing.

Year	Average time spent in temp accommodation
2003/04	139.6 weeks
2004/05	142.9 weeks
2005/06	119.6 weeks
2006/07	119.4 weeks

Source: Oxford City Council

The table shows that in the year 2002/03 Oxford had higher numbers of homeless households per 1,000 population than the other four Oxfordshire districts, the South East and England as a whole and although the level of homelessness is decreasing, there is still some way before targets are met.

2002/03	number of households	number of households accepted as homeless	number per 1000 households
Cherwell	53,225	266	5.0
Oxford City	51,732	438	8.5
Vale of White Horse	45,759	151	3.3
West Oxfordshire	38,397	61	1.6
South Oxfordshire	52,105	148	2.8
South East	3,287,489	14,160	4.2
England	20,451,427	124,880	6.0

Source: Homelessness Strategy 2003-2008

Gypsies and Traveller Sites

Monitoring of gypsy and traveller settlements across Oxfordshire is carried out by the Oxfordshire County Council Gypsy and Traveller Services team on a bi-annual basis. The monitoring includes both authorised and non-authorised sites, and has provided a basis upon which to informally assess gypsy and traveller accommodation needs in Oxfordshire.

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

At July 2007, no unauthorised encampments were found in Oxford by a County-wide monitoring survey. Gypsy and traveller caravan counts dating from July 2005 are shown in Figure 18 above.

A Gypsy and Traveller Accommodation Assessment (GTAA) for the Thames Valley sub-region assessed the accommodation need arising from Oxford as 5 pitches during the period 2006-2011. However further work carried out by a partnership of Oxfordshire authorities concluded that this figure may be an overestimate, and that there is currently no need for pitches arising directly from Oxford City. The need for specific site provision for Gypsies and Travellers will ultimately be decided through an early review of the South East Plan 2026 currently being carried out by SEERA.

On target? N/A

No target appropriate, as this is contextual information.

ECONOMY

Indicator 14 (Core)	Amount of floorspace developed for employment by type.
--------------------------------	---

Objective

To provide sufficient employment land for sustainable growth, and encourage diversity to maximise job opportunities for the local workforce.

Target

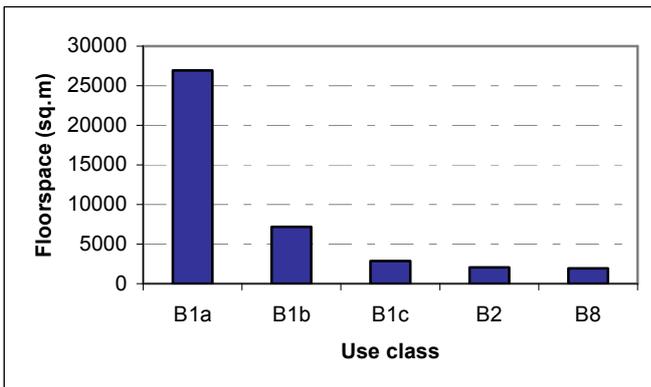
National policy¹ highlights the importance of promoting a strong, and productive economy that aims to bring jobs and prosperity for all. Sustainable development is encouraged to promote social inclusion and accessibility (both in locational and physical terms) to job opportunities. Sufficient land in suitable locations should be made available for industrial and commercial development.

The Draft South East Plan² emphasises the need to provide sufficient employment land to promote sustainable growth and diversity in the regional economy. A range of sites and premises should be provided to meet the needs of business and the local workforce.

The Oxford Local Plan³ seeks to encourage sustainable development, strengthen existing employment sectors and modernise employment uses within Oxford. Diversity in the local economy is essential to maximise employment opportunities for the local workforce.

Data analysis

The graph shows the amount of floorspace developed for employment uses by type⁴ (B1a offices, B1b research and development & B1c light industrial, B2 general industrial and B8 warehousing). These figures are taken from planning permissions for completed development. In total some 40,949 m² gross⁵ of internal floorspace has been developed for employment uses. This is less than last year when the total figure was 267,464, but more than the year before, when the figure was only 13,670 m².



	2004/5	2005/6	2006/7
B1a	382.08	12,954	26,938
B1b	8,592.96	10,174	7,161
B1c	101.76	265	2,866
B2	4,920	2,427.29	2,055
B8	157.44	1,342	1,929
	13,772.16	267,464	40,949

Figure 19: Amount of floorspace developed for employment by type

¹ Planning Policy Statement 1: 2005 & Employment Land Review Guidance Note: December 2004

² Policy RE1 & RE4, The Draft South East Plan, South East England Regional Assembly: March 2006

³ Policy EC1, EC2, EC3, Oxford Local Plan 2001-2016, Oxford City Council; Nov 2005

⁴ Use Classes Order 2005 – See Glossary

⁵ Gross external area has been reduced by 4% to give gross internal floorspace.

Commentary

The principal areas of growth in the previous two years were in the research and development sector (Class B1b) and general industrial (Class B2). This year has seen Oxford continue to build on its economic strengths. There has been a significant increase in the amount of new office floorspace (Class B1a). The largest development of B1a use was at the Oxford Business Park, Cowley.

There has been less growth in the general industrial sector (Class B2) compared to 2005/6. Last year's growth was however principally due to a significant increase in floorspace at the BMW plant at Cowley.

The Oxford Business Park has seen further recent development, which largely accounts for the additional floorspace in offices (Class B1a). The further growth in research and development (Class B1b) is directly related to health and hospital and university use.

There has been a significant growth in light industrial (Class B1c) floorspace, compared to the two previous years. Whilst the amount of floorspace for warehouse development (Class B8) has also continued.

The overall amount of new floorspace, is significantly less than last year, but more than the year before that. A large extension to the BMW factory helped to raise the overall figure last year. There have been no exceptionally large developments this year, but many smaller developments of all types of employment floorspace. Development has taken place in a diverse range of employment uses, and positively built on the key strengths of Oxford's economy, and serves to illustrate the important contribution Oxford makes towards the economic success of the region. It also provides a good range of job opportunities for the local workforce. The target objectives have therefore been met.

On target? ✓

Indicator 15 (Core)	Amount of floorspace developed for employment, by type, in employment or regeneration areas.
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Objective

To monitor the take-up of employment land on allocated sites, comprising development sites and protected employment sites

Target

National policy¹ emphasises the importance of delivering sustainable development. It highlights the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. Local Authorities should be aware of changes in the local economy and be sensitive to the implications for development and growth. Development Plan policies should seek to minimise the use of resources by making more efficient use or re-use of existing resources encouraging the use of previously developed land at appropriate densities.

The draft South East Plan² supports the need to ensure sufficient employment land is made available to promote sustainable development, diversity in the regional economy and to contribute towards urban renaissance. Efficient use should be made of existing sites and premises to meet changing needs. The existing stock of industrial land and premises should be protected where justified by local circumstances to minimise the need for new sites to be allocated.

The Oxford Local Plan³ promotes the ‘cascade approach’ to the use of employment generating land by protecting the key employment sites, and encouraging their modernisation for alternative employment uses. Other employment sites are assessed according to criteria based policies, which allows for their release subject to meeting the relevant criteria.

Data analysis

The graph (Figure 20) shows the amounts of each type of employment use (B1a/b/c⁴ (office, research and development/light industrial), B2 (general industrial) and B8 (warehouse)) developed in development sites. In Oxford this has been taken to include the allocated development sites and the protected employment sites identified in the adopted Oxford Local Plan 2001-2016. A total of 39,700 m² of floorspace was completed, of which 75% took place on allocated development sites.

¹ *Planning Policy Statement 1: 2005 & Employment Land Review Guidance Note*: December 2004

² Policies RE1, RE4, *The Draft South East Plan*, South East Regional Assembly: March 2006

³ Policies EC1-EC5, *Oxford Local Plan 2001-2016*, Oxford City Council: November 2005

⁴ *Use Classes Order 2005* – See Glossary

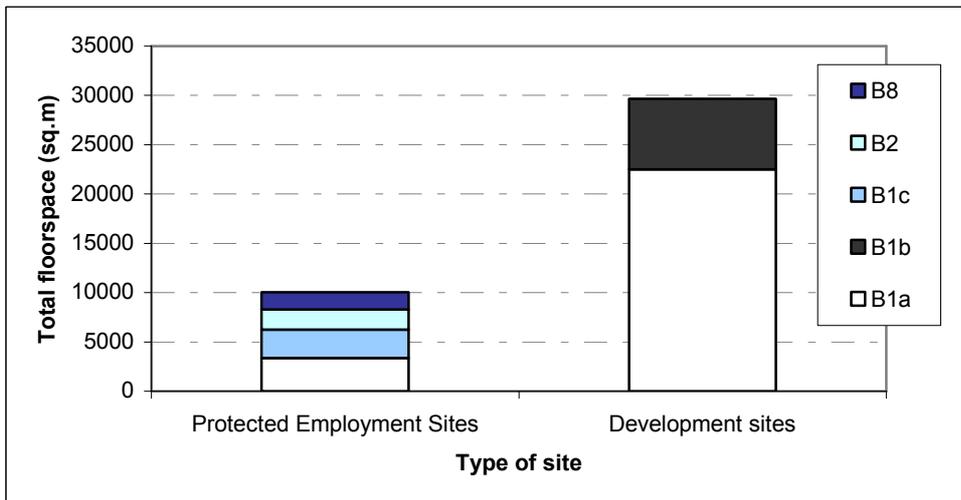
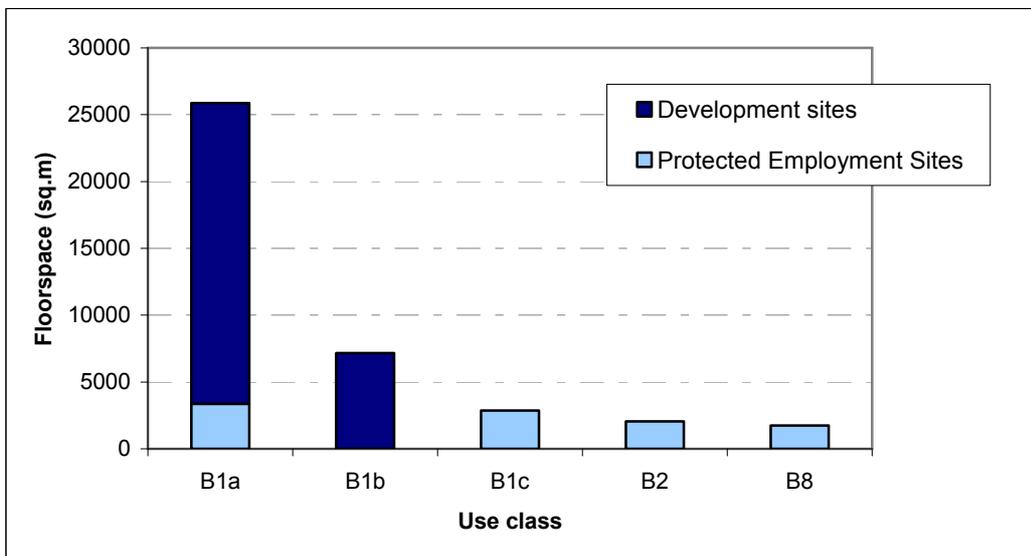


Figure 20: Development taken place in development and protected employment sites



	Protected employment sites	Development sites
B1a	3,376	22,493
B1b		7,161
B1c	2,866	
B2	2,055	
B8	1,749	
Total	10,046	29,654

Figure 21: Development taken place in development and protected employment sites by type

Commentary

In Oxford land is a scarce resource and in demand from a range of competing uses. Therefore the policy approach has encouraged the importance of protecting existing key employment sites and allocating additional development sites to accommodate further limited growth.

In 2004/05 there was a fairly even split between the amount of additional floorspace generated from protected employment sites and developments sites. In 2005/6, however, the greatest contribution was from the modernisation and regeneration of the protected employment sites. In this monitoring year however, the most significant contribution has come from development sites. Some of the additional floorspace in the office (Class B1a) sector is accounted for by Plot 3100 of the Oxford Business Park, with several other smaller developments. Development on the Protected Employment sites has continued within a broad range of Class B uses.

This overall approach accords with national and regional guidance, which seeks to promote sustainable development and to make best and most efficient use of existing resources by re-using previously developed land. Oxford has continued to respond positively to the need to encourage sustainable use of land and make a significant contribution to urban renaissance.

The new floorspace completed on both development sites and protected employment sites has taken place on previously developed land, making better and more efficient use of existing resources. The target objectives have therefore been met.

On target? ✓

Indicator 16 (Core)	Amount of floorspace by employment type, which is on previously developed land.
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Objective

To focus development on previously developed land (PDL) in order to promote regeneration and minimise the amount of non-previously developed land taken for development.

Target

National policy¹ emphasises the importance of delivering sustainable development, and the need to provide sufficient land in suitable locations for industrial and commercial development, so that the economy can prosper. Development Plan policies are required to minimise the use of resources by making more efficient use or re-use of existing resources encouraging the use of previously developed land.

The draft South East Plan² supports the need to ensure that sufficient employment land is made available to promote sustainable development, encourage diversity in the regional economy and promote urban renaissance. Efficient use should be made of existing sites and premises to meet changing needs. The existing stock of industrial land and premises should be protected to minimise the need for new sites to be allocated.

The Oxford Local Plan³ promotes the use of previously developed land and restricts the use of greenfield land. The 'cascade approach' to the use of employment land protects the key employment sites, and encourages their modernisation for alternative employment uses. New allocations for employment uses are identified as development sites in the Local Plan.

Data analysis

All of the new developments of B1a (office)⁴ B1b (research and development) and B1c (light industrial), B2 (general industrial) and B8 (warehouse) uses completed in the monitoring period were on previously developed land.

Commentary

In Oxford land is a scarce resource and in demand from a range of competing uses. Therefore the policy approach has encouraged the importance of protecting existing key employment sites and allocating additional development sites to accommodate additional growth.

The policy approach in the adopted Oxford Local Plan 2001-2016 promotes sustainable development and making the best and most efficient use of existing resources. Employment uses are therefore directed towards the key protected employment sites, allocated sites and mixed-use development sites. These comprise previously developed land, the only exception being the Oxford Science Park and Littlemore Park.

This monitoring period, as with the position in the last two years, all these uses have been completed on previously developed land. Oxford has therefore successfully directed new completed development to previously developed land.

¹ *Planning Policy Statement 1: 2005 & Employment Land Review Guidance Note*: December 2004

² Policies RE1, RE4, *The Draft South East Plan*, South East Regional Assembly: March 2006

³ Policies EC1-EC5, *Oxford Local Plan 2001-2016*, Oxford City Council: November 2005

⁴ *Use Classes Order 2005* – See Glossary

On target? ✓

Indicator 17 (Core)	Employment land available by type
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Objective

To quantify employment land available on sites within Oxford and assess the amount/proportion of land on key protected employment sites, employment allocations, mixed-use development sites and planning permissions granted on other sites. It is important to provide diversity in terms of the size of the sites available to accommodate a range of types of employment uses in sustainable locations.

Target

National policy¹ promotes sustainable development. It highlights the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. Sustainable development is encouraged to promote social inclusion (both in locational and physical terms) to job opportunities. Sufficient land in suitable locations should be made available for industrial and commercial development.

The draft South East Plan² requires sufficient employment land to promote sustainable growth and diversity in the regional economy. A range of sites and premises should be provided to meet the needs of business and the local workforce.

The Oxford Local Plan³ encourages sustainable development. It seeks to strengthen existing employment sectors and modernise employment uses within Oxford. Diversity in the local economy aims to maximise employment opportunities for the local workforce.

Data analysis

This table shows the amount of employment land (hectares) available for development on employment land.

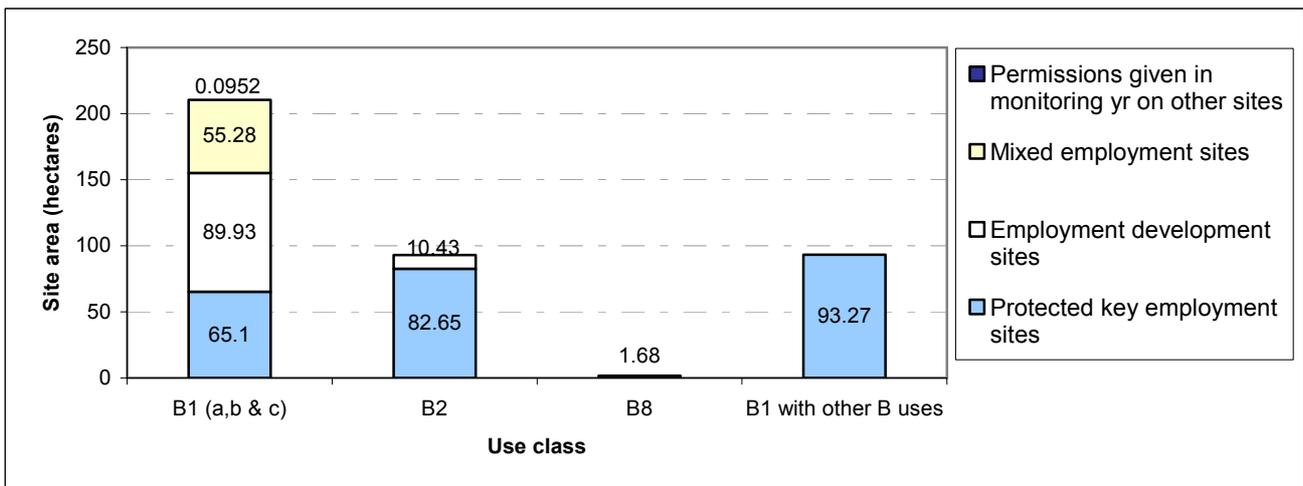


Figure 22: Employment Land supply by Type

Source: Oxford Local Plan 2001-2016 and data on planning permissions granted

¹ *Planning Policy Statement 1: 2005 & Employment Land Review Guidance Note*: December 2004

² *The Draft South East Plan*, South East Regional Assembly: March 2006

³ Policies EC1, EC2, EC3 & EC7, *Oxford Local Plan 2001-2016*, Oxford City Council: November 2005

Commentary

The total supply of employment land comprises principally protected employment sites and allocated sites, identified in the adopted Oxford Local Plan 2001-2016. The allocated sites include employment and mixed-use development sites. The key protected employment sites include industrial estates and major key employers. For example Plant Oxford occupied by BMW alone accounts for some 80 hectares of land. The principal employment sites are the Oxford Business Park and the Oxford Science Park; however both are well established and have only a limited supply of land available for new development. It is forecast that the Oxford Business Park will soon be fully complete (by 2008), and the Oxford Science Park by 2010.

Land in Oxford is a scarce resource, subject to significant constraints and in demand from a range of competing uses. Therefore the policy approach has encouraged the importance of protecting existing key employment sites and allocating additional development sites to accommodate future growth.

The Local Plan seeks to encourage sustainable development, strengthen existing employment sectors and modernise employment uses in Oxford. The Plan has therefore sought to provide a range of different sites that comprise protected key employment sites, employment sites and mixed-use development sites. These sites provide a diverse range of different types of employment uses that have been accommodated on the sites. Diversity in the local economy is essential to maximise employment opportunities for the local workforce.

An Employment Land Study has been undertaken on behalf of the City Council by consultants to assess the supply of employment sites in Oxford in relation to the projected demand over the next 15 years. The study provides an important evidence base for the future employment land requirements. It serves to inform the Local Development Framework (LDF) in particular the Core Strategy and Site Allocations documents (DPD's). The findings of the study will also be used to up date the Economic Development Strategy and responds to Government guidance requiring local authorities to undertake employment land reviews. Further study work is being undertaken on the importance of the two universities, hospital trusts and retail development to the Oxford economy.

The adopted Local Plan, the recent employment land study plus the further work to be undertaken will provide a sound evidence base to estimate future demand and ensure that through the LDF sufficient sites are allocated to accommodate projected growth. It also provides a good system for monitoring future employment land supply. The target objectives have therefore been met.

On target? ✓

Indicator 18 (Core)	Losses of employment land in (i) employment/regeneration areas and (ii) local authority areas. Amount of employment land lost to residential development.
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Objective

To maintain a sustainable supply of employment land and assess the losses of employment land that have taken place and whether it would affect the sustainable distribution of employment land available. To analyse the types of uses that have resulted from the loss of employment land.

Target

National policy¹ promotes sustainable development. It highlights the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. Sustainable development is encouraged to promote social inclusion (both in locational and physical terms) and job opportunities. Sufficient land in suitable locations should be made available for industrial and commercial development.

The draft South East Plan² requires sufficient employment land to promote sustainable growth and diversity in the regional economy. A range of sites and premises should be provided to meet the needs of business and the local workforce.

The adopted Oxford Local Plan³ 2001-2016 encourages sustainable development. It seeks to strengthen existing employment sectors and modernise employment uses within Oxford. Diversity in the local economy aims to maximise employment opportunities for the local workforce. New allocations for employment uses are directed towards identified sites and mixed-use development sites.

Data analysis

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

Figure 23 shows the loss of employment land only on development sites and protected employment sites. Figure 24 relates to the loss of all employment land within the Local Authority area.

¹ *Planning Policy Statement 1: 2005 & Employment Land Review Guidance Note*: December 2004

² *The Draft South East Plan*, South East Regional Assembly: March 2006

³ Policies EC1, EC2, EC3 & EC7, *Oxford Local Plan 2001-2016*, Oxford City Council: November 2005

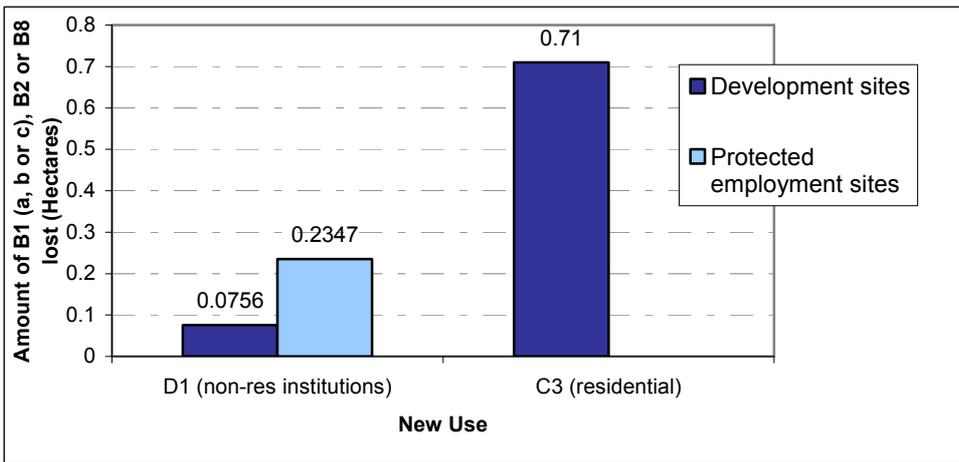


Figure 23: Loss of employment land from development sites and protected employment sites

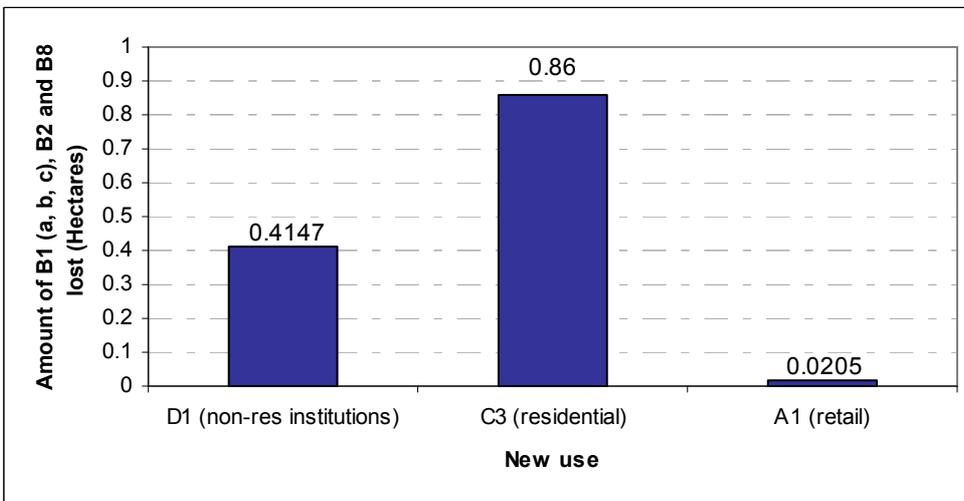


Figure 24: Loss of Employment Land in Oxford

Commentary

Oxford has a tightly drawn Green Belt with a limited land supply, a relatively buoyant economy and a significant demand from a range of competing land uses. The City has therefore been recycling land to other uses for several decades. Since 1985 Oxford has lost about 50 hectares of land from employment generating uses to other uses.

During this monitoring period only 1.3 hectares of land was lost from employment use (mainly to housing). This is less than last year when some 4.7 hectares of land was lost from employment use, and in the 2004/5 monitoring period 3.7 hectares of employment land was lost. Therefore, the current monitoring period has seen quite a large decrease in the amount of employment land lost.

Figure 23 shows that the most significant proportion of the land lost from employment use has been on development sites, with only very marginal amount from protected employment sites. This shows the same trend as the previous monitoring year. It is clear that the majority of the land lost during the year has been principally to residential use.

On target? ✓

**Indicator 19
(Contextual)**

National, regional and county unemployment levels

Objective

To provide contextual information to see how Oxford's unemployment levels compare to those of the South East region and nationally, and therefore to assess the relative performance of the local economy in providing job opportunities.

Target

National policy¹ emphasises the importance of promoting a strong, and productive economy that aims to bring jobs and prosperity for all.

The draft South East Plan² recognises that human resource development is a central component in promoting future economic success in the region. It is important for this human potential to be fully realised to maximise job opportunities and skill levels.

The adopted Oxford Local Plan 2001-2016³ recognises that there are pockets of high unemployment in the City. The overall policy approach seeks to create employment diversity to increase access to employment opportunities and improve skill levels in the local workforce.

Data analysis

This bar chart shows the percentage of Job Seekers Allowance (JSA) claimants in the monitoring period for July 2006 and January 2007. The data shows the unemployment level for Oxford in comparison to the region and the national position.

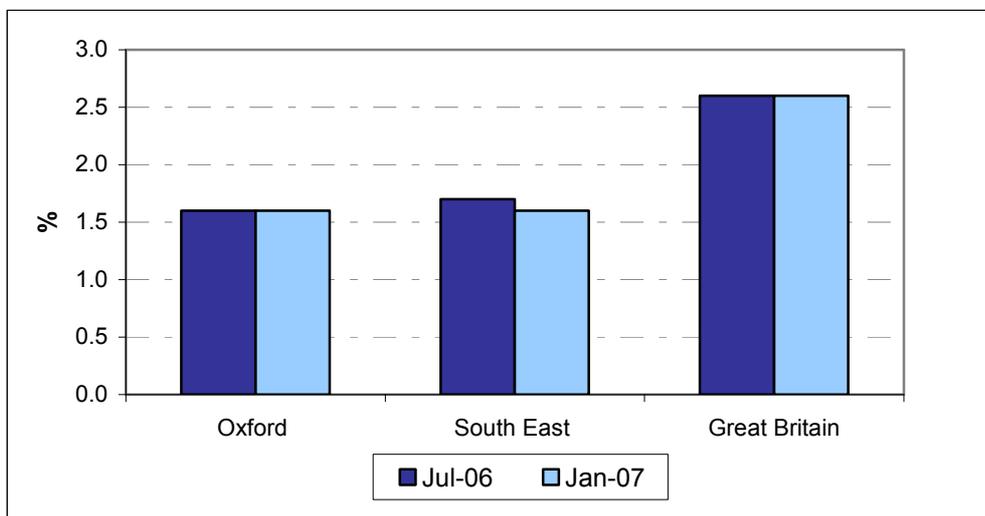


Figure 25: Unemployment levels in July 2006 and January 2007

Source: Job Seekers Allowance claimant count

¹ *Planning Policy Statement 1: 2005 & Employment Land Review Guidance Note*: December 2004

² Policies RE1, RE2, RE3, *The Draft South East Plan*, South East Regional Assembly: March 2006

³ Policies EC1, EC6, EC8, *Oxford Local Plan 2001-2016*, Oxford City Council: November 2005

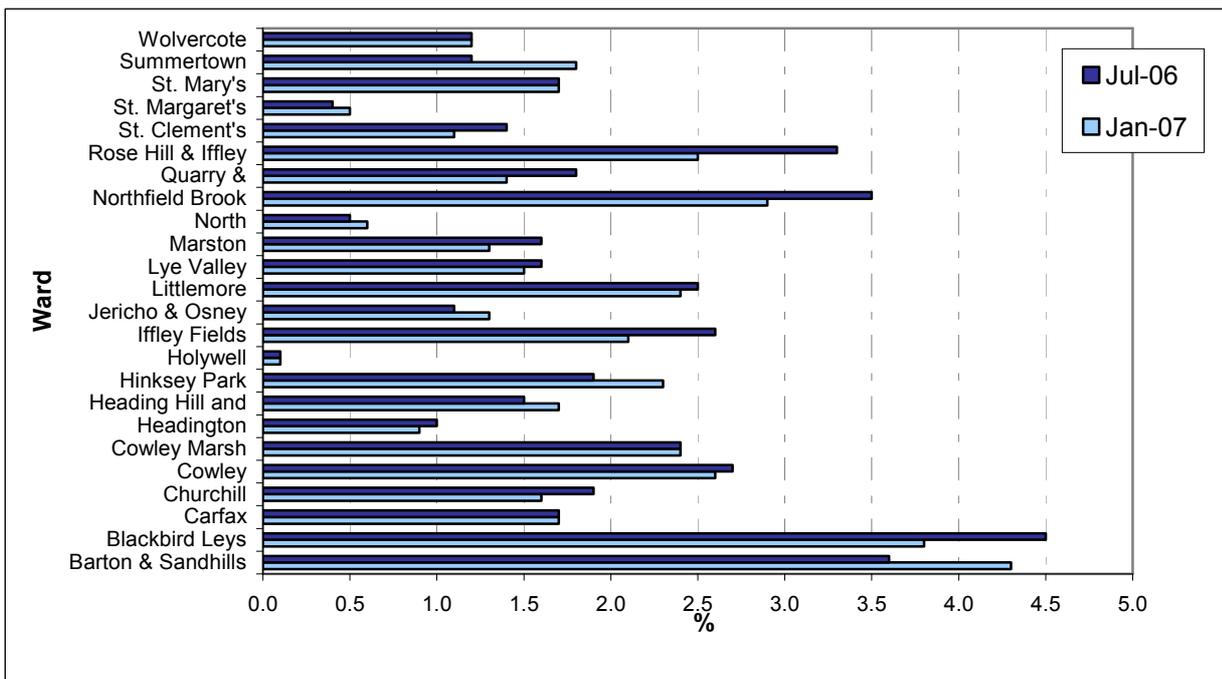


Figure 26: Unemployment levels by ward
 Source: Job Seekers Allowance claimant count

Commentary

There have been marginal changes in unemployment levels during the monitoring period. The overall position in this monitoring year shows that Oxford has slightly lower or equal unemployment compared to the South East region but significantly less than Great Britain.

At ward level, as in 2004/05 and 2005/06, it is clear that certain wards within Oxford have consistently shown higher than the national average levels of unemployment. These include Blackbird Leys, Barton and Sandhills, and Northfield Brook.

On target? N/A

No target appropriate, as this is contextual information

Indicator 20 (Local)	Gross floorspace and land (hectares), which are completed for other key employment generating uses, such as Class B1a and B1b Uses
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Objective

To promote science based research and development and education/university uses and hospital research uses.

Target

National policy¹ promotes sustainable development. Sufficient land for industrial and commercial development is needed in suitable locations so that the economy can prosper. Sustainable development promotes social inclusion (both in locational and physical terms) and to job opportunities.

The draft South East Plan² requires sufficient employment land to promote sustainable growth and diversity in the regional economy. A range of sites and premises should be provided to meet the needs of business and the local workforce.

The draft Strategy³ for Central Oxfordshire seeks to build on the sub-region’s economic strengths particularly in education, science and technology. It encourages making best use of previously developed land within urban areas.

The adopted Oxford Local Plan 2001-2016⁴ acknowledges the important role that Oxford plays in the economy of Oxfordshire, and seeks to build on its economic strengths in education, healthcare and research and development.

Data analysis

This bar chart shows the amount of land permitted, under-construction and completed for B1a⁵ (office) and B1b (research and development) uses related to University and Hospital developments.

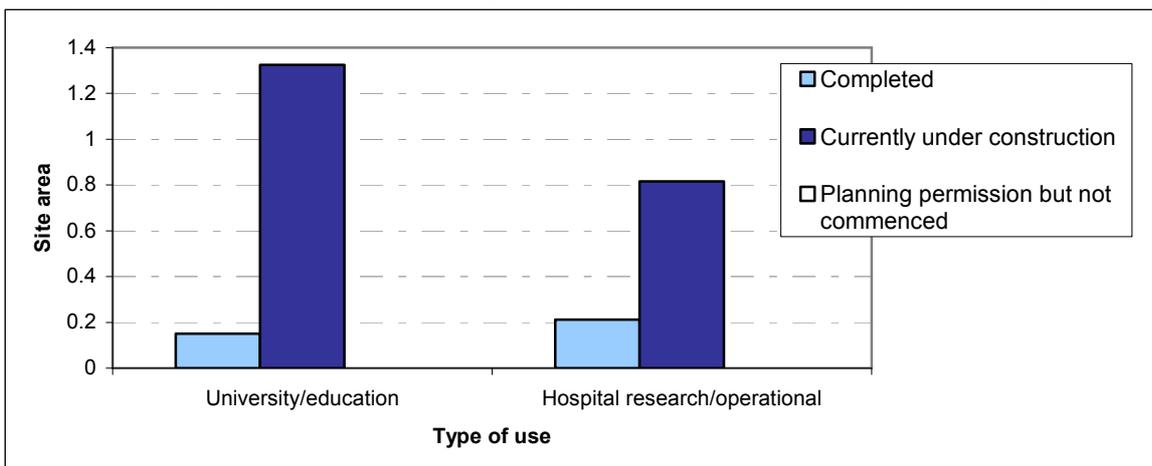


Figure 27: University and Hospital Development

¹ *Planning Policy Statement 1: 2005 & Employment Land Review Guidance Note*: December 2004

² *The Draft South East Plan*, South East Regional Assembly: March 2006

³ Policies CO5, CO7, *The Draft South East Plan*, South East Regional Assembly: March 2006

⁴ Policy EC1, *Oxford Local Plan 2001-2016*, Oxford City Council: November 2005

⁵ *Use Classes Order 2005*- See Glossary

Commentary

The education and health sectors are particular strengths in Oxford's economy. In 2004/05 the main growth took place in the health and research sector. In 2005/06, the main growth took place in the university/education and health research sectors, with slightly more in health research.

There have been no applications granted planning permission and not commenced in this year; however, there have been new planning permissions in this monitoring year. In all these cases construction started very soon after permission had been granted. It is clear from Figure 27 above that there is a significant amount of development under-construction during the monitoring period. The figures vary considerably each year, rather than showing any particular trend. This reflects the dynamic process of permissions being implemented. This includes, for example, unique developments, such as the biochemistry development in South Parks Road, which is now under construction. This development accounts for most of the university/education growth this year. There are also only a few institutions that carry out this type of development. Such major investment schemes have to be considered in the long-term as part of a rolling programme.

The target is being met as there continue to be significant developments in this sector. It will be important to check that new planning permissions come forward in future years. The evidence during the last three years recognises the important contribution made by the education and health and hospital sectors and the associated spin-offs in terms of specialist research and development.

On target? ✓

Indicator 21 (Local)	Planning permissions for new Class B1 uses to include the number of units and gross floorspace
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Objective

To encourage new small and medium sized firms in Oxford.

Target

National policy¹ promotes sustainable development. Sufficient land for industrial and commercial development is needed in suitable locations so that the economy can prosper. Sustainable development encourages social inclusion (both in locational and physical terms) and in job opportunities.

The draft South East Plan² requires sufficient employment land to promote sustainable growth and diversity in the regional economy. A range of sites and premises should be provided to meet the needs of business and the local workforce.

The adopted Oxford Local Plan 2001-2016³ acknowledges the important role that Oxford plays in the economy of Oxfordshire, and seeks to build on its economic strengths in education, healthcare and research and development.

Data analysis

This bar charts show the amount of floorspace and the numbers of developments granted planning permission for small (under 500m²), medium (over 500m² – 1500m²) and large (above 1500m²) developments for B1a⁴ (office), B1b(research and development) and B1c (light industrial) uses.

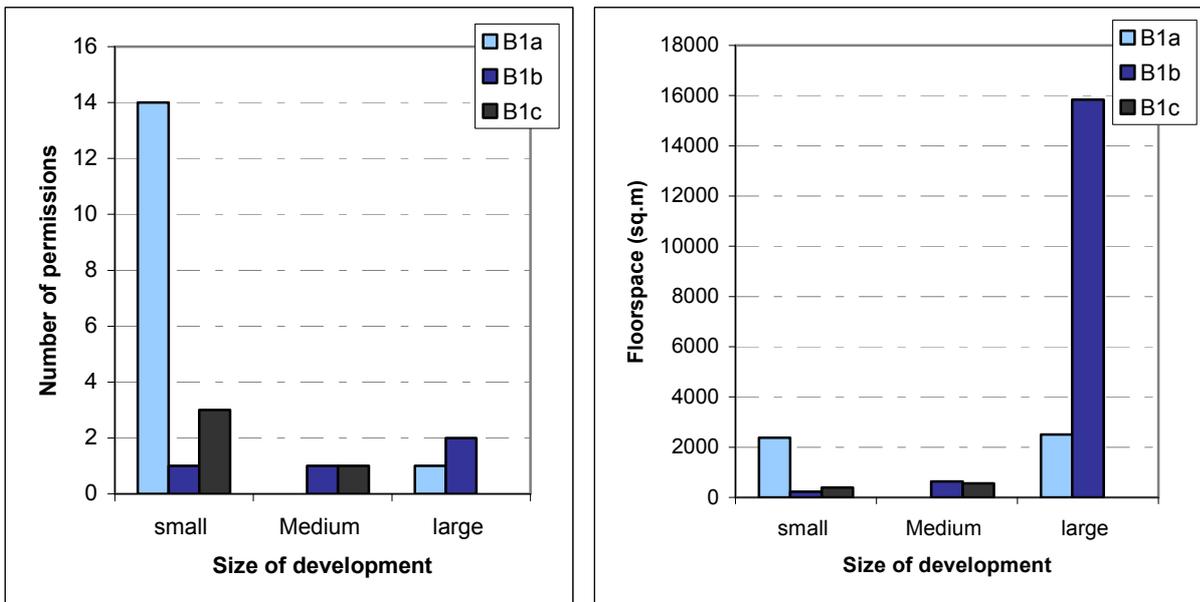


Figure 28: Planning permissions for Class B1 uses by type- by gross floorspace and by number

¹ *Planning Policy Statement 1: 2005 & Employment Land Review Guidance Note*: December 2004

² *The Draft South East Plan*, South East Regional Assembly: March 2006

³ *Oxford Local Plan 2001-2016*, Oxford City Council November 2005

⁴ *Use Classes Order 2005* – See Glossary

Commentary

In line with the previous two monitoring years, the office (Class B1a) sector has seen the greatest number of permissions, the majority of which are on small sites. However in relation to floorspace the most significant contribution is from research and development (Class B1b) uses within the large site size which accounts for almost 16,000 sqm as compared to just over 2,000 sqm for office development on large sites. Most of the new B1b floorspace given permission is accounted for by development of the Cancer Research Building at the Churchill Hospital site.

Few planning permissions have been granted for light industrial use (Class B1c). This has resulted in very little additional new floorspace in either small or medium sized sites.

This monitoring period follows a similar pattern to the previous two years 2004/05. There has only been a modest increase in the amount of floorspace in the small and medium sized sectors and a significant increase in floorspace for research and development uses.

On target? ✓

Indicator 22 (Contextual)	Employment data
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Objective

To achieve sustainable levels of economic growth and diversity to maximise job opportunities for the local workforce.

Target

National policy¹ emphasises the importance of promoting a strong, and productive economy that aims to bring jobs and prosperity for all.

The draft South East Plan² encourages sustainable economic development. Sustainable growth and diversity in the regional economy is promoted to maximise employment opportunities for the local workforce.

The adopted Oxford Local Plan 2001-2016³ aims to strengthen existing employment sectors and to ensure that there is diversity within the local economy.

Data analysis

This bar chart shows a breakdown in the numbers of people employed in particular sectors in Oxford, and compares the changes between 2000-2004.

The data in Figures 29, 30 and 31 still represents the latest position.

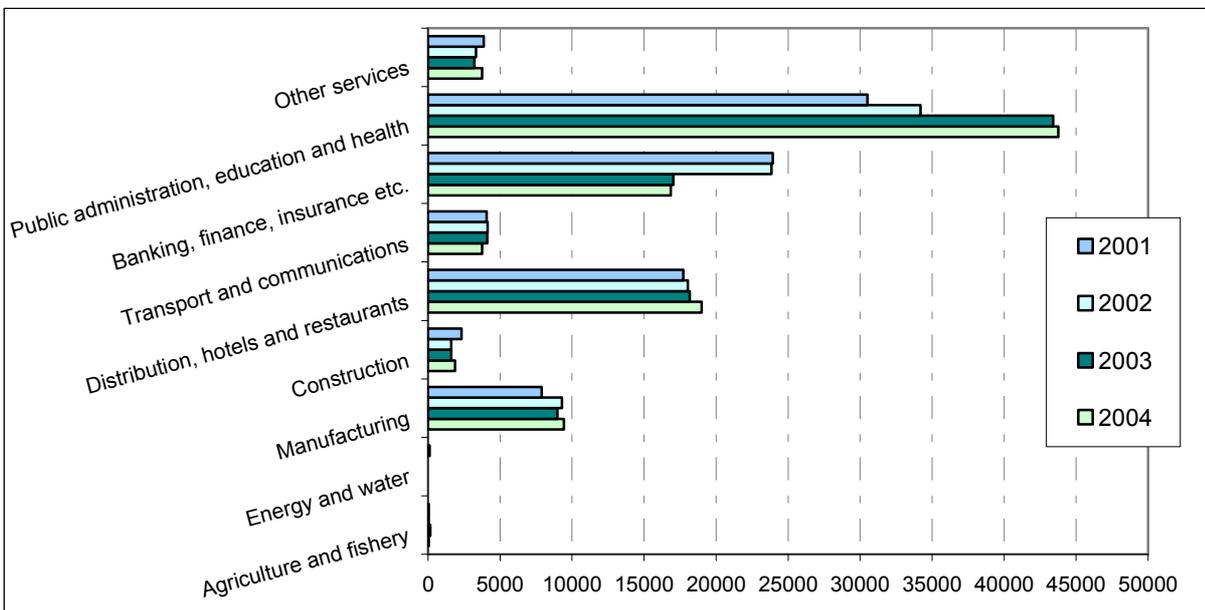


Figure 29: Employment by Sector in Oxford between 2000-2004

Source: Annual Business Inquiry 1999-2004

¹ *Planning Policy Statement 1: 2005 & Employment Land Review Guidance Note*: December 2004

² *The Draft South East Plan*, South East Regional Assembly: March 2006

³ *Oxford Local Plan 2001-2016*, Oxford City Council: November 2005

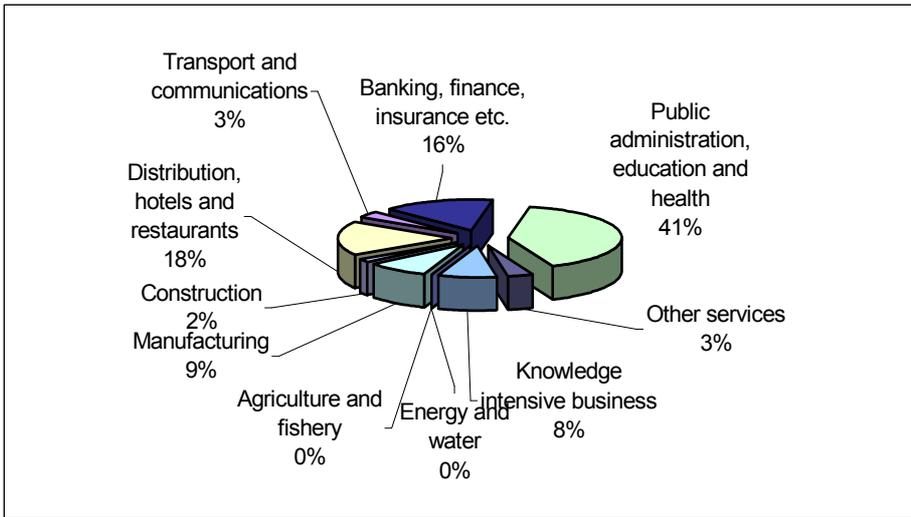


Figure 30: Principal sectors of employment in Oxford 2004

Source: Annual Business Inquiry

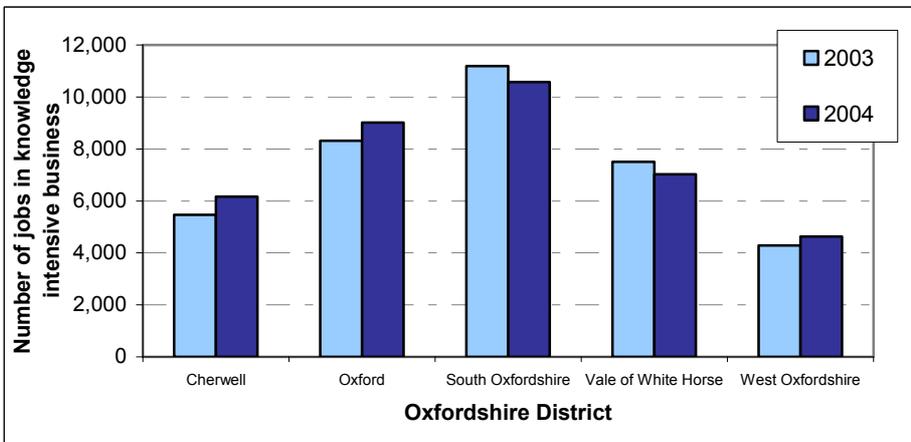


Figure 31: Employment in knowledge intensive business in Oxfordshire by District 2003/04

Source: Annual Business Inquiry

Commentary

These two contextual indicators show the distribution of employment in Oxford. This highlights the trend in recent years towards the overall decline in the manufacturing sector and the significant growth in the service sector, which reflects the national position. Although manufacturing as a proportion of total employment in Oxford has declined, the presence of the BMW Plant being the sole manufacturer of the Mini has made a very significant contribution to the diversity of employment opportunities in Oxford.

The service sector has grown significantly and now clearly represents the dominant sector in the local economy. There has been significant growth in the public sector, which includes education and health uses. It reflects the importance of major employers in Oxford such as the universities and hospitals. These sectors make an important contribution to the South East Region and the national economy.

The hotels and restaurant sector has grown slightly but remains a significant employment sector in Oxford. Whilst the banking and finance sector has shown a noticeable decline this may in part reflect the separate classification of the 'knowledge intensive business'.

On target? N/A

No target appropriate, as this is contextual information

Indicator 23 (Contextual)	Vacancy rates, recent transactions, amount of particular types of floorspace.
--------------------------------------	--

Objective

To assess and monitor the supply of employment land and premises available

Target

National policy¹ promotes sustainable development. Sufficient land for industrial and commercial development is needed in suitable locations so that the economy can prosper. Sustainable development encourages social inclusion (both in locational and physical terms) and in job opportunities.

The draft South East Plan² requires sufficient employment land to promote sustainable growth and diversity in the regional economy. A range of sites and premises should be provided to meet the needs of business and the local workforce.

The adopted Oxford Local Plan 2001-2016³ acknowledges the important role that Oxford plays in the economy of Oxfordshire, and seeks to build on its economic strengths in education, healthcare and research and development.

Data analysis

This graph shows the amount and type of floorspace available to let in Oxford in the monitoring period.

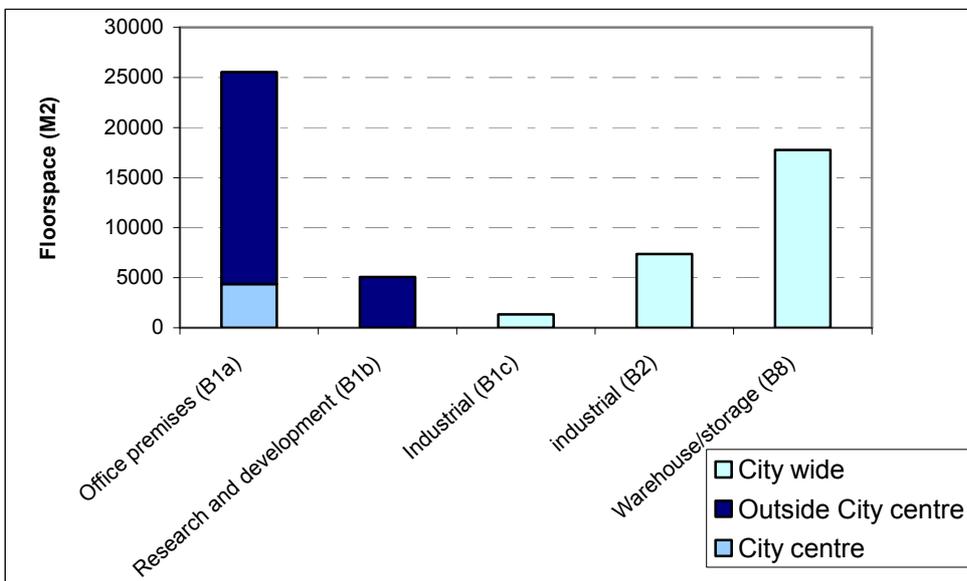


Figure 32: Amount and type of floorspace (m²) available to let in Oxford 2006/7
Source: Oxford City Council survey

¹ *Planning Policy Statement 1: 2005 & Employment Land Review Guidance Note*: December 2004

² *The Draft South East Plan*, South East Regional Assembly: March 2006

³ *Oxford Local Plan 2001-2016*, Oxford City Council: November 2005

Commentary

The graph shows the significant difference in Oxford between the type of commercial and industrial premises available. Office accommodation (Class B1a) represents the most significant amount of floorspace available. This is mainly provided in larger premises within Oxford Business Park (an established out-of-centre location), although there is some new provision within the City centre. The amount of accommodation available for research and development (Class B1b) which includes further new developments on the Science Park has decreased from 11,000 M² available last year to 5,000 m² this year.

The amount of floorspace available for light industrial (Class B1c) uses follows a similar pattern to the two previous years, and continues to be of concern. However, the amount of general industrial (Class B2) use available for let has increased this year providing some scope for small and medium sized businesses to start up or relocate within Oxford.

The level of vacant warehousing (Class B8) units available during the monitoring period is about double that available the previous year, although warehousing is a low generator of employment by comparison to other industrial/commercial uses.

On target? N/A

No target appropriate, as this is contextual information.

LOCAL SERVICES

Indicator 24 (Core)	Amount of eligible open spaces managed to Green Flag Award standard
--------------------------------	--

Objective

To achieve Green Flag Award standards for publicly accessible open space in Oxford.

Target

For all publicly accessible open spaces in Oxford to provide a high quality recreational experience.

National policy on this topic is set out in the DCLG Public Service Agreement target 8 (iii) which is that by the end of the financial year 2007/08, 60% of local authority districts will have at least one park or green space that meets Green Flag Award standard.

Data analysis

The Green Flag Award is the national standard for parks and green spaces in England and Wales. The award is managed by the Civic Trust, on behalf of the DCLG and the Green Flag Advisory Board. Awards are given on an annual basis, and those that are successful must apply each year to renew their Green Flag status. The core indicator does not actually require that sites should have been awarded Green Flag status but the percentage of publicly accessible open space that is 'managed to Green Flag Award standard.' The key criteria for the award of Green Flag status are outlined in Appendix 2.

Open spaces that are eligible for Green Flag Award status include town parks, country parks, formal gardens, nature reserves, local nature reserves, cemeteries and crematoria, water parks, open spaces, millennium greens, Sites of Special Scientific Interest (SSSI), and woodlands.

To be managed to Green Flag Award standard, a site must have a management plan or strategy in place, which reflects the aspirations of Local Agenda 21, and clearly and adequately addresses all the criteria outlined in Appendix 2 and any other relevant aspects of the park or green space's management. The plan must be actively implemented and regularly reviewed.

Both Hinksey Park and Cutteslowe and Sunnymead Park have recently acquired Green Flag status (although since the end of this monitoring period in March 2007). These are two of the largest parks in Oxford, and both have a number of popular features and attractions including children's play area, boating lake, orienteering course, sports area and flower beds. The award recognises the high quality of these parks.

Commentary

Hinksey Park and Cutteslowe and Sunnymead Park have recently achieved Green Flag Awards and a significant number of other open spaces in Oxford are of high quality, and are probably not very far off achieving Green Flag Award standard.

On target? ✓

Indicator 25 (Core)	Amount of completed retail, office and leisure development
--------------------------------	---

Objective

To monitor the amount of new retail, office and leisure development.

Target

National policy¹ promotes sustainable development, and aims to focus new development for retail, office and leisure uses in existing town centres. Growth and investment should seek to promote vital and viable town centres.

The draft South East Plan² identifies Oxford as an important sub-regional centre. New development and redevelopment for retail, office and leisure uses should be focussed within the City centre. It should make a positive contribution towards the regeneration of the City centre.

The adopted Oxford Local Plan 2001-2016³ policy aims to maintain and strengthen the City and district centres with major new developments directed to the city centre.

Data analysis

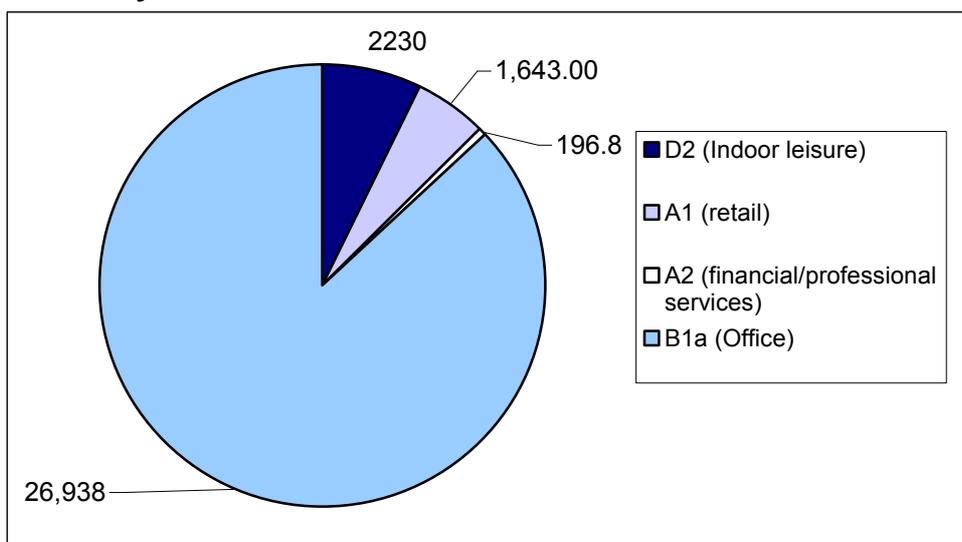


Figure 33: Office and leisure development completed (floorspace m²)

Office and leisure completions compared to previous years

	Retail (Class A1)	Office (Class A2)	Office (Class B1a)	Leisure (Class D2)
2004/05	340	283	382	18,861
2005/06	3,872	252	12,994	777
2006/07	1,643	197	26,938	2,230

As Figure 34 shows, there was a total of 30,942.m² gross additional internal floorspace for office, retail and leisure development in total. The gross internal retail (Class A1) development is 1,643m², this figure includes only sales space, so excludes areas such as store rooms.

¹ *Planning Policy Statement 6*, (former) ODPM, 2005

² *The Draft South East Plan*, South East Regional Assembly, March 2006

³ Policy RC1, *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005

Commentary

Whilst last year there had been a significant increase in the level of growth in retail (Class A1) floorspace, this year the level has fallen to a more modest figure.

In relation to office development, the amount of financial and professional (Class A2) completions has been relatively small, at a similar level to the previous two monitoring years. There has been a significant level of development completed within the office sector (Class B1a). This has increased by just over 50% on last year. This has taken place mainly through the implementation of permissions at the Oxford Business Park.

The leisure (Class D2) sector had shown significant growth in 2004/05, with a major long-standing permission being taken up (Ozone at Grenoble Road). Then in 2005/06 the figures fell considerably, and this year have increased again, but only marginally. This present position partly reflects the market, but also the limited opportunities available in Oxford and the competing demands for land from other users.

Overall therefore in assessing the performance of the three sectors, the most significant growth has taken place in the office sector (B1a) with only modest growth in the retail and leisure sectors. The target objectives have therefore been met.

On target? ✓

Indicator 26 (Core)	Amount of completed retail, office and leisure development in town centres
--------------------------------	---

Objective

To monitor the amount of new retail, office and leisure development in town centres.

Target

National policy¹ promotes sustainable development and aims to focus new development for retail, office and leisure uses in existing town centres. Growth and investment should therefore seek to promote vital and viable town centres.

The draft South East Plan² identifies Oxford as an important sub-regional centre. New development and redevelopment for retail, office and leisure uses should be focussed within the town centre. It should also make a positive contribution towards the regeneration of the city centre.

The adopted Oxford Local Plan 2001-2016³ aims to maintain and strengthen the City and the four District centres by directing developments of an appropriate scale to these centres.

Data analysis

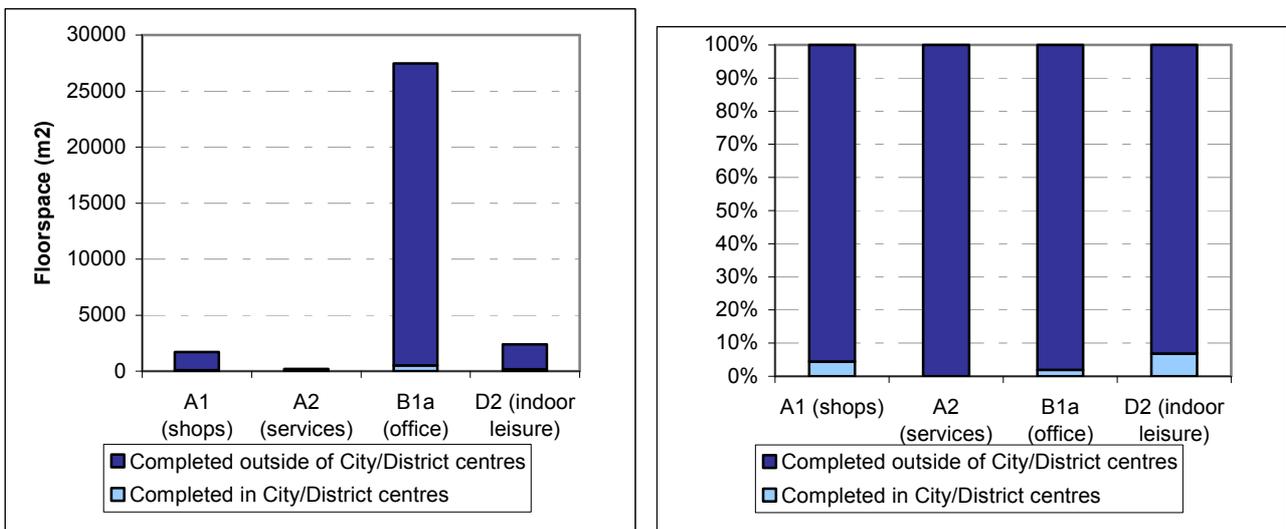


Figure 34: Percentage and amount (floorspace m²) of completed retail, office and leisure developments in city/district centres

Commentary

In 2004/05 the most significant amount of completed development in terms of floorspace was for leisure use (Class D2). In both 05/06 and this year, the office (Class B1a) sector has seen the most development with almost 27,000 m² completed. Whilst the majority of this additional floorspace is in out-of-centre locations, this reflects the fact that it largely took place on the Oxford Business Park.

¹ *Planning Policy Statement 1, & Planning Policy Statement 6*, (former) ODPM, 2005

² *The Draft South East Plan*, South East Regional Assembly, March 2006

³ *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005

In 05/06, the majority of completed retail development took place within the City and District centres. In contrast, this year the most significant completed retail development has been the opening of the Lidl's store, Watlington Road – an out-of-centre location that was allowed on appeal.

There has been no completed development in the service (Class A2) use. The only significant indoor leisure development (Class D2) use was the completion and opening of Barton Pool, a development identified in the Local Plan serving the local community.

Therefore although there is a significant decrease in the overall proportion of completed development located in the City and District centres, the figures this year are affected by 3 particular out-of-centre developments. This should be balanced against the granting of planning permission for the major redevelopment of the Westgate shopping centre. So this years figures are not considered to indicate any cause for concern.

On target? ✓

Indicator 27 (Local)	Planning permissions resulting in loss of retail floorspace
---------------------------------	--

Objective

To monitor and manage the loss of A1¹ (retail) uses.

Target

National policy² promotes sustainable development and aims to focus new development for retail, office and leisure uses in existing town centres. Growth and investment should seek to promote vitality and viability in town centres.

The draft South East Plan³ identifies Oxford as an important sub-regional centre. New development and redevelopment for retail uses should be focussed within the town centre. It should also make a positive contribution towards the regeneration of the city centre.

The adopted Oxford Local Plan 2001-2016⁴ aims to maintain and strengthen the role of the City and District centres.

Data analysis

The following three bar charts refer to the loss of A1 (retail) floorspace over the last four years and the types of new uses that have replaced it. The last chart relates solely to the loss of A1 (retail) floorspace in relation to the new uses within the monitoring year.

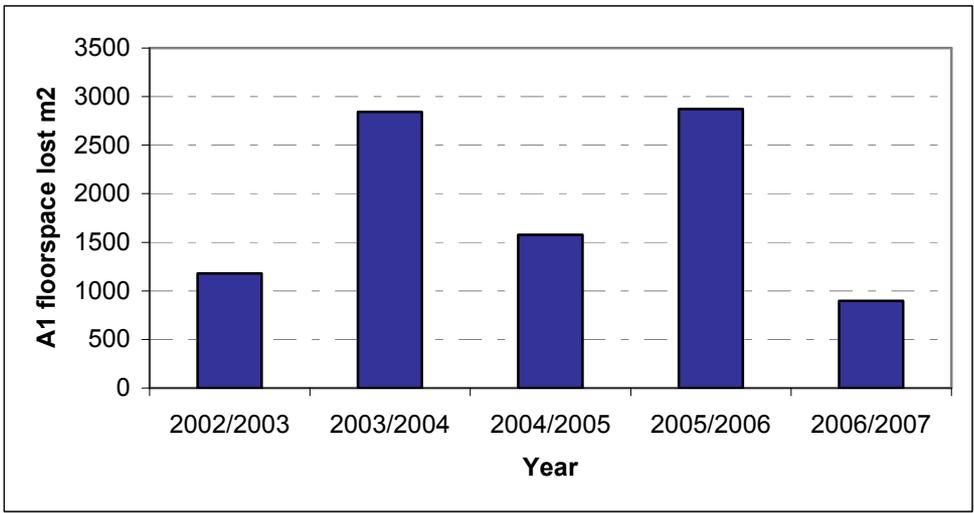


Figure 35: Amount of A1 (retail) floorspace lost over the last 5 years in m²

¹ Use Classes Order – See Glossary

² Planning Policy Statement 1, & Planning Policy Statement 6, (former) ODPM, 2005

³ The Draft South East Plan, South East Regional Assembly, March 2006

⁴ Oxford Local Plan 2001-2016, Oxford City Council, November 2005

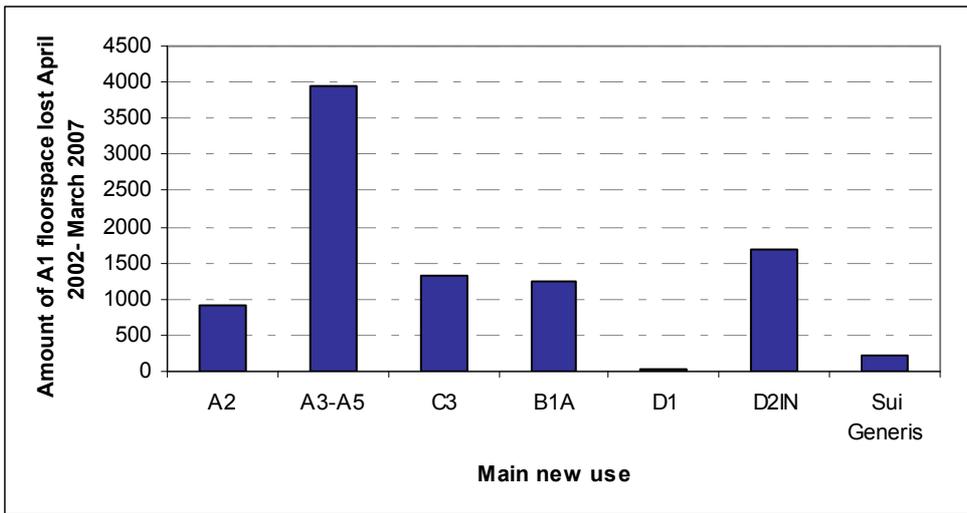


Figure 36: Loss of floorspace from A1 (retail) to other uses in the last 5 years (m²)

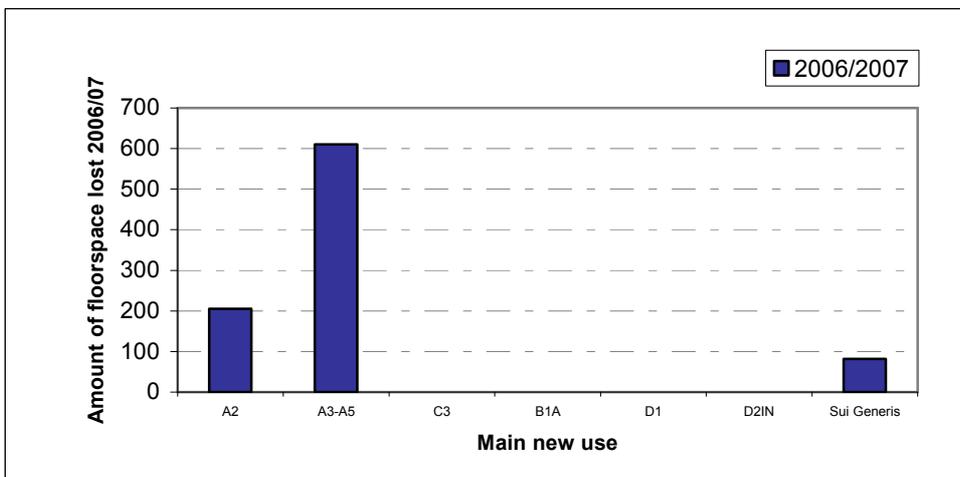


Figure 37: Amount of A1 (retail) floorspace lost in the monitoring year

Commentary

Over the last five years Oxford has continued to lose some retail (Class A1) floorspace. Cumulatively this has an impact on the total amount of retail floorspace, but on an annual basis the rate is still relatively low for the City as a whole, and does reflect the dynamic change in the market. The new uses introduced include principally food and drink (Class A3-A5) uses and leisure uses (Class D2).

During this monitoring period the amount of retail lost has largely been replaced by food and drink (Class A3-A5) uses. Nevertheless the recently adopted Oxford Local Plan 2001-2016 serves to ensure that an appropriate mix of uses is achieved whilst maintaining the importance of retail uses in underpinning the City, District and Neighbourhood centres. Less retail has been lost in this monitoring period than in any of the previous four monitoring periods.

This information continues to provide important background evidence to monitor future changes in the level of floorspace lost from retail (Class A1) use. It will serve to inform the overall strategic approach to policy formulation within the Local Development Framework. In addition, an application has now been approved for redevelopment of the Westgate Shopping Centre, which will significantly increase the supply of retail (Class A1) floorspace in the City centre.

On target? ✓

Indicator 28 (Contextual)	Health check assessments to include: i) Market indicators (vacancy rates); ii) Vitality indicators (diversity of uses).
--------------------------------------	--

Objective

To assess the vitality and viability of existing centres.

Target

National policy¹ encourages healthcheck assessments to be carried out for town centres to measure their vitality and viability.

The draft South East Plan² recognises the importance of town centres and their role in promoting sustainable development. Their significance as transport hubs provide the most suitable location for focussing developments. Oxford City centre is identified as a sub-regional centre.

The adopted Oxford Local Plan 2001-2016³ seeks to maintain, enhance and strengthen the role of the established retail hierarchies, which include the City and the four district centres.

Data analysis

Vacancy levels in City and District centres

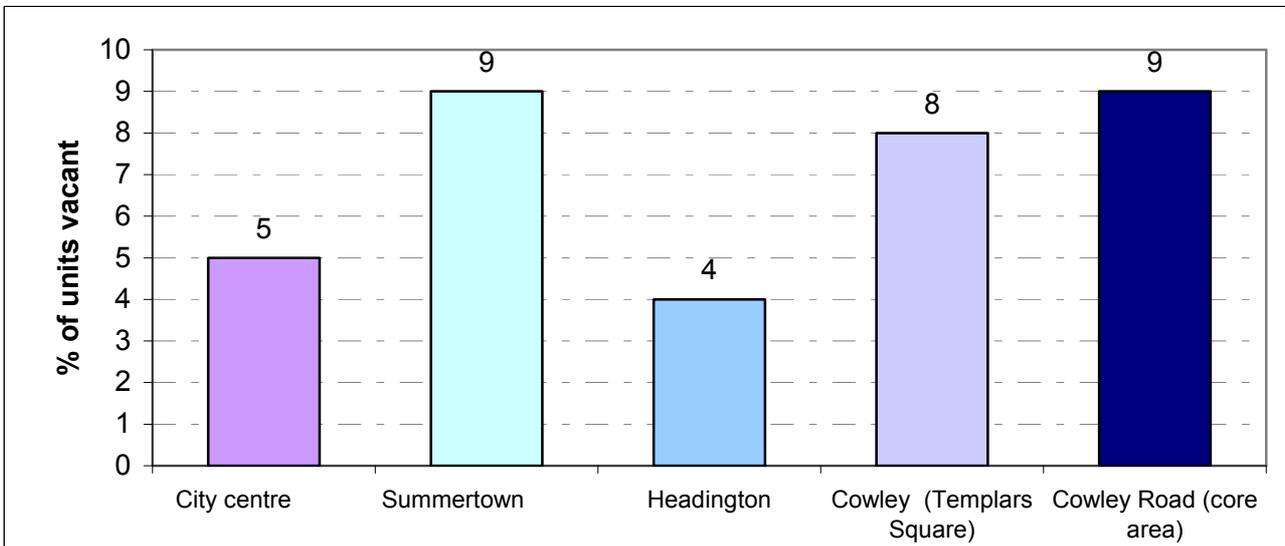
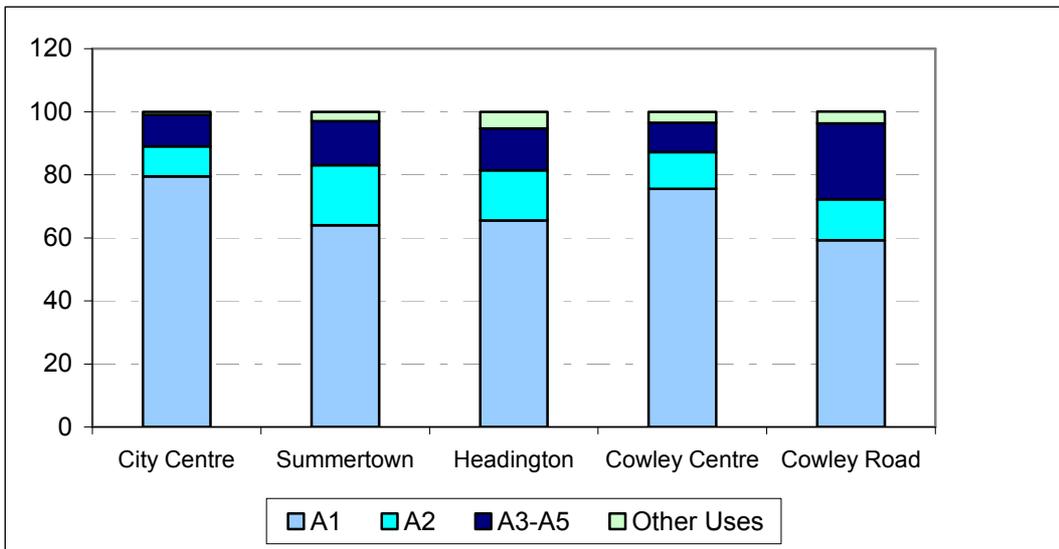


Figure 38: Vacancy levels in City and District centres
Source: Oxford City Council survey, January 2007

¹ *Planning Policy Statement 1, & Planning Policy Statement 6*, (former) ODPM, 2005

² *The Draft South East Plan*, South East Regional Assembly, March 2006

³ *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005



	Local plan target for A1 on designated frontage	A1	A2	A3-A5	Other Uses
City Centre	75%	80%	9.5%	10%	2%
Summertown	65%	64%	19%	14%	3%
Headington	65%	65.5%	16%	13.3%	5.3%
Cowley Centre	65%	75.6%	11.6%	9.3%	3.5%
Cowley Road	65%	59.3%	13%	25%	3.7%

Figure 39: Percentage of A1 (retail) uses and other Class A uses in the City centre and district centres
Source: Oxford City Council survey January 2007

Commentary

Vacancy levels:

One of the key market indicators that measure the vitality and viability of existing centres is vacancy levels. In the City centre the Primary Shopping Frontage (Policy RC.3) still had only 5% of all the units vacant, which reflected the same proportion as last year, showing that the City centre remains healthy and is performing well.

There are four District centres which each have a defined District Shopping Frontage (Policy RC.4). The Cowley Road (core area) had the highest equal level of vacancy at 9%. However it is important to bear in mind that this frontage relates to a relatively small number of units in the heart of the Cowley Road. Whilst the actual number of vacant units is comparable to other district centres it appears high as a proportion of the relatively small number of the total number of units. Cowley Road is however fortunate in having an extensive range of other Class A uses extending along the street which lies within a secondary shopping frontage (Policy RC.5).

The Summertown District Shopping frontage had a vacancy level of 7% last year, which has now increased slightly to 9%, however it is still an active shopping centre with a good range of uses. The recent addition of Marks and Spencers Food Hall has strengthened Summertown, but may have resulted in some re-adjustments, during the short-term, in the type of retail units within the centre.

The Cowley centre (Templars' Square) had a vacancy level of 7% last year, which has increased slightly to 8%. In the case of the Cowley centre this to a degree reflects the large number of A1⁴ (retail) uses within the centre, and the relative lack of other Class A uses.

The District centre with the lowest level of vacancies is Headington, which had a vacancy level of some 3% last year, which has now increased to 4%. Although there has been a slight increase from last year it is still a low level by comparison with other centres. There remains a relatively high proportion of charity shops.

The City centre and the District centres are still performing well, appear healthy with a good level of vitality and viability. Whilst the level of vacancies within each District centre continues to vary this is often a reflection of the individual characteristics of the centre.

Vitality:

The second indicator is diversity, which is an important measure of the vitality of a centre. It also provides an indication of the role of the centre and its attractiveness to shoppers. This indicator recognises the important role that retailing plays in the centre but assesses the range of other uses available, which contribute to its vitality and viability. The mix of uses is significantly influenced by the policies in the adopted Oxford Local Plan 2001-2016 relating to the defined shopping frontages within each centre. In the case of the City centre, the proportion of A1 (retail) uses within the primary shopping frontage remains high which reflects its important role as a sub-regional shopping centre. Any additional Class A uses are directed towards the secondary shopping locations, to ensure that a diverse range of uses is satisfied.

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

It is clear from these contextual indicators that the City centre and District centres still appear to be in a healthy position. The centres contain an appropriate mix of other Class A uses whilst retail continues to underpin their role. The position does need to be carefully monitored to assess the performance of each centre in the context of both their future role and respective individual characteristics.

On target? N/A

No target appropriate, as this is contextual information.

⁴ Use Classes Order 2005 – See Glossary

TOURISM

Indicator 29 (Local)	Number, type and location of new short-stay accommodation, hotels, guest houses and dual use, to include number of bedspaces
---------------------------------	---

Objective

To improve both the range and standard of accommodation available to visitors to Oxford, and to encourage tourists to stay longer and spend more.

Target

National guidance¹ recognises the importance of arts, cultural and tourism uses to the vitality and viability of town centres. Hotels are specifically referred to as key tourist related uses. Further recent Government advice is set out in a good practice guide on planning for tourism (May 2006).

Regional planning guidance for the South East² aims to positively promote diversity in the range of tourist accommodation. Protection should be afforded to the existing stock, where market demand exists and support given to proposals to upgrade the quality of the stock to meet consumer demand. Policies should require assessments of the need for additional hotel provision and promote sustainable locations for new development. Opportunities for longer stays should be encouraged.

The adopted Oxford Local Plan 2001-2016³ aims to retain the existing stock of tourist accommodation and support the provision of additional accommodation in a range of appropriate locations and to encourage longer stays in Oxford.

Data analysis

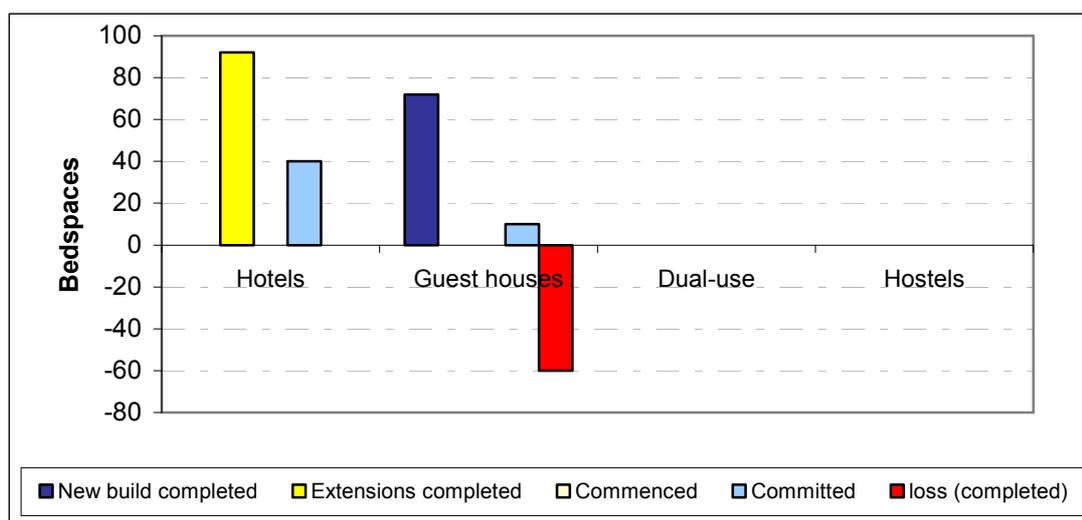


Figure 40: The number of bedspaces gained or lost by type of short-stay accommodation

¹ *Planning Policy Statement 6: Planning for Town Centres*, (former) ODPM 2005

² *Regional Planning Guidance for the South East (RPG9)*, GOSE November 2004

³ *Oxford Local Plan 2001-2016*, Oxford City Council, November 2004

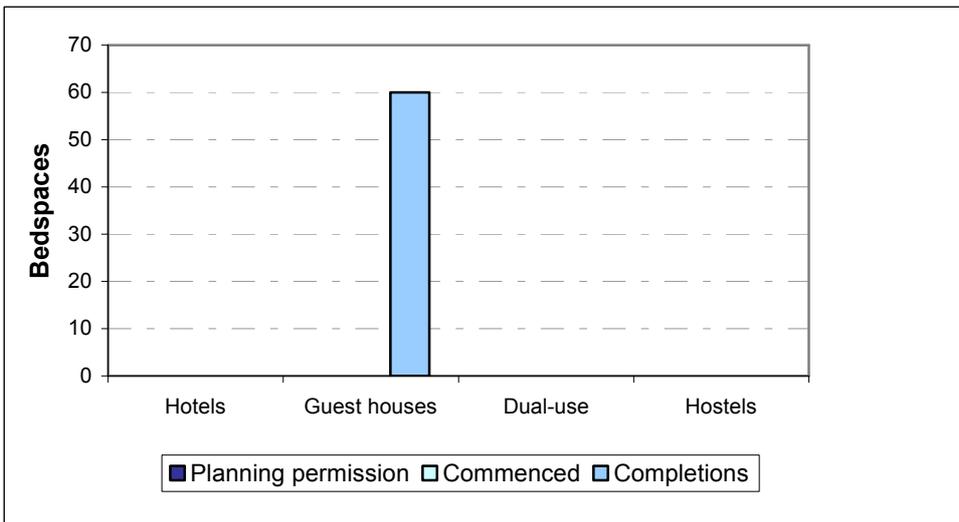


Figure 41: The number of bed-spaces lost, by type of short stay accommodation establishments



Figure 42: The location of where new bed-spaces are situated, and where losses have occurred for completed developments during 2006/2007

Commentary

Oxford is one of the South East’s major visitor destinations, particularly for overseas visitors, attracted by its national importance as a centre of culture and education.

There has been a significant increase in the supply of short stay accommodation in Oxford. The principal growth has taken place in the hotel sector, which has seen an increase in the provision of bedspaces completed, amounting to 92 additional bedspaces. In the guest-house sector there has been a marginal increase in the supply of bed-spaces, whilst two new guest-houses have opened with a total of 72 bed-spaces. There has been a loss of three guest-houses, a loss of 60 bed-spaces in total. The overall supply of guest house bed-spaces has increased by 12 over the monitoring period.

The net gain in short stay accommodation, represented by completions, has been provided in sequentially preferable locations on Arterial routes or in the City centre, two new establishments opening on one of the preferred Arterial routes into Oxford as highlighted within the Oxford Local Plan. Figure 43 shows a number of additional bed-spaces in ‘other locations’ these are however extensions to existing hotels and not new builds.

This overall pattern of development has taken place within the principal aim of the Local Plan and the City Council's Tourism Strategy to promote long-term sustainable growth. Such development of all year facilities which promote longer stays and hopefully greater spend aims to make the most efficient use of the tourism infrastructure to the benefit of both the transport systems and accommodation.

On target? ✓

Indicator 30 (Local)	Number & type of new facilities/attractions completed (new build, extensions & changes of use)
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Objective

To promote greater use of all existing attractions, and encourage additional cultural and tourist attractions, to add diversity and to increase the range of activities for both residents and visitors to Oxford to enjoy.

Target

National guidance¹ recognises the importance of arts, cultural and tourism uses to the vitality and viability of town centres. Theatres, museums and galleries are specifically referred to as key arts, cultural and tourist related uses.

The draft South East Plan² encourages local authorities to improve existing tourist attractions to enhance the visitor experience, and to promote high standards of design.

The City Council will promote Oxford’s cultural status, through the retention of art and entertainment venues. It aims to protect public venues, cultural and art attractions and promote enhancements or extensions to existing art-related premises.

Data analysis



Figure 43: Floorspace lost or gained for arts & cultural uses, in sq metres, during 2006/2007

Commentary

There has been significant growth in museum and cinema floorspace during previous monitoring years. There has been continued growth in the museum sector during this current monitoring period. Work has begun on the Ashmolean Museum (extensions to provide more gallery space, offices, conservations areas, and education space), and work continues on the development of Pitt Rivers extension to provide more public and educational space.

¹ Planning Policy Statement 6: Planning for Town Centres, (former) ODPM 2005
² The Draft South East Plan, South East England Assembly, March 2006

Theatre uses have strengthened within the City, rehearsal space and workshop space has been provided to support the theatrical arts. BMW continues to use part of their car park periodically for the mirror tent, to stage productions, this is done under a temporary consent.

Oxford therefore continues to build on its strengths as a 'City of Culture' and has significantly added to the cultural attractions of the City.

On target? ✓

Objective

To promote greater use of Oxford's tourist attractions, and seek to enhance the overall visitor experience.

Target

The draft South East Plan¹ encourages local authorities to improve existing tourist attractions to enhance the visitor experience, and to promote high standards of design.

The City Council will support extensions and enhancement and promote greater use of all existing attractions. It will also encourage additional tourist attractions to add diversity and to offer a wide range of activities for visitors to Oxford to enjoy.

Data analysis

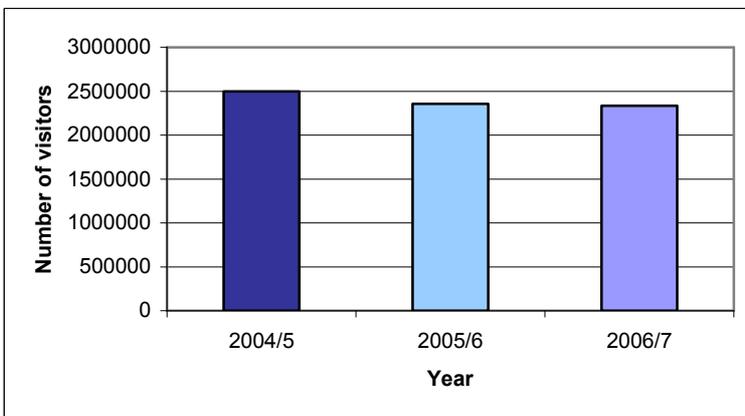


Figure 44: Number of visitors to principal tourist attractions
Source: Oxford City Council Survey

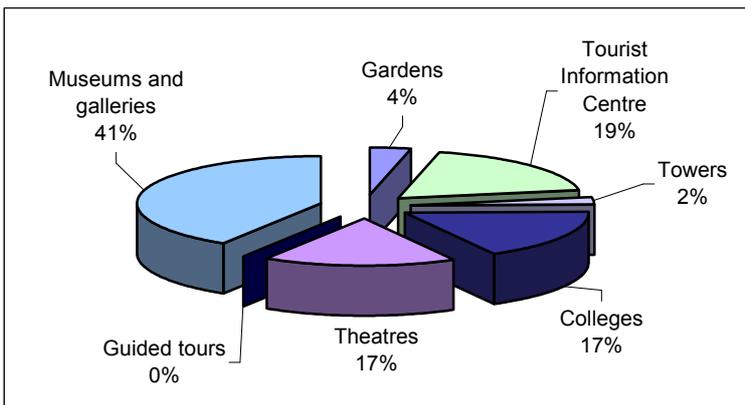


Figure 45: Percentage of visitors to type of attraction
Source: Oxford City Council Survey

Commentary

Regional policy advises that 'regionally significant' attractions should only be encouraged in exceptional circumstances. Oxford is a world wide tourist attraction in its own right, and fortunate in having a wide range of tourist attractions, of local, regional and national importance.

¹ The Draft South East Plan, South East England Assembly, March 2006

The City Council's policy approach in line with regional advice therefore promotes improvements and enhancements to these recognised existing attractions. The range and diversity of tourist attractions is already well established and it appears that Oxford has continued to build on its strengths by providing additional facilities, which prove to be popular by the visitor numbers. By monitoring their use on an annual basis an evidence base can be established to record changes. The numbers of visitors to the principal attractions is very close to that of last year, the main attractions continue to be museums and galleries, the colleges and theatres.

On target? N/A

No target appropriate, as this is contextual information.

PROTECTING THE NATURAL ENVIRONMENT

Indicator 32 (Core)	Change in areas and populations of biodiversity importance, including: i. change in priority habitats and species (by type); and ii. change in areas designated for their intrinsic environmental value including sites of international, national, sub-regional or local significance.
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Objective

To conserve and enhance Oxford's biodiversity, particularly in relation to priority habitats and species.¹

Target

Local policy on biodiversity is set out in the adopted Oxford Local Plan 2001 – 2016 and the Oxford Community Strategy which states that the City Council will work to conserve, enhance, and increase access to the natural environment in Oxford by supporting the development of a partnership action list with local and community conservation groups by April 2005.

To avoid development (or land management) which adversely affects priority species and habitats. To enhance, or restore, sites containing priority habitats or species and take measures to reduce their fragmentation and isolation by creating linkages between sites where the opportunity arises.

Data analysis

i. UK Biodiversity Action Plan (BAP) Priority Habitats

The aim is for the data to record actual changes in UK BAP priority habitats from year to year. However, there are still some deficiencies in the baseline data, and therefore changes in the data relating to UK BAP Priority Habitats and Species represents a refining of the baseline position as new mapping of the survey data is undertaken, rather than the creation or loss of the priority habitat itself on the ground.

The figures provided by the Thames Valley Environmental Record Centre (TVERC) which maintains records for the Districts in the Thames Valley area, indicate that there are the following UK BAP priority habitats in Oxford:

Habitat Type	Oxford (ha) 2004/5	Oxford (ha) 2005/6	Oxford (ha) 2006/7	County Context (ha) 2004/5	County Context (ha) 2005/6	County Context (ha) 2006/7	% of County total in Oxford in 2006/7
Lowland mixed deciduous woodland	10.7	10.7	40.3	2,467.5	2,527.0	3961.1	1.02
Wet woodland	5.8	6.1	6.1	98.4	106.7	108.7	5.61
Wood pasture & parkland	12.1	12.1	12.1	101.3	1,148.1	1,448.9	0.84
Lowland meadow	235.9	233.9	233.9	1,100.8	997.3	993.7	23.54
Fen	16.2	17.3	17.3	92.6	131.8	131.8	13.13
Reedbeds	1.0	1.1	1.1	6.5	25.9	25.8	4.26
Eutrophic standing water	0.0	0.0	10.2		358.8	919.0	1.12

¹ Priority habitats and species have been identified by the UK Biodiversity Steering Group, set up by the Government to advise on the implementation of the UK Biodiversity Action Plan (BAP). Priority habitats fulfil at least one of the following criteria: they are at risk, experiencing a high rate of decline, or are important habitats for priority species. Priority species are globally threatened or are rapidly declining in the UK, i.e. by more than 50% in the last 25 years.

The above figures reveal that Oxford contains a significant area of several UK BAP Priority Habitats. This is particularly marked in the case of Lowland Meadow, where over a fifth of Oxfordshire's area of this habitat is found within Oxford. Indeed owing to the severe losses of this habitat since 1945, Oxford now has 1.6% of the total UK habitat area for this habitat.

Almost equally significant is the 17.3 ha of Fen, which provides 13.1% of Oxfordshire's area of this habitat. Fen is a nationally rare and threatened habitat, which is virtually confined to parts of Oxfordshire, East Anglia and North Wales. There are no UK figures available for Fen habitat, but it is likely that Oxford's contribution is as significant as for Lowland Meadows.

The % figures of the County resource of UK BAP Priority Habitats are all the more remarkable given that Oxford only covers 1.7% of Oxfordshire.

ii) UK BAP Priority Species

There are 75 UK BAP Priority Species in Oxfordshire (increased from 67 in 2005) and 382 UK BAP Priority species in the UK as a whole. There are 23 BAP Priority Species found in Oxford. Three species have been added to the list this year, and none removed. The changes are primarily due to a review of the species list in the light of new information from Recorders in the County. The details of the species present in Oxford, including those that have been added, are contained in the table below:

UK BAP Species identified in Oxford City for 2006/7

Common Name	Scientific name	Notes
Creeping Marshwort	<i>Apium repens</i>	
A pea mussel	<i>Pisidium tenuilineatum</i>	
A freshwater mussel	<i>Pseudanodonta complanata</i>	<i>Added in 2006 – has an association with the River Thames (Isis)</i>
A weevil	<i>Ceutorhynchus insularis</i>	
Buttoned Snout Moth	<i>Hypena rostralis</i>	
A Cranefly	<i>Lipsothrix nervosa</i>	New in 2007- 2006 record from Dunstan Park
Picture-winged fly	<i>Dorycera graminum</i>	New in 2007- 2004 record in database
Great Crested Newt	<i>Triturus cristatus</i>	
Bittern	<i>Botaurus stellaris</i>	<i>New in 2007- 1996 record from Boundary Brook Reserve</i>
Turtle Dove	<i>Streptopelia turtur</i>	
Skylark	<i>Alauda arvensis</i>	
Song Thrush	<i>Turdus philomelos</i>	
Spotted Flycatcher	<i>Muscicapa striata</i>	
Tree Sparrow	<i>Passer montanus</i>	<i>Last TVERC records date back to late 1980s - early 1990s</i>
Linnet	<i>Carduelis cannabina</i>	
Bullfinch	<i>Pyrrhula pyrrhula</i>	
Reed Bunting	<i>Emberiza schoeniclus</i>	
Corn Bunting	<i>Miliaria calandra</i>	<i>Last TVERC records now date back to late 1980s</i>
Wryneck	<i>Jynx torquilla</i>	<i>Addition in 2006 - 2003 visitor to Boundary Brook Reserve</i>
Pipistrelle Bat	<i>Pipistrellus pipistrellus</i>	
Brown Hare	<i>Lepus capensis</i>	
Water Vole	<i>Arvicola terrestris</i>	
Otter	<i>Lutra lutra</i>	<i>Added in 2006 - Records from above and below Oxford on the River Thames</i>

The list for Oxford contains the species most likely to still be extant in the area. The main source of this data has been the Environmental Record Centre Recorder database with a threshold date of

1986 taken to make a judgment, i.e. any records before this date were investigated and discounted. All species on the list were also cross referenced with the national database of the National Biodiversity Network and recent local publications, atlases and surveys. Finally, in most cases, local Recorders were consulted for further verification.

The list of UKBAP species is, at least in part, an indication of recording effort and the absence of species does not necessarily indicate that species are definitely not there, but perhaps that they are yet to be found (or the records of their presence shared).

iii) Change in areas designated for their intrinsic environmental value including sites of international, national, sub-regional or local significance

The data supplied by the Environmental Record Centre indicates that there are the following areas of land which are designated for their nature conservation importance in Oxford:

Type of Site	Oxford (ha) 2006	Oxford (ha) 2007	% of Oxford covered by designation	County Context (ha)	% of County Total in Oxford
Special Area of Conservation	177.1	177.1	3.9%	576.9	30.7%
Sites of Special Scientific Interest (SSSIs)	278.2 ¹	278.2	6.1%	4,402.1	6.3%
Sites of Local Importance for Nature Conservation (SLINCS)	202.5	202.5	4.4%	The rest of the county has County Wildlife Sites	
Local Nature Reserves	11.5 (3 sites) ²	11.5 (3 sites)	0.3%	48.7	23.6%
Regionally Important Geological or Geomorphological Sites (RIGS) ³	2 (2 sites)	2 (2 sites)	0.04%	345.9	0.6%

Oxford has part of one site of international importance for nature conservation. This is the Oxford Meadows Special Area of Conservation (SAC), which consists of Port Meadow/Wolvercote Common and the meadows north of Wolvercote, as well as a large area north of the A34, which is outside Oxford's boundary. Oxford has the very significant total of 30.7% of the total area of land in Oxfordshire designated as a SAC. English Nature has designated 12 SSSIs that are wholly or partly within Oxford, on account of their national ecological or geological importance. This is a large number considering that Oxford is a largely urban area. A large area has also been given SLINC status, a local designation made by the City Council. As 6.1% of Oxford consists of SSSIs and a further 4.4% has been given SLINC status, the total area designated for its nature conservation value is 10.5%, which gives some indication of the rich wildlife resource that is found in Oxford. There were no changes to the area of land given nature conservation designations in Oxford over the past twelve months.

Commentary

The data presented above indicates that Oxford contains a very significant resource for biodiversity. Government guidance on this topic was strengthened in August 2005 by the publication of Planning Policy Statement 9 on 'Biodiversity and Geological Conservation'. This document states that a key principle of plan policies and planning decisions should be to maintain, and enhance, restore or add to biodiversity and geological conservation interests. It encourages local planning authorities to use Local Development Frameworks to identify areas or sites for the restoration or creation of new priority habitats, which will contribute to regional targets. The statement points out that development

¹ This includes the area designated as a Special Area of Conservation as this area also has SSSI status.

² The three Local Nature Reserves are Magdalen Quarry, Rock Edge and Lye Valley

³ The two RIGS are Magdalen Quarry and Rock Edge, which are also SSSIs

proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. In the years ahead the City Council will need to take advantage of these opportunities in order to ensure that Oxford's biodiversity resource is maintained and enhanced and that it continues to perform well against these indicators.

On target? ✓

Indicator 33 (Contextual)	<p>To assess the richness of local biodiversity and the impact of habitat enhancement measures by monitoring:</p> <ul style="list-style-type: none"> • The distribution and status of water voles; • The condition of Sites of Special Scientific Interest (SSSIs); • The distribution and status of farmland birds; • Distribution and status of garden butterflies.
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Objective

To conserve and enhance the biodiversity of Oxford.

Target

To halt further decline.

In relation to SSSIs the Government's Public Service Agreement target is for 95% of SSSI land to be in a favourable or recovering condition by 2010.

Data analysis

These indicators have been chosen as a representative sample to indicate the biodiversity health of Oxford. They have been selected to reflect the different types of wildlife found in Oxford and because these groups of organisms/sites are already monitored, so data is readily available. The Thames Valley Environmental Record Centre collects data for these indicators across Oxfordshire so it is possible to compare the situation in Oxford with other parts of the County.

i) The distribution of Water Voles

In recent years the water vole has been Britain's fastest declining mammal. However, survey work organised by the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) in 2005 suggests that the rate of decline is slowing, and may even have been halted over Oxfordshire as a whole.

The water vole information has been collected in a systematic manner by trained volunteers using a standard methodology. The survey methodology records presence and absence within a 500m stretch of water course and not population size. The baseline against which change is measured has been taken from the records from 1998 to 2004. The local wildlife trust (BBOWT) has been without a water vole project officer so there is no data for this year.

Water Vole Surveys in Oxfordshire in 2005 - 330 sites

Nos of sites	Survey Results	Loss/Gain
216	Previously negative, negative in 2005	Same
36	Previously negative, positive in 2005	Gain
37	Previously positive, negative in 2005	Loss
41	Previously positive, positive in 2005	Same
288	Sites previously surveyed, but not surveyed in 2005	-

Water Vole Survey in Oxford in 2005 - 34 sites

Nos of sites	Survey Results	Loss/Gain
4	Not surveyed before and negative	-
3	Not surveyed before and were positive	-
12	Previously negative, negative in 2005	Same
0	Previously negative, positive in 2005	Gain
7	Previously positive, negative in 2005	Loss
8	Previously positive, positive in 2005	Same
7	Sites previously surveyed,	-

In Oxfordshire the number of sites where water voles have disappeared is counter-balanced by virtually the same number where they have appeared on sites where they were not previously found. In Oxford in 2005 there were no sites that had previously been negative where water voles were now present, while they have disappeared from seven sites where they were previously found. While 11 sites were found to be positive, including three new sites, the indications are that water voles are still declining in Oxford. Given the extensive areas of suitable habitat in Oxford, there is great potential for this threatened species in Oxford and this indicates the importance of ensuring that suitable sites are managed appropriately, and that appropriate measures are taken to prevent development having an adverse impact on water vole populations.

ii) Condition of SSSIs

The condition of SSSIs in Oxford is set out in the table below:

Condition	Oxford: Sum of hectares in 2005/6	Oxford: Sum of hectares in 2006/7	Oxford % of District Resource in 2006/7	Oxfordshire % of County Resource in 2005/6	England % of Country's resource
Favourable	244.8	244.82	88	48	45
Unfavourable declining	5.1	6.85	2.5	2	9
Unfavourable no change	3.7	3.71	1.3	13	18
Unfavourable recovering	24.7	22.86	8.2	36	28
Destroyed/Part destroyed	-	-	-	0	0.7
TOTAL	278.3	278.24			

Source: English Nature Web site. Data collected by Environmental Record Centre.

The figures for Oxford are broadly the same as for 2005/6 and indicate that in 2006/7 88% of Oxford's SSSIs are in a favourable condition and a further 8.2% is in an unfavourable but recovering condition. However, overall the figures are very encouraging and indicate that Oxford is meeting the Government's target for 2010 for SSSI land. The figures for Oxford also far exceed those for Oxfordshire and England as shown in the above table.

These good figures are a credit to those owning and managing Oxford's SSSIs. In particular this includes the City Council who through its Countryside Service manages Magdalen Quarry; Rock Edge; part of Lye Valley and, in conjunction with the Wolvercote Commoners Committee and the Freemen of Oxford, the large area of Port Meadow with Wolvercote Common. In addition the City Council owns and manages the very large Shotover and Brasenose Wood SSSI which occupies 113.24 ha, most of which is outside the City boundary. All of these areas are in 'favourable' condition, apart from Lye Valley, which is partly in 'unfavourable recovering' condition and a small part of Port Meadow which is unfavourable and declining. The City Council also owns most of Iffley Meadows SSSI, a large part of which is managed on its behalf by BBOWT¹. The good state of Oxford's SSSIs is also a tribute to the other SSSI landowners who include the University Chest; Oxford University Press; various colleges and the Oxford Preservation Trust.

While the position on SSSI condition in Oxford is generally encouraging, there is a slight increase in areas classified as unfavourable declining. The Wildlife and Countryside Act 1981 (as amended²) states that public bodies must 'take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of SSSIs'. It is important that the City Council seeks to ensure that those small parts of Oxford's SSSIs which are in an unfavourable condition, and are not recovering, are put on the way to recovery. The particular areas concerned are:

¹ Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust

² Amended by the *Countryside & Rights of Way Act 2000*

- Hook Meadows and the Trap Grounds SSSI: northern part;
- The northern part of the Iffley Meadows SSSI north of Donnington Bridge Road; and
- Wolvercote Green.

Discussions have taken place with Natural England on ways to ensure that these sites come into a recovering condition. In fact, since discussions last year, Lye Valley south has been reclassified as unfavourable recovering.

In the case of the northern part of the Hook Meadow and Trap Grounds SSSI, the fence has broken down and the area is currently unmanaged. English Nature estimate that it would cost £10,000 to erect replacement fencing, but do not currently have the resources to fund this work. A similar situation applies at Wolvercote Green, where planning permission has been granted for the erection of a 1.5 metre high fence to enable grazing to be reintroduced.

One area where positive management has been introduced is the area of Iffley Meadows SSSI located north of Donnington Bridge Road, between the Weir Mill Stream and the Isis. This area is owned by the City Council and was fenced two years ago and is now being grazed and mown three times a year to bring it into a recovering condition. However, this site has not been surveyed recently by Natural England. Hopefully, its classification will change when it is next surveyed. ’

iii) The distribution and status of farmland birds

The farmland bird index is based on a list of 19 farmland bird species.³ The data is derived from the British Trust for Ornithology (BTO) and the Royal Society for the Protection of Birds. The data has been drawn from reliable breeding bird surveys. The number of surveys within districts are, however, relatively small and below the advised thresholds for BTO Breeding Bird Surveys and so the figures should be treated with some caution.

Based on the surveys, an index has been derived for farmland birds. The indices for Oxford and Oxfordshire against a baseline figure of 1 for 1997, are as follows:

	2004	2005	2006
Oxford	1.36	1.30	No survey undertaken for Oxford in this year
Oxfordshire	0.84	0.76	0.82

The figures show farmland birds in Oxford to be above the 1997 Index value, which is when surveys began. The Oxford figures are consistently higher than the Oxfordshire figures, which would seem to indicate that farmland birds are doing better in Oxford than Oxfordshire as a whole.

iv) Distribution and status of garden butterflies

At least 21 out of 22 ‘garden butterflies’ are present.⁴ 20 are widespread and 1 uncommon. The uncommon species is the Essex Skipper. The Wall butterfly was formerly found in Oxford, but has declined rapidly in central England in recent years and may no longer be present in Oxford. In order to make the results of the data analysis meaningful, the baseline is not gathered from a single year but from a rolling baseline of fifteen years prior to the year of the AMR. Unfortunately, the amount of

³ The 19 farmland bird species that are monitored are Kestrel, Grey Partridge, Lapwing, Turtle Dove, Skylark, Yellow Wagtail, Starling, Tree Sparrow, Linnet, Yellow Hammer, Reed Bunting, Corn Bunting, Woodpigeon, Jackdaw, Rook, Greenfinch, Goldfinch, Stock Dove, Whitethroat,

⁴ The species surveyed are Small Skipper, Essex Skipper, Large Skipper, Brimstone, Large White, Small White, Green-veined White, Orange-tip, Small Copper, Common Blue, Holly Blue, Red Admiral, Painted Lady, Small Tortoiseshell, Peacock, Comma, Speckled Wood, Wall, Marbled White, Gatekeeper, Meadow Brown, and Ringlet.

new information available in 2006 was not sufficient to allow for a meaningful analysis of this year against the baseline (this was also the case in 2005). The view of local experts is that the trends for the 22 indicator butterflies remain the same in 2006/07 (and 2005/06) as they were in 2004/05. Most of the garden butterfly species would seem to be doing well in Oxford.

Commentary

The data supplied indicates a generally encouraging situation for wildlife in Oxford. The condition of Oxford's SSSI's is particularly encouraging. Hopefully it will also be possible for steps to be taken to ensure that those relatively small pieces of SSSI land that are currently in a declining condition can also be brought into a recovering condition, although this is dependent on further funding being available from Natural England.

The news that the water vole may no longer be declining in Oxfordshire as a whole is particularly welcome, although this trend would not seem to have spread to Oxford as yet. However, it still gives grounds for encouragement that water voles may survive long term in the Oxford area, which had recently seemed to be in doubt. Hopefully, future years monitoring will indicate that this is the start of a change in the water voles fortunes.

From the data currently available, it would seem that Oxford has good populations of many farmland birds and garden butterflies.

On target? N/A

No target appropriate, as this is contextual information.

Indicator 34 (Core)	Number of permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
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Objective

To take the Environment Agency's advice into account when determining planning applications which have a potential impact on the water environment.

To prevent further development in the undeveloped flood plain; prevent development which will lead to additional flooding problems, and to prevent development which would adversely affect water quality.

Target

To ensure that all planning applications granted planning permission will not have an adverse impact on flooding or water quality. To support schemes which would improve water quality and reduce the risk of flooding.

Data analysis

Environment Agency objections on flood defence grounds – major applications¹

Number of applications	Reason for Environment Agency objection	Response by Environment Agency	Outcome
2	Request for flood risk assessment		Application withdrawn
1	Request flood risk assessment		Application (outline) to appeal for non-determination
1	Request flood risk assessment		Decision pending
1	Request flood risk assessment	Objection withdrawn after flood risk assessment submitted	
1	Request flood risk assessment	Flood risk assessment submitted, objection maintained initially, but withdrawn on further clarification about area of hard standing	Outline application approved
1	Request flood risk assessment		Application refused
1	Unsatisfactory flood risk assessment submitted		Decision pending
1	Unsatisfactory flood risk assessment submitted	Objection withdrawn after more information submitted	Application allowed

¹ See Glossary for definition of major applications

The Environment Agency also objected to 9 minor applications.

Nos of Applications	Reason for Environment Agency Objection	Response by Environment Agency	Outcome
4	Request for a flood risk assessment		Application withdrawn
1	Request for a flood risk assessment	Environment Agency withdrew the objection	
1	No dry access and request for a flood risk assessment		Withdrawn
1	No dry access		Application refused
1	Insufficient information	Comments received too late to report to committee	Application allowed with condition tat details on water control measures be submitted and approved before development commences
1	Insufficient information		Decision pending

In this monitoring year, only one minor application was allowed despite an outstanding Environment Agency comment. No major applications were allowed. The applicant was conditioned to submit further information that has to be approved before development can take place. In the previous monitoring year, 4 applications were granted despite outstanding Environment Agency objections. The further guidance contained in PPS25: Flood Risk seems to have made the situation very clear and helped to ensure the Council can work with the Environment Agency with the aim of reducing flood risk.

There were no applications during the monitoring period where the Environment Agency objected on water quality grounds.

Commentary

On target? ✓

ENCOURAGING SUSTAINABLE DEVELOPMENT

Indicator 35 (Core)	Renewable energy capacity (in mega watts) installed by type
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Objective

To maximise the amount of energy produced from renewable energy schemes in order to reduce the amount of energy derived from fossil fuels, and thereby seek to minimise greenhouse gas emissions and create a low carbon economy.

Target

The Government's target is that nationally by 2010, 10% of electricity should be generated from renewable sources, with the aspiration that this increases to 20% by 2020¹. Current national estimates of production are around 3%. The draft South East Plan has a sub-regional target for 2010 for land-based renewable energy of 140 mega watts for the Thames Valley and Surrey. The target for 2016 is 209 mega watts.

To ensure that all new developments are designed to optimise the production of renewable energy in accordance with Local Plan policy² and the Natural Resource Impact Analysis (NRIA) Supplementary Planning Document (SPD) adopted in November 2006.

Analysis

The Government indicator requires the City Council to provide details of completed renewable energy schemes, including bio fuels, onshore wind, water, solar energy, and geothermal energy.

i) Planning permissions granted for new renewable energy schemes

One of the problems with monitoring renewable energy schemes in Oxford, is that in most cases they consist of solar hot water and photovoltaic schemes (using sunlight to generate electricity) on domestic properties. Normally these can be installed under permitted development rights without the need for planning permission, so it is difficult to monitor the implementation of schemes. During the year 2006/7 4 solar panels and 2 wind turbines were granted planning permission (this compares to 1 solar panel application granted in the previous monitoring year).

ii) Renewable energy capacity

TV Energy carry out some monitoring of capacity of installed renewable energy systems. The figures for this monitoring year are as follows:

Electricity generation

Technology	Installed capacity	Indicative 2010 target	
		Electricity, kW _e	% target attained
Electricity	Electricity, kW _e	Electricity, kW _e	% target attained
Biogas/sewage gas	0	383	0%
Wind	0	240	0%
Biomass	0	521	0%
Solar PV	42	279	15%
Hydro	0	n/a	n/a

¹ Energy White Paper: Our Energy Future – creating a low carbon economy, CM5761, February 2003.

² Local Plan policy CP16, *Oxford Local Plan 2001-2016*, Oxford City Council, November 2005

TOTAL	42	1,423	3%
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Heat generation

Technology	Installed capacity
Heat	Electricity, kW _e
Biogas/sewage gas	0
Biomass	294
Solar thermal	10
Ground source heat	6
TOTAL	304

Source: SEE-stats

iii) NRA

The Natural Resource Impact Analysis SPD was adopted during the monitoring year. A minimum of 20% of the energy requirement of new developments should be produced by on-site renewables. The SPD applies to larger developments of 10 or more dwellings or 2000m² or more floorspace. Of the larger schemes that came forward in the monitoring year, 1 incorporated solar water, 2 incorporated biomass boilers to provide 20% of energy requirements and 1 scheme was conditioned to ensure renewable energy is installed as part of the development. Since March many more large developments have come forward, and the NRA SPD has ensured renewable energy is incorporated.

iv) Carbon emissions

DEFRA 2004 estimates¹ are the most accurate data available up to now regarding carbon emissions per local authority. Oxford City Council is in the process of collating further data that will help us to refine these estimates in the future.

The chart below shows the estimates for Oxford's carbon emissions and the average in Oxfordshire. Overall Oxford's emissions are below the average of Oxfordshire for all sectors. The industrial and commercial sector contributes most to emissions in Oxford.

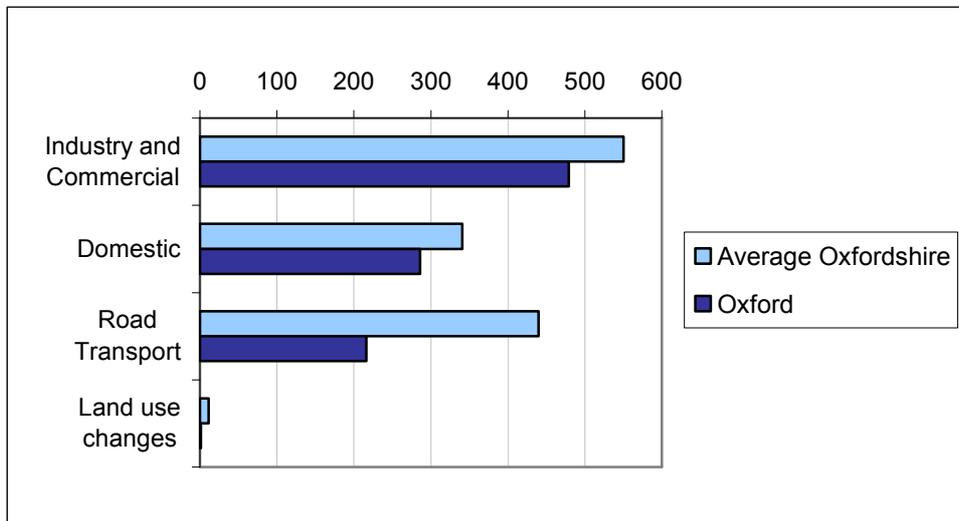


Figure 46 – Estimates of carbon emissions in Oxford and Oxfordshire (average)

Source: DEFRA 2004 estimates of carbon dioxide emissions for local authority areas.

¹ <http://www.defra.gov.uk/environment/statistics/globalatmos/galocalghg.htm>

Commentary

At present only a small amount of energy in Oxford is generated from renewable energy. It is very important that this is radically increased in the next few years in order to reduce reliance on fossil fuels and emissions of greenhouse gases, which contribute to global warming.

Oxford City Council is committed to tackling climate change and to making Oxford a more sustainable city. The City Council is already implementing various initiatives including: signing the Nottingham declaration; all Oxford City Council electricity is purchased by a green supplier; nearly all 8,000 of the City Council's housing stock already have cavity wall insulation; and Oxford Solar Initiative resulted in around 100 solar installations.

The NRIA will provide a significant tool in persuading developers to include renewable energy in larger new development schemes. It also sets requirements for efficient use of natural resources such as through energy-efficient building, use of sustainable materials and use of measures to reduce water consumption.

In 2006, an award for environmentally friendly, resource efficient buildings was set up as a way to promote best practice. The award is aimed at developments that incorporate resource efficient technologies and sustainable energy approaches. In 2006 the winning development was 34 East Street in Osney Island. The development included, amongst other features, a heat pump connected to the Thames River, PV arrays, a solar water heating system and insulation (walls, loft and underground).

The Climate Change Forum is a working group constituted by councillors and officers, the aim of which is to reduce the City's carbon footprint. To achieve this, an action plan has been prepared, which sets ambitious targets to reduce the City Council's emissions internally (Council's own buildings and transport fleet) and externally (through planning requirements and by raising awareness amongst residents and businesses). Additionally, the Council is undergoing a Carbon Management Programme together with the Carbon Trust, which will help to further reduce the Council's carbon emissions.

On target? **X**

TRANSPORT

Indicator 36 (Core)	Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre
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Objective

To promote public transport as a chosen means of travel; to promote accessibility to jobs and services, and to reduce the need to travel by private car.

Target

To provide new housing in proximity to local facilities.

Data analysis

On behalf of the Oxfordshire district councils, Oxfordshire County Council commissioned Halcrow transport consultancy to undertake computer software analysis¹ of residential development. The analysis assessed how many dwellings were completed that were within 30 minutes' bus travel time to six key services. The time taken to walk to and from bus stops was also factored into this analysis.

The following table shows the results of this analysis:

	Nearest GP	Nearest hospital	Nearest primary school	Nearest secondary school	Nearest employment	Nearest retail centre
Residential completions (net) within 30 minutes' public transport travel time	812	811	812	812	812	812
Percentage of total	100%	100%	100%	100%	100%	100%

Commentary

As well as offering good opportunity for travel by train, by bicycle and on foot, Oxford enjoys exceptionally good accessibility to local services by bus. Therefore, all but one new dwelling completed has complied with the indicator set out above. It is expected that virtually all new development in Oxford will continue to comply with this indicator in the foreseeable future.

On target? ✓

¹ Accession™ accessibility software

Indicator 37 (Core)	Amount of completed non-residential development within Use Class order A, B or D complying with car parking standards set out in the Local Development Framework.
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Objective

To promote sustainable transport choices, and minimise inefficient use of land, through promoting parking provision restraint as appropriate to local circumstances.

Target

To ensure that new non-residential development complies with car parking standards.

Data analysis

The pie chart below shows the number and proportion of non-residential development completions (or changes of use) which comply with Local Plan parking standards most applicable at the time of determination. For the majority of applications, the maximum standards set out in the adopted Oxford Local Plan 2001-2016 have been used. However for applications which were determined before publication of the Second Draft Oxford Local Plan 2001-2016 (in February 2003), the previously adopted minimum standards from the former Oxford Local Plan 1991-2001 have been used. The bar graph shows compliance with the indicator within each non-residential use class¹.

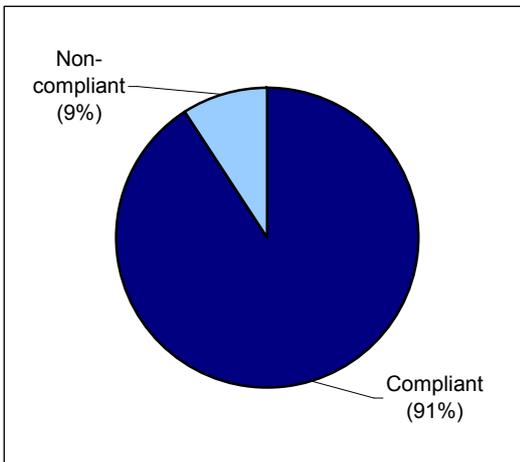


Figure 47: number and proportion of non-residential completions complying with parking standards

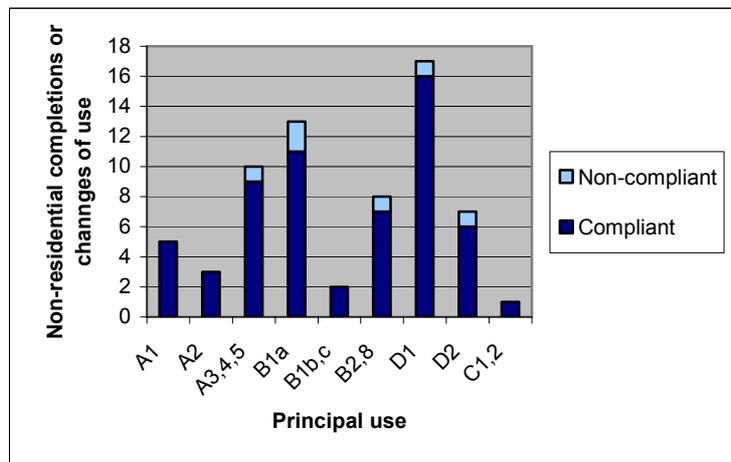


Figure 48: Number of non-residential completions complying with parking standards by use class

It should be noted that some developments consisted of mixed residential and non-residential development. These developments have been classified according to their main non-residential use for the purpose of this report. (This also applies to **Indicators 38 and 39.**)

¹ Use Classes Order 2005 – See Glossary

Commentary

There were 66 non-residential developments completed during the 2006/07 period. Of these, 91% were considered to be compliant with the general parking standards being used at the time of determination.

The merits of individual proposals, including local or special circumstances, form an important part of many decisions made, however such considerations are not taken account of in this analysis. For this reason, the statistics should be treated with some caution as an indicator of appropriate parking provision.

It is expected that the proportion of development completions complying with parking standards will be maintained at around the present high level. In November 2005, the Oxford Local Plan 2001-2016 was formerly adopted, hence the ambiguity of having two sets of parking standards as material considerations has been removed. The City Council adopted the Parking Standards, Transport Assessments and Travel Plans Supplementary Planning Document (SPD) in February 2007 to support implementation of the adopted Local Plan policies.

On target? ✓

Indicator 38 (Local)	Percentage of completed non-residential development complying with car-parking standards for people with disabilities
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Objective

To ensure provision of an appropriate level of good quality disabled parking spaces as part of all new non-residential development, in order to maximise accessibility to local services for people with disabilities.

Target

To ensure that new non-residential development completed complies with car parking standards for people with disabilities.

Data analysis

The pie chart below shows the proportion of non-residential development completions (or changes of use) which comply with Local Plan disabled parking standards most applicable at the time of determination. The bar graph shows compliance with the indicator within each applicable use class¹. For the majority of applications, the standard set out in the adopted Oxford Local Plan 2001-2016 have been used. However the previous standards from the former Oxford Local Plan 1991-2001, which had no specific requirement for provision of disabled parking, have been used for developments approved prior to the Second Draft Oxford Local Plan 2001-2016 (in February 2003).

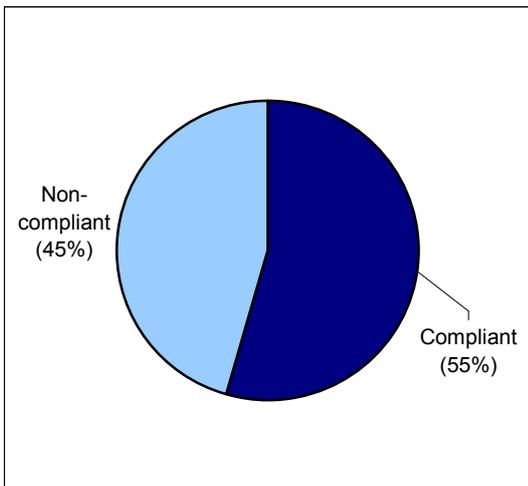


Figure 49: Number and proportion of non-residential completions complying with disabled parking standards

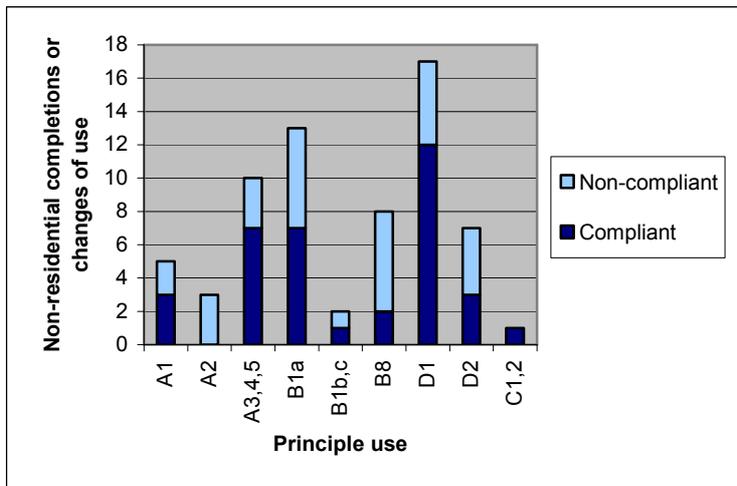


Figure 50: Number of non-residential completions complying with disabled parking standards by use class

Commentary

Of the 66 non-residential completions (or changes of use) occurring during the 2006/07 monitoring period, 55% were considered to be compliant with the disabled parking standards being used at the time of determination.

The proportion of completions complying with the standard has remained static compared with the previous year (05/06 = 54%). The relatively low figure reflects that the majority of completions were on

¹ Use Classes Order 2005 – See Glossary

small sites or related to changes of small premises use, where bespoke disabled parking (or indeed any parking) may be difficult to achieve.

It should further be noted that developments which were granted planning permission before February 2003 automatically comply, as no specific standard for disabled parking was set in the previous Oxford Local Plan 1991-2001.

The Parking Standards, Transport Assessments and Travel Plans SPD was adopted in February 2007. This clarifies policy on disabled parking, such that existing off-site provision of disabled parking, such as on-street and in public car parks, can be taken into account.

On target? X

Indicator 39 (Local)	Percentage of completed non-residential development complying with cycle-parking standards
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Objective

To increase the attractiveness of cycling as a means of travel for employees and visitors to businesses and services in Oxford.

Target

To ensure that new non-residential development completed complies with cycle parking standards.

Data analysis

The pie chart below shows the proportion of non-residential development completions (or changes of use) that complies with Local Plan cycle parking standards. The bar graph shows compliance with the indicator within each applicable use class¹. For the majority of applications, the standard set out in the adopted Oxford Local Plan 2001-2016 have been used. However the previous standards from the former Oxford Local Plan 1991-2001 have been used for developments approved prior to publication of the Second Draft Oxford Local Plan 2001-2016 (in February 2003).

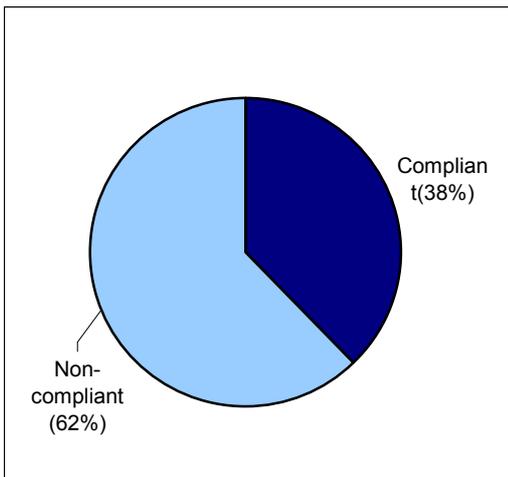


Figure 51: Number and proportion of non-residential completions complying with cycle parking standards

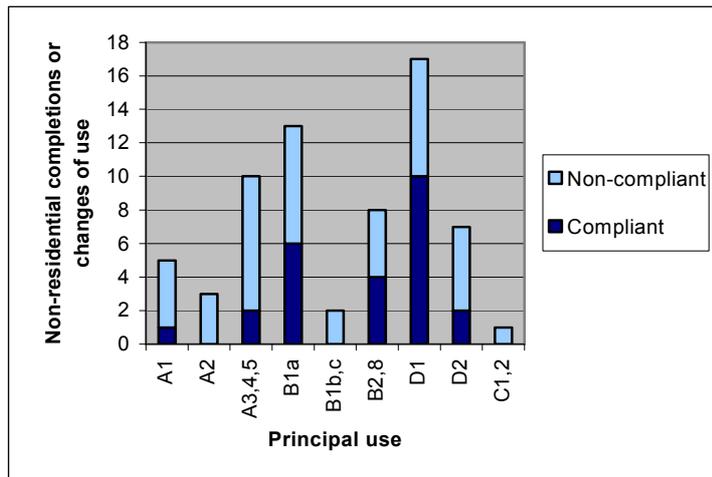


Figure 52: Number of non-residential completions complying with cycle parking standards by use class

Commentary

There were 66 non-residential developments or changes of use completed during the 2006/07 monitoring period. Of these, 38% were considered to be compliant with the cycle parking standards being used at the time of determination. This is lower than the previous year (05/06 = 51%).

It is important to note that where any ambiguity existed in the interpretation of the adopted Local Plan policy and standards, a presumption against compliance was made. Hence the low figure is due in part to the significant number of small-scale changes of use, and extensions to existing premises (many small in area), where applying the same minimum standard as for new build development may not always be appropriate. Furthermore, the gross site area, rather than any net extension, was used to calculate what the minimum standard should be. As well as consideration of the Local Plan standards,

¹ Use Classes Order 2005 – See Glossary

the local highway authority advises on a an appropriate level of cycle parking provision in all cases, taking into account other material factors.

In future, the Local Plan policy on providing cycle parking may need to be reviewed, to ensure clarity and effective future implementation. Meanwhile, the Parking Standards, Transport Assessments and Travel Plans SPD, adopted in February 2007, will support more effective interpretation and delivery of the adopted standards.

On target? **X**

Indicator 40 (Contextual)	Overall change in traffic levels at the Oxford inner and outer cordons
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Objective

Limit traffic growth in Oxford.

Target adopted by Oxfordshire County Council

To maintain traffic levels across the Oxford Inner Cordon at baseline levels (this is equivalent to 36,000 vehicles per day inbound traffic).¹

Data analysis

The chart below is based on Oxfordshire County Council monitoring of traffic flows across the Inner and Outer Cordons, and shows the trend in traffic flows in Oxford over the last five years. The data is collected using automatic traffic counters located at fixed locations on both the Inner Cordon (around the central area of Oxford) and the Outer Cordon (around the Oxford outskirts). The figures are the weekday Average Annual Daily Totals (AADT) for inbound traffic over a 12 hour period.

Note that the data collection period changed from April 2005, prior to this figures related to the financial year (1st April – 31st March). However from 2005, the data collected by Oxfordshire County Council related to calendar years (1st January – 31st December).

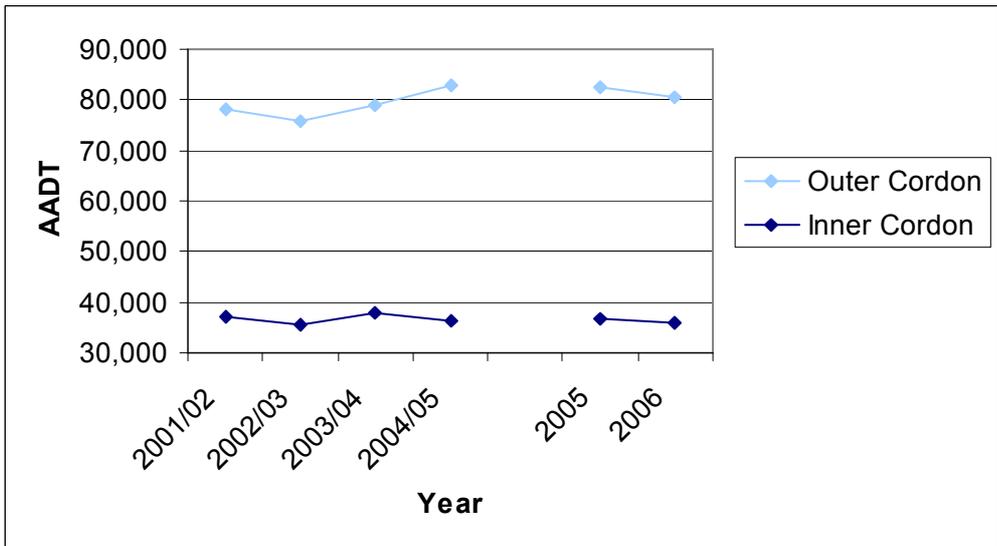


Figure 53: Traffic levels in Oxford, 2001/02 – 2006

Commentary

The inner cordon count, showing the average daily level of traffic entering the City centre, has now remained stable for a number of years, since the implementation of the Oxford Transport Strategy (OTS). Since Spring 2007, this has been further enforced by the operation of bus gate enforcement cameras, which provide a strong deterrent to private vehicles passing through restricted parts of the City centre. There has been a slight drop in the figure for 2006 compared with the previous year.

¹ Oxfordshire Local Transport Plan 2006-2011 Core Target 13

The outer cordon count, which shows the average daily level of traffic entering Oxford's outskirts, fell slightly in 2006 compared with the previous year. However there has been a general upward trend in traffic growth at Oxford's outskirts over the last few years. This upward trend is likely to continue as a result of the ongoing development of Oxford, unless further strategic travel demand management measures are pursued across Oxford and the Central Oxfordshire sub-region.

On target? N/A

The County Council are currently **on target** regarding the above indicator. However this is a County Council target, which would be inappropriate for inclusion in the AMR for this contextual indicator.

6. ANALYSIS OF PLANNING APPEALS

One test of the effectiveness of Local Plan and LDF policies is the level of support at appeal.

Best Value Performance Indicator (BVPI) 204 assesses the number of planning appeal decisions allowed against the authority's decision to refuse planning applications, as a percentage of the total number of planning appeals against refusals of planning applications.

Data analysis

The calculation of the BV204 only includes planning applications where the local planning authority has refused planning permission, excluding appeals relating to conditions, non-determinations, advertisements, enforcements and Lawful Development Certificate cases.

The table below indicates the BV204 performance for 2006/07.

Appeals		
Dismissed	27	66
Allowed	14	34
Total	41	%

The table below shows appeal performance on all types of appeals (including enforcement, advertisement, conditions appeals, etc) for 2006 / 07.

Appeals (total)		
Dismissed	30	60
Allowed	19	38
Total	49	%

The largest number of appeals were related to telecommunication development (24% - 12 cases), which is up from the 7 (13%) appealed last year, and this was followed by new build residential and sub-division of dwellings (both 18% - 9 cases each). Change of use constituted 16% (8 cases) of appeals, with other appeals and extensions making up the rest (14% - 7 cases, and 10% - 5 cases respectively) (figure below).

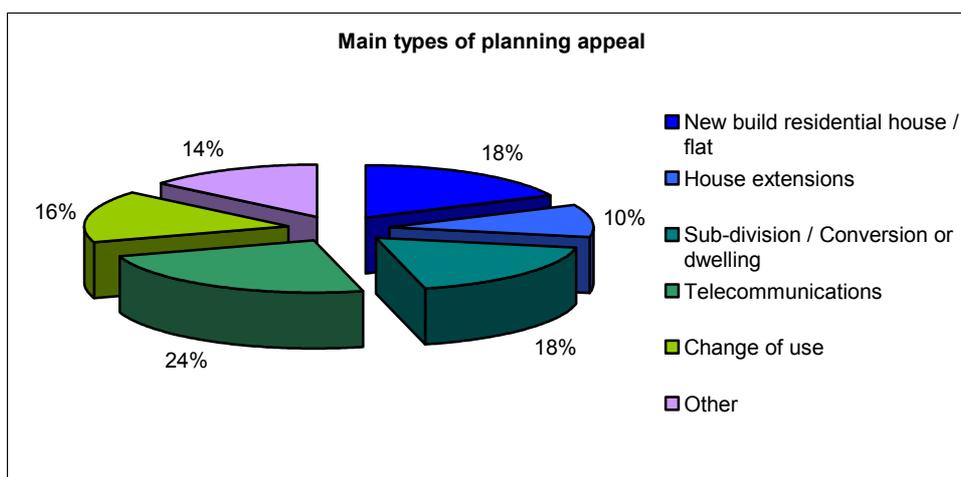


Figure 54: Main types of planning appeals

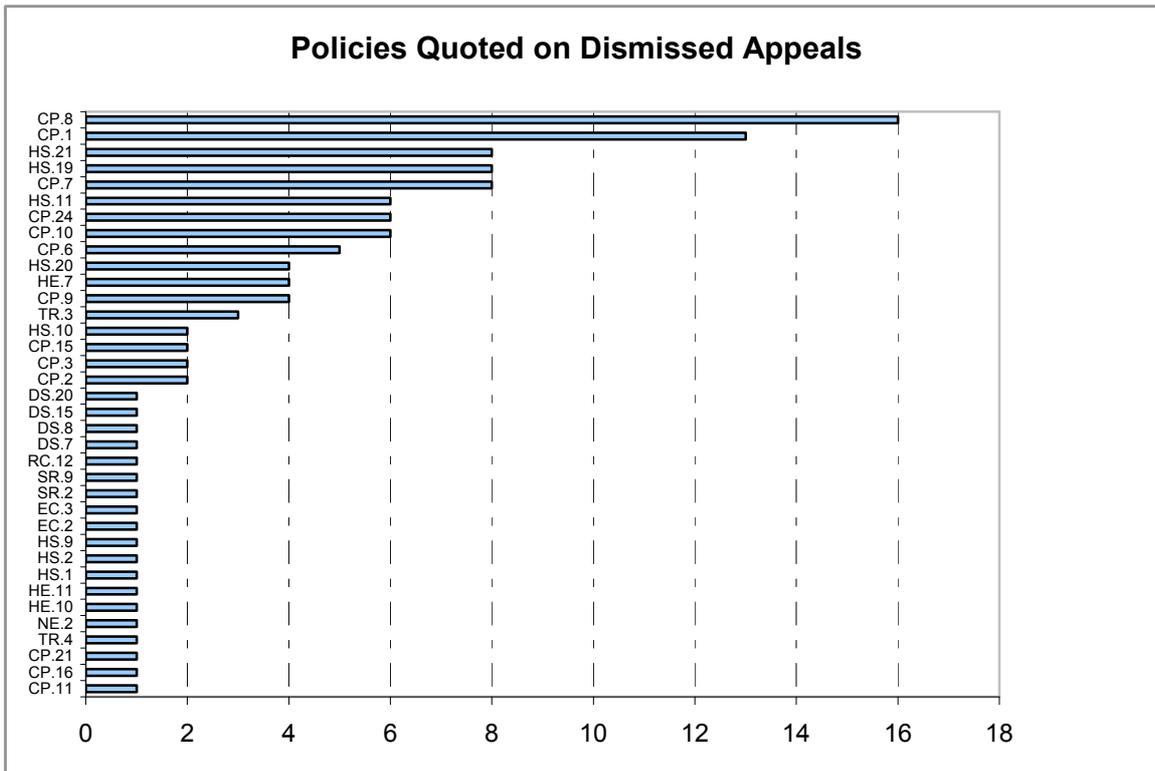


Figure 55: Policies quoted on dismissed appeals

The figure above shows policies quoted by the Planning Inspector when dismissing case (supporting the Local Plan). The most quoted policy was Core Policy 8 (C.P 8)– Designing Development to Relate to its Context (quoted 16 times). Also heavily quoted was CP.1 – Development Proposals.

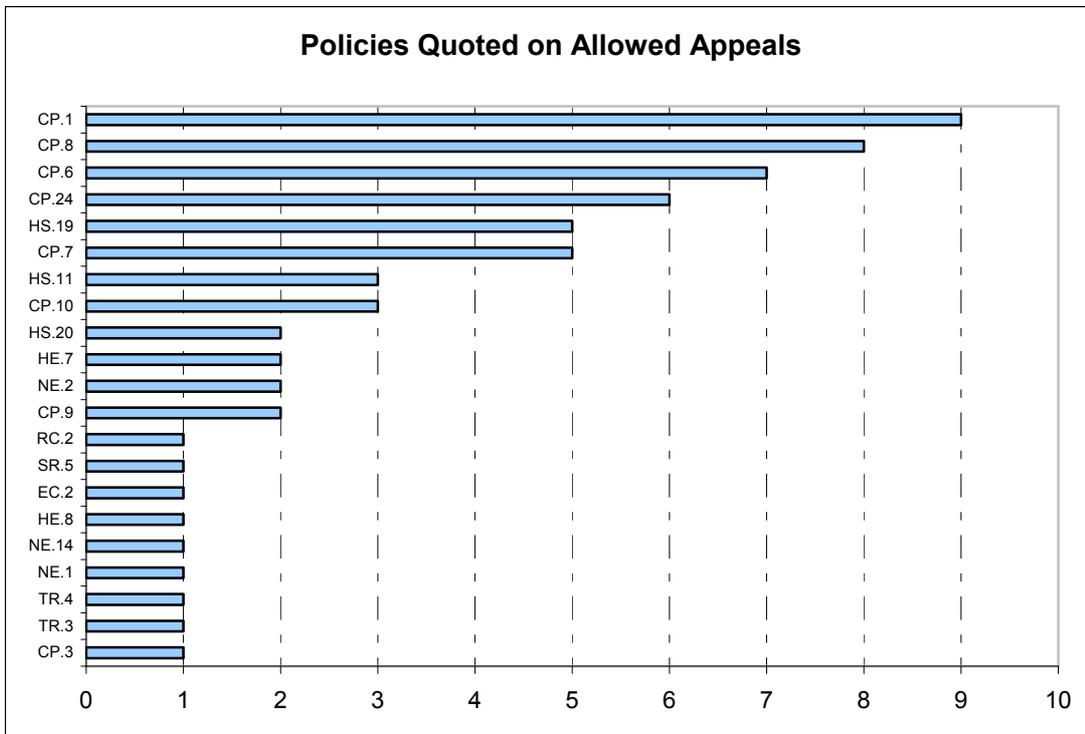


Figure 56: Policies quoted on allowed appeals

From the planning appeals allowed, the policy most quoted in upholding the appellants case was CP.1 – Development Proposals (9 instances). CP.6 and 8 were also heavily quoted (7 and 8 times respectively), and policy CP.24 - Telecommunications was also much used (6 times).

Commentary

The Local Plan policies continued to perform well at appeal, with the Inspector dismissing the appellants' case at a rate of nearly 2 to 1 (up on last year by nearly 25%). As was the case last year, it is the Core Policies that feature most regularly in appeal decisions, which is to be expected, as these are the starting point for development control decision-making.

This year has seen a rise in the number of telecommunications appeals, from 7% to 24%, and this in turn lead to Policy CP.24 being tested more frequently. Policy CP.24 was not defended at appeal as successfully as it was last year however, with the Inspector allowing as many telecommunications appeals as those dismissed in the year. The Telecommunications SPD, which supports Policy CP.24, was formally adopted on 3rd September 2007. Adoption of the SPD gives greater clarity on what the City Council expects to be submitted as part of planning and prior approval applications, and should therefore reduce the proportion of appeals allowed for this type of development.

Again this year, residential planning appeals were most commonly featured, with conversions of existing dwellings and new build residential developments being appealed in 36% of cases. However, compared to last year, policies directly relating to housing (the HS policies) were used more frequently, with Inspector upholding the planning authorities recommendation 16 times, compared to 10 against with these policies.

7. STATEMENT OF COMMUNITY INVOLVEMENT – ANYALYSIS OF CONSULTATION

Consultation on Local Development Documents

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

Consultations in the monitoring period

Consultations took place on the following documents:

Title	Document type	Consultation	Comments received	Outcome/comments
Core Strategy DPD	Issues and Options	June/July 2006	2,205 questionnaires returned 40 letters from stakeholders 12 exhibitions 2 workshops	Views expressed helped to develop Preferred Options document.
Core Strategy DPD	Preferred Options and SA	March/May 2007 (part in monitoring period)	400 questionnaires returned 200 further representations 4 workshops 9 exhibitions and 2 other events	Detailed analysis of views expressed have assisted to prepare Submission Document
West End Area Action Plan (AAP)	Preferred Options	Sept/Oct 2006	112 questionnaires returned 21 other written responses 2 workshops 6 exhibitions	Key issues raised were incorporated into the submission document and supporting papers
Parking Standards, Transport Assessments and Travel Plans SPD	Public consultation on SPD	Oct/Nov 2006	21 responses raising 112 comments	Comments carefully considered and amendments made to the adopted version of the SPD where appropriate
Planning Obligations SPD	Public consultation on SPD	Oct/Nov 2006	21 responses raising 181 comments	Comments carefully considered and amendments made to the adopted version of the SPD where appropriate
Telecommunications SPD	Early public consultation	Sept/Dec 2006	Briefing note sent to 300 stakeholders 2 workshops	Low response to briefing note but detailed comments from Mobile Operators Assn. Key issues identified at

				stakeholders workshop
Balance of Dwellings SPD	Early public consultation	Sept/Dec 2006	Briefing note sent to 240 interest groups	Low response to briefing note but several useful comments made that helped to inform the document.

The range of consultation methods used are as follows:

Consultation method	Core Strategy Issues & Options	Core Strategy preferred options	West End AAP preferred options	Planning Obligations SPD document	Parking SPD document	Telecom SPD pre-draft	Balance of Dwellings pre-draft
Press release/media features	✓	✓	✓	✓	✓	✓	✓
Statutory press notice		✓	✓	✓	✓		
Information for inspection in city council offices, local libraries & website	✓	✓	✓	✓	✓	✓	✓
Inform statutory bodies	✓	✓	✓	✓	✓	✓	✓
Inform other consultees on database	✓	✓	✓	✓	✓	✓	✓
Committee involvement	✓	✓	✓	✓	✓	✓	✓
Stakeholder meetings	✓	✓	✓	✓	✓	✓	✓
Posters and leaflets	✓	✓	✓				
Contact phone numbers	✓	✓	✓	✓	✓	✓	✓
Questionnaires	✓	✓	✓	✓	✓	✓	✓
Opinion meter interactive feedback			✓				
Exhibitions	✓	✓	✓				
Workshop	✓	✓	✓			✓	
Public meeting		✓					
Drop-in event		✓					

Overall, the City Council considered the consultation exercises undertaken in the monitoring year were successful and covered a broad range of opportunities for the public to become involved. On average, % were satisfied with the workshop events based on feedback forms from those who attended. From the experience of the large level of consultation events organised this monitoring year, the City Council will undertake a more targeted approach to future public exhibitions, choosing the most visible locations possible. The City Council will also consider organising more drop-in events to give an opportunity for more one to one discussion as members of the public may feel this is less intimidating than workshop

style events. It is hoped that representation and participation of young people and those considered to be 'hard to reach' will improve by working with existing contact groups.

Consultation on Planning Applications

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

Oxford Brookes University master plan – Oxford Brookes undertook its own public consultation procedures during the latter part of 2006 and early 2007, including public meetings, public exhibitions and focus groups as well as meetings with individuals and interested parties. Several thousand publicity leaflets were also distributed to local residents and organisations. The comments made informed the master plan document considered by the City Council in September 2007.

Warneford Hospital, Warneford Meadow & Park Hospital sites – planning applications – a public exhibition was held by the NHS Trust in January 2007 into options for assisted housing residential units, key worker housing, student accommodation and health care/medical research.

GLOSSARY

Best Value Performance Indicator (BVPI)	Data measuring local authority performance on a wide range of indicators used to allow comparisons between authorities
Brownfield Land	See Previously Developed Land
Core Strategy	A Development Plan Document that sets out the long-term spatial vision for the local planning authority's area, with objectives and policies to deliver that vision
Development Plan	An authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework
Development Plan Document (DPD)	Spatial planning documents that form part of the Local Development Framework. They are subject to independent examination and, together with the relevant Regional Spatial Strategy, forms the Development Plan for the local authority area
Indicators	A measure of variables over time which can be used to measure achievement of objectives
Local Agenda 21	An action programme for sustainable development that was one of the outcomes of the 1992 UN Conference on Environment and Development held in Rio, Brazil.
Local Development Document (LDD)	The documents which (taken as a whole) set out the City Council's policies relating to the development and use of land in Oxford.
Local Development Framework (LDF)	Introduced by the Planning and Compulsory Purchase Act 2004 as the replacement for Local Plans. It is the term to describe the whole portfolio of planning policy documents (Local Development Documents) setting out the planning strategy and policies for the area. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.
Local Development Scheme (LDS)	A project plan which outlines every Local Development Document that the City Council intends to produce over the next three years along with timetables for their preparation. The Local Development Scheme will be reviewed annually
Local Plan	A Local Plan sets out planning policies and allocations of land for development. It sets out where different types of development, from housing to shops and offices, that could be built during the plan period. Following the Planning and Compulsory Purchase Act (2004) they have been superseded by Local Development Frameworks
Local Transport Plan (LTP)	A statutory plan produced by the local highways authority (Oxfordshire County Council) setting out the plans for transport for the next 5 years
Major applications	Major applications are defined in the General Development Procedure Order 1995 as: <ul style="list-style-type: none">• a residential development of 10 or more dwellings;• residential development on a site of 0.5ha or more;• development involving a building(s) with a floorspace of 1,000 sq metres or more;• any other development on a site of 1 hectare or more.
Planning and	Introduced significant changes to the plan making process at all

Compulsory Purchase Act (2004)	levels
Previously Developed Land (PDL)	Land which is or was occupied by a permanent structure (excluding agriculture or forestry buildings). The definition covers the curtilage of the development.
Primary Shopping Frontage	This relates solely to the City Centre. It aims to ensure the percentage of Class A1 (retail) units remains above 75%.
Regional Planning Body	The body that will produce the regional spatial strategy. In the case of Oxford, this is the South East England Regional Assembly (SEERA)
Regional Spatial Strategy (RSS)	These are to be prepared by Regional Planning Bodies, and set out the region's strategic policies in relation to the development and use of land and form part of the statutory development plan. For the South East region the RSS will be the South East Plan
Secondary Shopping Frontage	These relate to the City centre and parts of the Cowley Road and St. Clements. Secondary Shopping Frontages ensure a predominance of Class A1 (retail) uses, but allows for other Class A uses. A small proportion of other uses is possible on their merits. Residential use is not an acceptable use at ground-floor level in the Secondary Shopping Frontages.
Sites of Local Importance for Nature Conservation (SLINC)	A site containing important habitats, plants and animals in the context of Oxford.
Sites of Special Scientific Interest (SSSI)	Areas identified by English Nature as being of special interest for their ecological or geological features.
South East England Development Agency (SEEDA)	Is the Regional Development Agency for the South East, is responsible for the sustainable economic development and regeneration of the region. It is a business led organisation, with some government funding and is accountable to Government
South East England Regional Assembly (SEERA)	A representative body, comprising 112 members including elected councillors, nominated by the region's local authorities. There are also regional representatives chosen by town and parish councils, voluntary sector, environmental groups, business and economic partnerships, education and cultural networks and faith communities
South East Plan (SEP)	The SEP is the <i>Regional Spatial Strategy</i> for this region and, once adopted, will replace existing regional guidance set out in Regional Planning Guidance Note 9 (RPG9). It is produced by SEERA and sets out a spatial framework of strategic policies that will promote an integrated, co-ordinated and a more sustainable approach to development in the region up to 2026
Special Areas of Conservation	These consist of areas that are vitally important for nature conservation and have been identified as containing the best examples of habitats and species under the European Habitats Directive 1992.
Supplementary Planning Documents (SPDs)	A type of Local Development Document that supplements and elaborates on policies and proposals in Development Plan Documents. It does not form part of the Development Plan and is not subject to independent examination

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

Appendix 1

Indicator 1 - Housing Trajectory Data

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Commitments (2,016)						650	800	350	150	66					
Allocated sites						188	188	187	187	187	37	37	37	37	37
Large windfalls						20	20	20	20	20	20	20	20	20	20
Small windfalls sites						175	175	175	175	175	175	175	175	175	175
Total past completions	439	267	578	669	943										
Total projected completions						1033	1183	732	532	448	232	232	232	232	232
Cumulative completions	439	706	1284	1953	2896	3929	5112	5844	6376	6824	7056	7288	7520	7752	7984
March 2006: Plan 2016 SP allocation annualised over 15 years	433	433	433	433	433	433	433	433	433	433	433	433	433	433	433
March 2006: 2016 SP cumulative requirement	433	867	1300	1733	2167	2600	3033	3467	3900	4333	4767	5200	5633	6067	6500
March 2006 Monitor: The position above or below zero represents how many dwellings an authority is ahead or behind their cumulative allocation at any point in time	6	-161	-16	220	729	1329	2079	2377	2476	2491	2289	2088	1887	1685	1484
March 2006 Manage: Indicative annual completions needed to meet overall requirement for Plan period	433	445	435	415	367	300	202	136	80	18	-25	-89	-196	-409	-1051

Note: Figures in bold are incorporated within figures 1 and 2.

Appendix 2

Green Flag Award Status

The key criteria for Green Flag Award status are given below:

1. A Welcoming Place

The overall impressions for any member of the community approaching and entering the park or green space should be positive and inviting, regardless of the purpose for which they are visiting. Features of particular importance are:

- Good and safe access;
- Good signage to and in the park or green space;
- Equal access for all members of the community.

2. Healthy, Safe, and Secure

The park or green space must be a healthy, safe and secure place for all members of the community to use. Relevant issues must be addressed in management plans and implemented on the ground. New issues that arise must be addressed promptly and appropriately. Particularly important issues are:

- Equipment and facilities must be safe to use;
- The park or green space must be a secure place for all members of the community to use or traverse;
- Dog fouling must be adequately addressed;
- Health & Safety policies should be in place, in practice and regularly reviewed;
- Toilets, drinking water, first aid, public telephones and emergency equipment where relevant (e.g. life belts by water) should be available in or near the park or green space, and clearly sign posted.

3. Clean and Well Maintained

For aesthetic as well as Health and Safety reasons, issues of cleanliness and maintenance must be adequately addressed, in particular:

- Litter and other waste management issues must be adequately addressed;
- Grounds, buildings, equipment and other features must be well maintained;
- A policy on litter, vandalism and maintenance should be in place, in practice and regularly reviewed.

4. Sustainability

Methods used in maintaining the park or green space and its facilities should be environmentally sound, relying on best practices available according to current knowledge. Management should be aware of the range of techniques available to them, and demonstrate that informed choices have been made and are regularly reviewed. Specifically:

- An environmental policy or charter and management strategy should be in place, in practice and regularly reviewed;
- Pesticide use should be minimised and justified;
- Horticultural peat use should be eliminated;
- Waste plant material in the park or green space should be recycled;
- High horticultural and arboricultural standards should be demonstrated;

- Energy conservation, pollution reduction, waste recycling, and resource conservation measures should be used.

5. Conservation and Heritage

Particular attention should be paid to the conservation and appropriate management of:

- Natural features, wildlife and fauna;
- Landscape features;
- Buildings and structural features.

These features should serve their function well without placing undue pressure on the surrounding environment.

6. Community Involvement

Management should actively pursue the involvement of members of the community who represent as many park or green space user groups as possible. Management should be able to demonstrate:

- Knowledge of user community and levels and patterns of use;
- Evidence of community involvement in management and/or developments and results achieved;
- Appropriate levels of provision of recreational facilities for all sectors of the community.

7. Marketing

- Marketing strategy in place, in practice and regularly reviewed;
- Good provision of information to users, e.g. about management strategies, activities, features, ways to get involved;
- Promotion of the park or green space as a community resource.

8. Management

A Green Flag Award application must have a management plan or strategy in place which reflects the aspirations of Local Agenda 21 and clearly and adequately addresses all the above criteria and any other relevant aspects of the park or green space's management. The plan must be actively implemented and regularly reviewed. Financially sound management of the park or green space must also be demonstrated.