

# Local Development Framework

## Annual Monitoring Report

April 2010 - March 2011



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Oxford City Council

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提供有翻譯本  
तरजमे उपलब्ध हैं  
उरणमे मिल सकते हन  
ترجمہ دستیاب ہے

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# Introduction

(i) This is Oxford City Council's seventh Annual Monitoring Report of planning policies of the Local Development Framework. It covers the 12 month period 1st April 2010– 31st March 2011.

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

(iii) This report covers the following aspects of planning policy monitoring:

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

(iv) Oxford has adopted an objectives-policies-targets-indicators approach to ensure relevant and effective monitoring. The Government has now withdrawn its formal guidance on Annual Monitoring Reports, including the national core output indicators. Accordingly, the opportunity has been taken to review the former national indicators and to remove some that were not particularly relevant in the Oxford context. However, most of the former national indicators have been retained because they continue to provide useful information, for instance in relation to the housing trajectory and land developed for employment uses.

(v) The local indicators from previous years have also been reviewed and a few have been removed. However, a number of new targets and indicators contained within the Core Strategy and its accompanying sustainability appraisal have been added to this version of the Annual Monitoring Report. Given that the Core Strategy was adopted on 14<sup>th</sup> March 2011, two weeks before the end of the monitoring year covered in this AMR, it will not be possible to draw any meaningful conclusions about the effectiveness of Core Strategy policies until next year at the earliest because nearly all planning decisions taken during the 2010-11 monitoring year pre-dated the adoption of the Core Strategy.

(vi) The data sources for compiling this report includes information from:

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

# Snapshot of Oxford

<b>Area</b>	17.6 square miles, 46 sq km	
<b>Population</b>	Total population (2010) <sup>1</sup>	153,700
<b>Housing</b>	Full-time university students (approximate) <sup>2</sup>	32,000
	Households (2001) <sup>3</sup> (owner-occupied)	54.9%
	Households (private rented)	20.8%
	Households (social rented)	21.2%
	Homelessness (as of 31 March 2011) <sup>4</sup> Percentage of total households accepted as being homeless and in priority need	0.05%
	House prices (2010) <sup>5</sup> Mean house price	£341,296
	Median house price	£260,000
	Lower quartile house price	£215,000
	<b>Housing vs Income</b>	Ratio of median house prices to median earnings (2010) <sup>4</sup>
<b>Economy, retail &amp; tourism</b>	Employee jobs by sector <sup>6</sup> Private sector	52,900
	Public sector	32,100
	Higher education	22,100
	Total	107,100
	Approximate number of businesses in Oxford	3,545 <sup>7</sup>
	Unemployment <sup>8</sup>	6.0%
	Jobseekers allowance claimants <sup>9</sup>	2.5%
<b>Environment &amp; Quality of life</b>	No qualifications <sup>10</sup>	28.7%
	Number of Super Output Areas in Oxford among the 20% most deprived in England <sup>11</sup>	12
	Visitors to Oxford per year <sup>12</sup>	9.5 million
	% of Green Belt land (much of this being flood plain)	27%
	Carbon emissions per capita (tonnes per resident) (2007) <sup>13</sup>	6.1%
	Life expectancy gap between the best and worst wards in Oxford (2002-2006) <sup>14</sup>	10.7 yrs

<sup>1</sup> 2010 mid-year estimate ONS

<sup>2</sup> Higher Education Statistics Agency

<sup>3</sup> 2001 Census

<sup>4</sup> CLG Statutory Homeless Quarterly figures

<sup>5</sup> CLG Housing live tables

<sup>6</sup> ONS Business Register and Employment Survey 2009

<sup>7</sup> VAT registered businesses, 2007 (Nomis official labour market statistics)

<sup>8</sup> Model-based unemployment as percentage of economically active population, April 2010 to March 2011, ONS.

<sup>9</sup> Jobseeker's Allowance claimants as percentage of working age population, September 2011, Department for Work & Pensions

<sup>10</sup> People with no qualifications as percentage of population aged 16-74 years (excluding students) 2001 Census

<sup>11</sup> Indices of Deprivation 2010, Department for Communities and Local Government

<sup>12</sup> The Economic Impact of Tourism: Oxford 2008, Tourism South East

<sup>13</sup> Local Authority Carbon Dioxide Figures, Department for Energy and Climate Change, 2009

Transport	% of Oxford's workforce travelling to work by car (lowest proportion in the South East) <sup>15</sup>	38%
	% of Oxford's workforce living outside Oxford's boundary (approx) <sup>16</sup>	50%

## Objectives

### Corporate Plan

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

- a vibrant and sustainable economy;
- meeting housing need;
- strong and active communities;
- cleaner greener Oxford;
- an efficient and effective Council.

### Oxford's Sustainable Community Strategy

The Oxford Strategic Partnership's Sustainable Community Strategy vision is that Oxford will be a world class city for everyone. The key priorities of the Partnership are to:

- strengthen the local economy;
- tackle the need for more affordable housing;
- improve health and social welfare;
- improve the public realm for residents and visitors; and
- build a safer, stronger and more equal city.

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<sup>14</sup> Decision Support Team, Oxfordshire Primary Care Trust

<sup>15</sup> 2001 census data, ONS

<sup>16</sup> 2001 census data, ONS

# Summary of Key Findings

(vii) The following symbols are used to show how the indicator is achieving in relation to the target:



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






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



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

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

Figure 1: Indicator types and scores in 10/11

			
Citywide indicator	25	11	2
West End AAP indicator	9	6	0

(ix) The 10/11 monitoring year needs to be assessed in the context of a very weak economy and the currently uncertain economic outlook. This national context has had a knock-on effect on the rate of development activity in Oxford, as elsewhere. Key findings are that:

- 200 net additional dwellings were completed in 2010/11, which is a further reduction on the 09/10 figure of 257 dwellings. This reflects the national slowdown in housing delivery, but the cumulative housing delivery over the last five years (06/07-10/11) still significantly exceeds the annual average required to meet the Core Strategy target of 400 dwellings per year. This is because in each of the years 2006/07-2008/09, the number of additional dwellings built was significantly above the 400 target;
- the proportion of family (3+ bedroom) dwellings has increased compared to previous monitoring years, which suggests that the Balance of Dwellings Supplementary Planning Document has been effective. There has been a decrease in the proportion of 2 bedroom dwellings, but an increase in the proportion of 1 bedroom dwellings;
- planning permission was granted for 520 new units of student accommodation, the vast majority of which were for use by students at the University of Oxford;
- 2,226m<sup>2</sup> was completed for employment uses, a further reduction from the figure of 4,926m<sup>2</sup> last year which again reflects the wider economic situation. Very little employment related development was granted planning permission in 2010/11, although it should be noted that planning permission has subsequently been granted for some significant employment developments (such as an office development for Centrica at the Business Park) since the end of this monitoring period;
- notwithstanding the economic situation, the City and District centres appear to be performing well and there was an encouraging fall in the number of vacant units at the Cowley centre by almost half;



- performance was generally good against the environmental and quality of life indicators, and progress is being made on a number of regeneration initiatives.

(x) There are 2 indicators not performing against target, shown as red:

**Affordable housing completions (gross) and tenure** – 105 affordable dwellings were completed during the monitoring year, which is below the target of 200 in the Core Strategy and the former Corporate Plan target of 150. However, this still represents a good achievement in the context of the overall drop in house building. The tenure of affordable housing delivered, in terms of the proportion of social rented and intermediate housing, did not match the guidance in the Affordable Housing SPD, but this can be attributed to the phasing of development on larger sites, particularly Rose Hill.

**Appeals allowed where conservation policies cited as a reason for refusal** – the target is that 80% of appeals are dismissed where conservation policies are cited as a reason for refusal. This target was narrowly missed, with three out of 10 appeals being allowed and seven dismissed (70% success rate).

(xi) Many of the indicators shown as amber are indicators relating to the delivery of housing or employment development, which the state of the economy has affected performance against targets. Others may reflect the cutbacks in Government, such as the provision and improvement of local education facilities. In the case of the West End Area Action Plan, delivery of development and associated public realm improvements has been delayed by the economic situation. One indicator (density of development) could not be measured in a meaningful way as there were no significant housing schemes within the city or district centres to compare with densities in other locations.

(xii) The outlook beyond the 2010/11 monitoring year will continue to be challenging due to the uncertain economic outlook and the cutbacks in public spending. The City Council is, however, working hard with partners to bring forward some significant housing and regeneration projects, notwithstanding the challenging economic climate. Examples include:

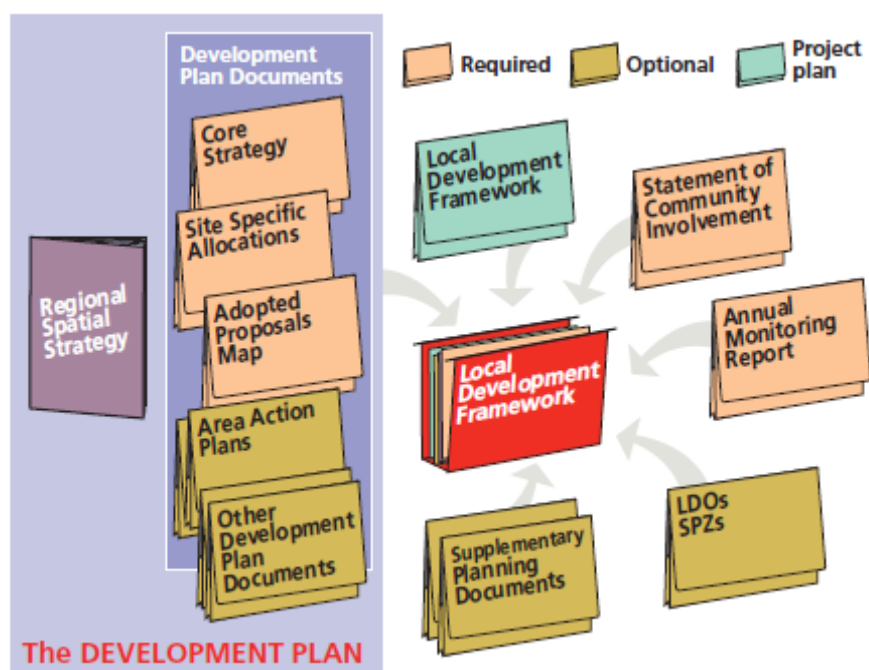
- Barton - the Barton development is an initiative to create a new neighbourhood to the west of Barton. The proposed site between Barton and Northway, to the north of the ring-road, provides an opportunity to deliver around 800-1,000 much-needed new homes. The City Council as planning authority is preparing an Area Action Plan to guide future development, and as landowner has entered into a joint venture partnership with Grosvenor Developments Limited to take forward this exciting development project.
- Northway/Cowley – the City Council has selected housing group Green Square to develop approximately 100 new homes and two new community centres on three sites the Council owns – Westlands Drive and Dora Carr Close in Northway, and Barns Road in Cowley. Green Square is working with its joint venture partner Hab - the development company set up by Kevin McCloud, presenter of the long-running TV series Grand Designs – as Hab Oakus for this development project. Hab Oakus have been undertaking extensive community consultation on this exciting regeneration project.
- Old Fire Station – the City Council has been working with Crisis (the national charity for single homeless people) and Arts at the Old Fire Station (an independent arts charity) to redevelop and refurbish the Old Fire Station to a high standard. The redevelopment of the Old Fire Station presented a one-off opportunity to create a high quality, multi-disciplinary arts and community resource by providing a mix of multi-use spaces to operate alongside a social enterprise café and Crisis Skylight (an accredited education, training and employment centre for homeless and vulnerably housed people). Work started in August 2010 and the new facility opened in November 2011.

# Local Development Scheme

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

(xiv) There is currently some uncertainty about the future form of development plans in England. The Government is in the process of significant planning reforms, including the abolition of all regional strategies through the Localism Bill, the streamlining of national planning guidance into a single document of approximately 50 pages in length, and proposed powers for neighbourhood forums and parish councils to be able to establish general planning policies for the development and use of land in a neighbourhood through the preparation of a 'neighbourhood development plan.'

(xv) The Government published a draft National Planning Policy Framework (NPPF) and draft local planning regulations for consultation in July 2011. The draft NPPF makes clear that local planning authorities should plan positively for new development and that planning should be genuinely plan-led. It proposes a presumption in favour of sustainable development in relation to both plan-making and decision taking. The draft NPPF emphasises that up-to-date plans should be in place as soon as practical, and indicates that planning permission should be granted “where the plan is absent, silent, indeterminate or where relevant policies are out of date”.



(xiii) Oxford’s Local Development Scheme sets out the work programme for, and resources required to prepare the documents that will form part of the Local Development Framework. This monitoring period was under the Local Development Scheme 2008-2011. Subsequent to this monitoring period, the City Council’s City Executive Board approved in September 2011 an updated Local Development Scheme for the period 2011-14.

### **Monitoring period April 2010 to end March 2011**

(xiv) During this period work took place on the following documents:

– *Core Strategy DPD*

A set of Further Proposed Changes was consulted on during April and May 2010. In July the Inspector then wrote to the City Council seeking views on concluding the Examination. The Examination Hearings were resumed from 14<sup>th</sup> – 17th September, with Mr. Fenton coming out of retirement to assist Mr. Pratt. The Planning Inspectors final report was received by the City Council in December 2010. The Inspectors found the Core Strategy sound and it was adopted by full Council on 14<sup>th</sup> March 2011.

- *Barton Area Action Plan*

Work commenced on this AAP in the summer of 2010, with consultation on an issues document in June 2010, evidence gathering and community engagement. This included the establishment of a Barton and Northway Working Group to act as an advisory group during the development of the project.

- *Sites and Housing DPD*

Work commenced in earnest on this DPD in the autumn of 2010, with pre-options consultation community events being held across the city in November and December 2010. This informal consultation sought views on an initial list of potential development sites, and on what planning policies should say about residential development. Work also progressed on the evidence base for this document.

(xv) In addition to the Barton AAP and the Sites and Housing DPD, some further Local Development Framework documents are needed to implement the strategic policies in the adopted Core Strategy. This includes a Development Management DPD, which will review all outstanding saved Local Plan policies, and the Northern Gateway Area Action Plan. Work has not yet commenced on these documents due in part to the length of the Core Strategy examination and in part to a decision to prioritise the Barton AAP and the Sites and Housing DPD. No work took place on any SPD's during the monitoring period because the City Council's priority was to direct the resources of the Planning Policy towards the adoption of the Core Strategy, followed by the remaining DPD's that will make up the Local Development Framework.

### **Conclusions**

(xvi) The City Council has shown a strong commitment to delivering the first phase of the Local Development Framework, becoming the first local planning authority in Oxfordshire to have an adopted Core Strategy. The length of the Core Strategy examination has had a knock-on effect on the overall Local Development Framework programme, since the Core Strategy sets a strategic framework for subsequent DPD's & SPD's. Nevertheless, good progress is being made on the Barton AAP and the Sites and Housing DPD.

(xvii) The City Council has to date adopted the following documents:

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

# 1 Housing

## Indicator 1

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

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

On target?



**1.1** Figure 2 shows the housing target being 8,000 dwellings between 2006 and 2026. This target is taken from the adopted Core Strategy.

**1.2** Net additional dwellings are provided in Figure 3 since the start of the Core Strategy period in 2006/07. Net additional dwellings include new build completions, minus demolitions, including any gains or losses through change of use and conversions.

**1.3** 200 dwellings (net) were completed during 2010/11, which is less than the previous 4 years. This is disappointing, but is most likely due to the continued effect of the subdued economic climate having an effect on new housing being built and reflects the national decline in house building.

**1.4** PPS: Housing requires that the City Council must manage land to ensure a continuous rolling five year supply of land of deliverable sites. The Strategic Housing Land Availability Assessment (SHLAA) illustrates the current land supply position on an annual basis.

**1.5** The latest SHLAA will be the Update Report 1d (to be published in December 2011) and covering the five year period from 2011/12 – 2015/16. It will show that there are enough deliverable and identifiable sites in Oxford to provide 1,986 dwellings over the first 5 years, the figures for which are replicated in Figure 4. This is without relying on windfalls. The SHLAA Update Report 1d should be referred to for further information on these categories.

Figure 2: Plan period and housing targets

Core Strategy plan period	Total dwelling target
01/04/2006 - 31/03/2026	8000

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

Year	Dwelling completions (net)
2001/02	439
2002/03	267
2003/04	578
2004/05	669
2005/06	943
Start of Core Strategy period	
2006/07	821
2007/08	529
2008/09	665
2009/10	257
2010/11	200
<b>Total (06-11)</b>	<b>2,472</b>

**1.6** The Core Strategy has a total target of 8,000 dwellings over the 20 year period from 2006-26. The first 5 years of the Core Strategy period delivered 2,472 dwellings as shown in Figure 3. Subtracting these from the 8,000 target leaves 5,528 dwellings needed. With 15 years remaining until 2026, this equates to 368 dwellings per year annual residual requirement, and 1,840 over 5 years.

**1.7** The formula for calculating the supply of ready to develop housing sites as requested by the Department for Communities and Local Government (DCLG) in December each year is shown in Figure 5.

**1.8** 'y' is taken to be the annualised target remaining taking into account what has already been built in the first 5 years of the Core Strategy period (2006/07-2010/11). This is known as the residual requirement.

**1.9** Taking the residual requirement of 368 dwellings per year, this means over 5 years 1,840 dwellings are required so the 2010/11 result to be reported for NI159 is as follows:  $(1,986/1,840) * 100 = 107.5\%$

Figure 4: Potential net additional dwellings from deliverable sites (position at 31<sup>st</sup> March 2011)<sup>17</sup>

Site category	Dwellings
Residential allocated sites	643
Employment sites	10
Non-residential allocated sites	0
Commitments: large	183
Commitments: small	245
Refused sites but principle acceptable (large)	13
Suitable sites pending decision (large)	32
Basic desktop study	385
Detailed map survey	0
Open space	0
Green belt land	0
Core Strategy strategic sites	475
Nature conservation sites	0
<i>Total</i>	<i>1,986</i>

Figure 5: Formula for calculating 'Ready to develop housing sites'

$$(x/y) * 100$$

where:

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

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

$$(1,986/1,840) * 100 = 107.5\%$$

<sup>17</sup> See reporting data for National Indicator 159.

Figure 6: Housing trajectory data against Core Strategy target of 8,000 dwellings from 2006-26 (excluding windfalls)

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Totals
Residential allocated sites (deliverable)						17	112	97	272	145	145	0	0	0	27						815
Residential allocated sites (developable)						0	40	90	463	169											762
Employment sites							10				16										26
Non-residential allocated sites																					0
Suitable sites with planning permission (large)						60	60	66													186
Suitable sites with planning permission (small)						80	80	85													245
Sites where permission refused but principle acceptable								13													13
Suitable sites pending decision									32												32
Basic desktop study						55	35	97	469	0				100							756
Detailed map survey																					0
Open space																					0
Core Strategy strategic sites (Northern Gateway and Barton)									100	375	200	200	175	150							1200
Nature conservation sites																					0
Small windfall sites																					0
Actual completions	821	529	665	257	200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2472
Total projected completions	-	-	-	-	-	212	337	448	1336	689	361	200	175	250	27	0	0	0	0	0	4035
Cumulative completions	821	1350	2015	2272	2472	2684	3021	3469	4805	5494	5855	6055	6230	6480	6507	6507	6507	6507	6507	6507	6507
Housing target	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
Cumulative requirement	400	800	1200	1600	2000	2400	2800	3200	3600	4000	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000	8000
Monitor	421	550	815	672	472	284	221	269	1205	1494	1455	1255	1030	880	507	107	-293	-693	-1093	-1493	
Manage	400	378	369	352	358	369	380	383	378	290	251	238	243	253	253	299	373	498	747	1493	1493

Figure 7: Housing trajectory against Core Strategy target of 8,000 dwellings from 2006-26 (excluding windfalls)

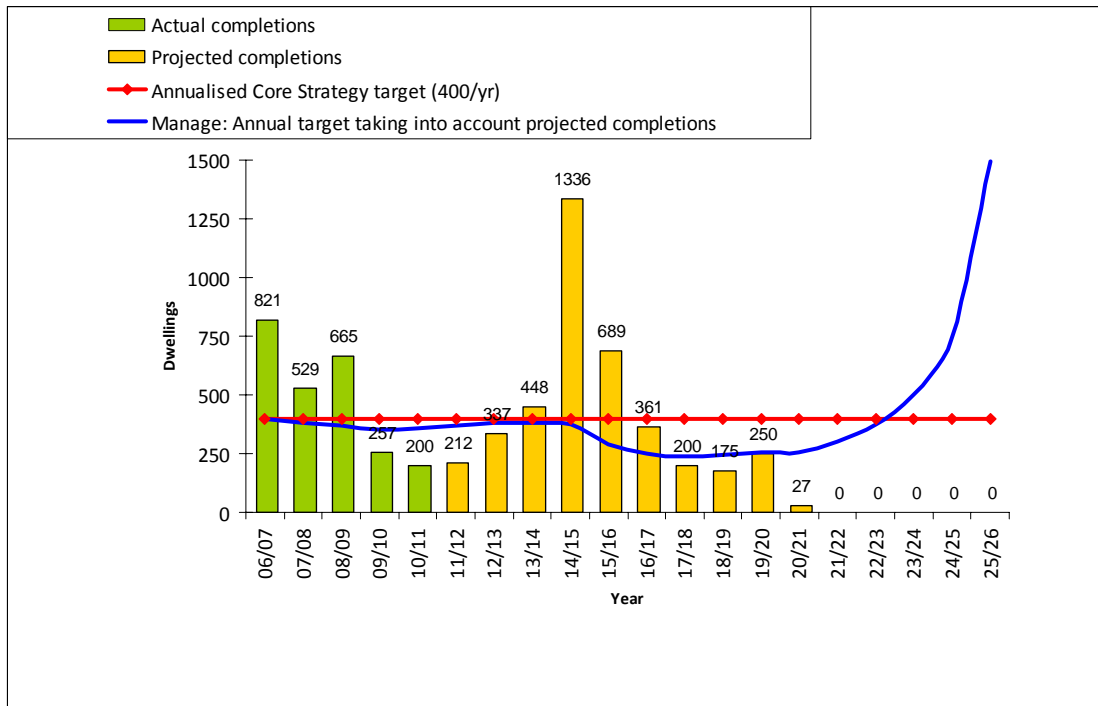
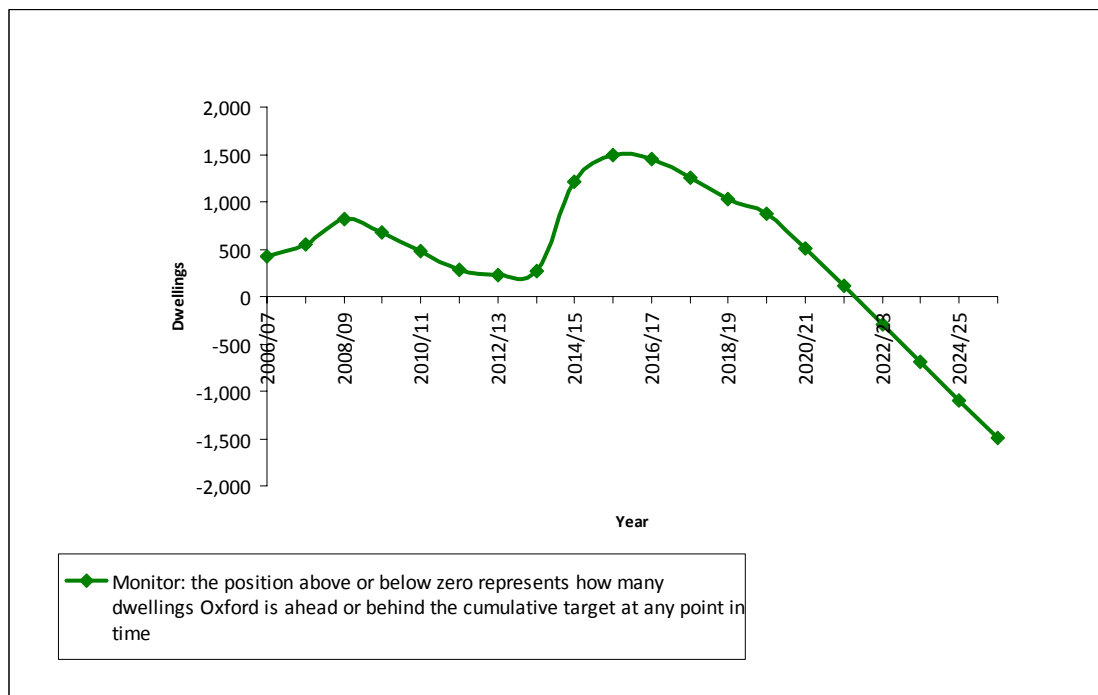


Figure 8: Housing monitor against Core Strategy target of 8,000 dwellings from 2006-26 (excluding windfalls)



## Indicator 2

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

**Target** 90%+ new housing on PDL (Oxford Core Strategy)

On target?



**1.10** The definition of previously developed land was amended in July 2010 by the coalition Government to exclude private residential gardens. This does not mean that private residential gardens are necessarily greenfield land, as there is no formal national definition of greenfield land since the revocation of the Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000 in 2007. Figure 9 shows the number of dwellings permitted on previously developed land (PDL), greenfield land and garden land.

**1.11** The emerging National Planning Policy Framework contains no target for development on PDL but leaves it to local authorities to determine the most appropriate target. The Core Strategy includes a target of 90% of new housing on PDL during the period 2009-14 to reflect the desire to focus development in the early years of the Core Strategy on PDL. This target was set out when garden land was considered PDL and therefore the local target is monitored on that basis.

**1.12** During 2010/11, 100% of housing completions (gross) were on PDL or garden land as shown in Figure 9. Of these about one quarter of dwellings were built on garden land demonstrating that this type of development is an important source of new dwellings for Oxford's housing supply.

*Figure 9*

Land type	Dwellings (gross)	%
Previously Developed Land	199	75.4
Garden land	65	24.6
Greenfield	0	0



## Indicator 3

### MIX OF HOUSING COMPLETED BY SIZE

**Target** To create a balanced mix of dwellings on site (Balance of Dwellings Supplementary Planning Document)

On target?



**1.13** Figure 10 shows dwelling completions by the number of bedrooms. The net number of 1 bed dwellings was the most common, with completions for 2 and 3-bed dwellings being at a similar but slightly lower level; and the least common being 4 and 5-bed dwellings. The losses shown in Figure 10 are mainly demolitions within council housing estates, and losses through redevelopment of sheltered accommodation and other social housing blocks.

**1.14** The Balance of Dwellings SPD was adopted in January 2008, the aim of which was to increase the number of family dwellings and reduce the imbalance of small to large dwellings being built. Figure 11 shows that during 2010/11 the balance of 1, 2 and 3-bed dwellings was relatively even, although the proportion of larger dwellings has slightly reduced. The proportion of 3-bed family dwellings has increased and the proportion of dwellings completed that are 1 and 2-bed is lower than it has been over the past four years. This suggests that the Balance of Dwellings SPD is being effectively implemented.

**1.15** However, in 2010/11 there was a noticeable increase in the proportion of 1-bed units and a decrease in 2-bed units. Information from the City Council's Housing Needs officers indicates that there is a shortage of 2-bed affordable units at the current time, and the supply of 2-bed dwellings will need to be carefully monitored in future years. Due to the increase in 3-bed dwellings, and the overall mix being relatively even, it is nonetheless considered that this indicator remains on target.

Figure 10: Dwelling completions by number of bedrooms in 2010/11

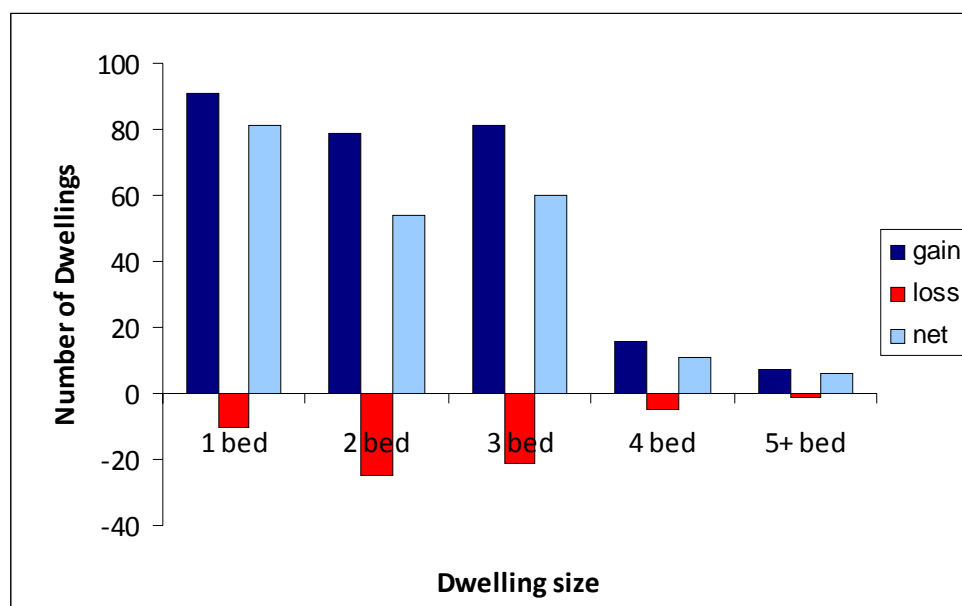
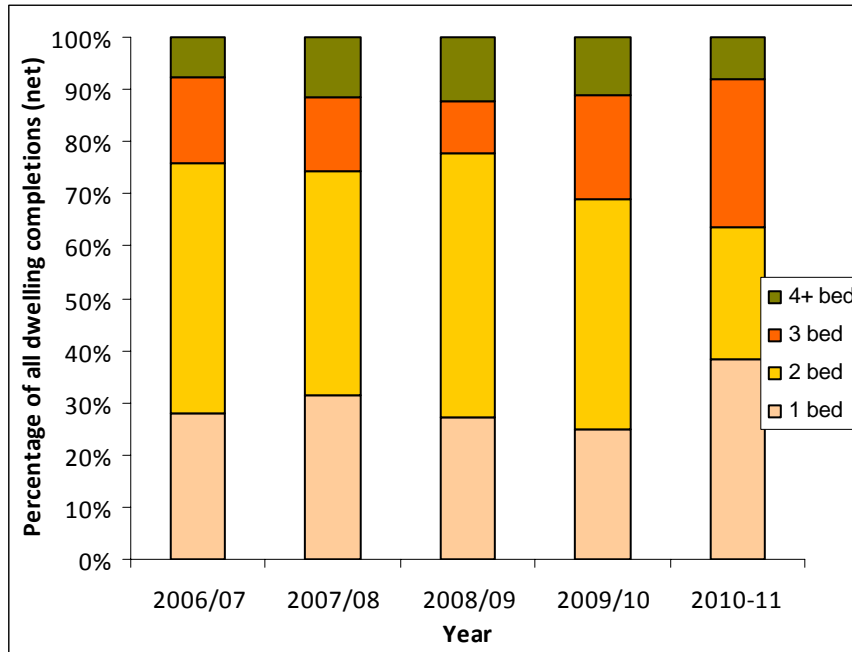


Figure 11: Mix of dwellings trend



## Indicator 4

### DENSITY OF DEVELOPMENT

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

**On target?**

**N/A**

**1.16** The Core Strategy target is for the City and District centres to deliver higher density residential development than in other parts of Oxford. However, it is not possible to make any meaningful measurement of this indicator in 2010/11 because there were no significant housing schemes within the City or District centres. All of the residential developments of 10 or more dwellings were outside of the City and District centres. Those developments had an average density of 40.8 dwellings per hectare, which is just above the 40 dwellings per hectare figure set out in saved Local Plan policy CP.6.

## Indicator 5

### AFFORDABLE HOUSING COMPLETIONS (GROSS) AND TENURE

**Target 2010/11 = 200.** Tenure split of affordable housing should be 80% social rented, 20% shared ownership (Core Strategy and Affordable Housing Supplementary Planning Document)

On target?



**1.17** The delivery of affordable housing has fluctuated over past years with 2010/11 showing a drop in completions compared to the previous two years. Many affordable dwellings tend to be provided on larger phased schemes whose delivery is not necessarily evenly spread year-on-year resulting in peaks and troughs in affordable housing delivery.

Figure 12: Affordable housing completions

Year	Gross affordable dwelling completions
2006/07	267
2007/08	73
2008/09	231
2009/10	192
<b>2010/11</b>	<b>105</b>

**1.18** There is no current target for affordable dwellings in Oxford's Corporate Plan, although there was a former target of 150 dwellings and the Core Strategy included a monitoring target of 200 dwellings for 2010/11. That target has not been met, which reflects the continued economic uncertainty and the decline in house building rates nationally. However, the total of 105 completions still represents a good achievement considering the drop in overall housing completions

**1.19** The indicator requires that gross affordable housing completions are recorded shown by social rented and intermediate housing which is at Figure 13. The tenure delivered did not match the guidance in the Affordable Housing SPD. This is attributed to the effect that phased developments can have on monitoring data depending on which part of the development was completed that year. For example, this year, the vast majority of dwellings completed as part of the Rose Hill redevelopment were intermediate but the whole site is mainly social rented.

Figure 13: Tenure of affordable dwellings completed during 2010/11 against SPD guidance

	Social rented dwellings (gross)	Intermediate dwellings/shared ownership (gross)
2010/11	60.9%	39.1%
Policy requirement	80%	20%

## Indicator 6

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

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

On target?



**1.20** Figure 14 shows the average proportion of affordable housing permitted on sites each year. Reserved matters permissions are based upon the affordable housing required through a planning obligation at the outline stage and so are not necessarily representative of the

Figure 14: Proportion of affordable housing permitted

	2006 /07	2007 /08	2008 /09	2009 /10	2010/ 11
Policy requirement	50%	50%	50%	50%	50%
Average % of affordable housing permitted on all sites (incl reserved matters)	37.6%	47.6%	41.6%	39.0%	n/a
Average % of affordable housing permitted on sites (excl reserved matters)	48.9%	47.6%	50%	n/a	n/a

policy requirements during the year in which the reserved matters permission was granted. Reserved matters applications are excluded from the final row to ensure accurate representation of permissions based on the policy requirement of that year. Figure 14 also excludes sites where housing was provided by Registered Providers and/or the local authority. This is because such schemes are designed to provide primarily affordable housing, rather than being a policy requirement.

**1.21** During 2010/11, affordable housing permissions were only on sites provided by Registered Providers and/or the local authority, so are not shown against the policy requirement in Figure 14. There were no sites where affordable housing was provided as a result of a policy requirement (sites above 10 dwellings or greater than 0.25ha).

**1.22** Affordable housing should be provided on-site as part of the proposed development, although there may be circumstances where a cash contribution is accepted instead. Contributions are also sought from commercial development where a need for affordable housing is related to that commercial development. This is likely to be provided on-site where the commercial development is part of a mixed use scheme. Figure 15 summarises the contributions secured. No new contributions were secured during this monitoring period.

Figure 15: Cash contributions secured

	2006/07	2007/08	2008/09	2009/10	2010/11
From residential development	0	0	0	0	0
From commercial development	£40,000	0	£67,968	0	0

## Indicator 7

### STUDENTS AND PURPOSE BUILT STUDENT ACCOMMODATION

**Target** *That no more than 3,000 full-time students live outside of accommodation provided by the relevant university (Oxford Core Strategy)*

On target?



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

**1.24** Core Strategy Policy CS25 rolls forward a former Local Plan policy target, whereby each university is required to have no more than 3,000 full-time students living in Oxford outside of university-provided accommodation. This policy is intended to reduce the pressures from students on the private rental market. To avoid worsening the existing situation, all increases in student numbers at the two universities should be matched at least by an equivalent increase in student accommodation. All applications for new or redeveloped academic floorspace will be assessed in this light.

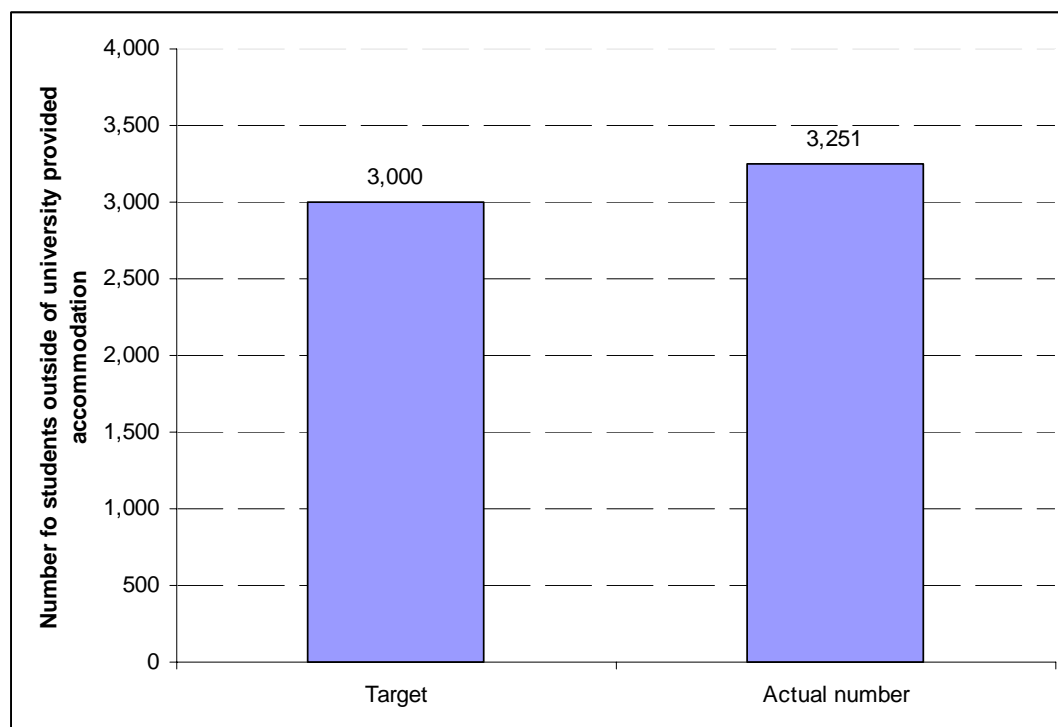
**1.25** The Inspectors who conducted the Core Strategy examination considered that it was inappropriate to restrict occupation of new purpose-built accommodation to students of the two universities, as had previously been the case. New student developments may therefore potentially be occupied by students from other non-university institutions, although those students will need to be in full time education on courses of an academic year or more. This change will potentially make it more difficult for the universities to provide additional student accommodation in future because of increased competition in the market from non-university institutions.

**1.26** The City Council is currently preparing the Sites and Housing DPD, which proposes a new criteria-based policy on the location of student accommodation and a proposal to seek contributions for affordable housing from student accommodation.

#### University of Oxford

**1.27** The University of Oxford state that there were a total of 21,590 students attending the university in December 2010. There are a number of exclusions as follows: students who don't live in OX1, 2, 3 or 4 postcodes (421); local students already in Oxford who do not therefore amount to a net increase in people, of their age, living in Oxford (418); visiting students or those not attending the institution (520); part time students (1,732); postgraduate research students past year 4 of study or assumed to be writing up (634); students working full time for the NHS (60); specific course exclusions e.g. BTh Theology (92); students who are also members of staff (179); students living with parents (114); students on year abroad (307). This results in 17,113 full-time students with accommodation requirements. In December 2010 there were 13,862 units of university (or college) provided accommodation. This means that there were 3,251 students at the University of Oxford without a place in provided accommodation, above the target of 3,000.

Figure 16: Number of students at the University of Oxford outside of university provided accommodation.  
 Source: University of Oxford



**1.28** However, it is likely that the number of students living outside of university provided accommodation will fall in the next monitoring year. There are an additional 340 units of student accommodation for the University of Oxford under construction. When completed this will bring the number of students living outside of provided accommodation to 2,911, under the 3,000 target. In addition there are a further 652 units with planning permission. This is a large number, which should have a significant impact on the figures for future monitoring years.

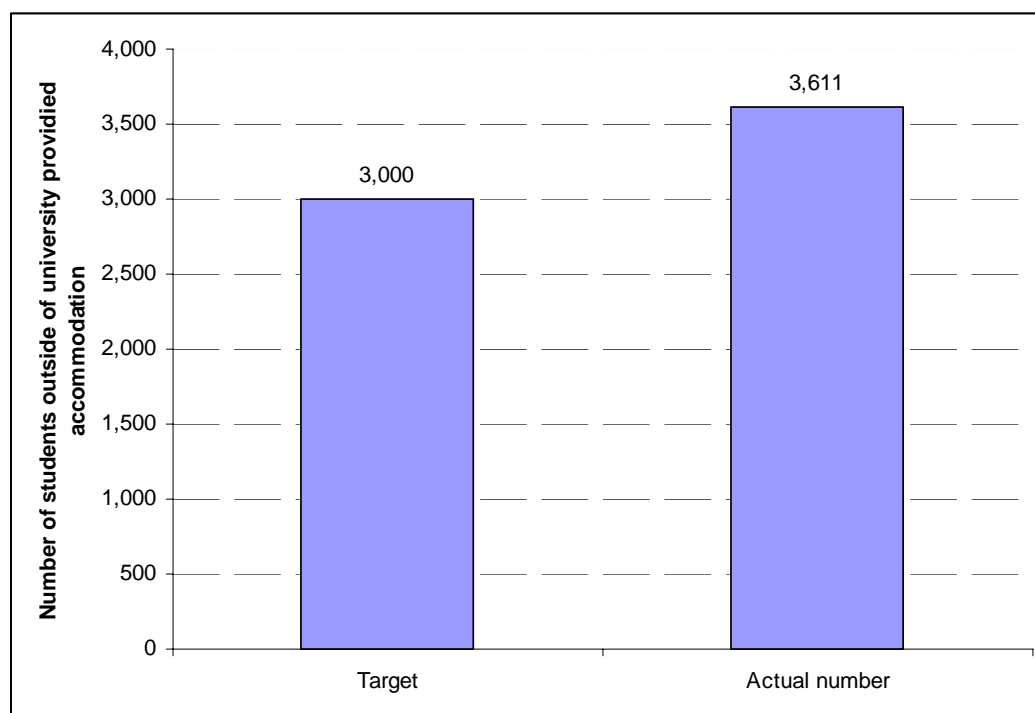
### **Oxford Brookes University**

**1.29** Oxford Brookes University state that there were a total of 17,876 students attending the university in November 2010. There are a number of exclusions as follows: students who don't live in Oxford or local students already in Oxford who do not therefore amount to a net increase in people, of their age, living in Oxford (4,365); part time students (3,558); students studying at franchise institutions (1,311); students studying at the Swindon campus (253); placement students away from the university (284). This results in 8,105 students with accommodation requirements. In order to ensure consistency with the methodology applied to the University of Oxford, there may be some other exclusions that should apply to Oxford Brookes. These relate to visiting students; postgraduate research students past year 4 of study; students working full time for the NHS; and students who are also members of staff.

**1.30** In November 2010, there were 4,494 places in accommodation provided by Oxford Brookes, which is an increase of 455 places (12.5%) from the previous year. The accommodation comprised 3,471 places in university halls of residence, 623 places in private halls of residence with Oxford Brookes nomination agreements, and 400 places in other properties managed by the university. This means that there were 3,611 students at Oxford Brookes University without a place in provided accommodation, above the target of 3,000 and up from the figure of 3,493 in 2009/10. The University indicates that it has made improvements in data quality which may explain some of this

apparent rise, and the overall full time student numbers increased in 2010/11 due to a larger first year cohort. It seems likely that numbers may reduce to some extent in future as a result of the impending rise in student fees.

Figure 17: The number of students at Oxford Brookes University outside of university provided accommodation  
Source: Oxford Brookes University



1.31 However, it is likely that the number of students living outside of university provided accommodation will fall in the next two monitoring years. In the academic year 2011/12 there have been an additional 117 places at Clive Booth Hall and in 2012/13 there will be new halls of residence at Dorset House (313 places) and Harcourt Hill.

#### New permissions

1.32 In the monitoring year April 2010 to March 2011 there were 8 planning permissions issued for the development of student accommodation (the Dorset House permission was granted after this monitoring period). These permissions were for a combined total of 520 units; of these 484 were for students at the University of Oxford and the other 36 were conditioned to restrict the use to either the University of Oxford or Oxford Brookes University.

### Conclusion: Housing

1.33 200 dwellings (net) were completed during 2010/11, which is a reduction on previous years and continues the downward trend in 2009/10. This is most likely due to the economic climate having a detrimental effect on new house building and reflects a national decline in housing completions. The City Council is taking pro-active steps to bring forward new housing, for instance through the Barton Area Action Plan and the Sites and Housing Development Plan Document, so it is anticipated that this reduction in delivery will only be temporary.

**1.34** A residual target of 368 dwellings is required per year in order to achieve the 8,000 target by 2026. The data from the Strategic Housing Land Availability Assessment Update 1d shows that the City Council has enough sites to exceed its five year housing land supply. It is hoped that neighbouring districts will make adequate provision as they also have a significant need and greater availability of land than Oxford City, notwithstanding the demise of regional housing targets when Regional Spatial Strategies are abolished.

**1.35** In this year's Annual Monitoring Report, we have distinguished for the first time the number of gross completions on garden land as well as on previously developed and greenfield land. This change follows the Government's decision to exclude private residential gardens from the definition of previously developed land. There were no houses built on greenfield land in 2010/11, but the proportion of completions on previously developed land has dropped to 75% because of the change to the status of garden land.

**1.36** The proportion of family (3+ bedrooms) dwellings completed during 2010/11 is an improvement on previous years, although the proportion of 2-bedroom dwellings has declined and this will need careful monitoring over future years.

**1.37** The number of affordable housing (gross) completions has dropped to 105, which is below the target of 200 in the Core Strategy monitoring framework but still represents a good achievement considering the drop in overall housing completions. The tenure split did not meet the guidance in the Affordable Housing SPD, which is attributed to the effect that phased developments such as Rose Hill can have on monitoring data depending on which part of the development was completed that year.

**1.38** The Core Strategy sets a target of no more than 3,000 students to be living in accommodation not provided by each university. If this is exceeded for either university, policy states that no increases of academic floorspace should be allowed at that University. In the monitoring year, this limit was exceeded by the University of Oxford and Oxford Brookes. With major development planned by both the University of Oxford and Oxford Brookes University, it is critical that development is only permitted where the City Council is satisfied that by the time the new developments are operational, the number of full-time students living outside university-provided accommodation will meet policy requirements.

**1.39** It is likely that the number of students living outside of university provided accommodation will fall significantly in future monitoring years, at both universities. There are currently 992 accommodation units either under construction or with planning permission for the University of Oxford and 430 due to be completed for Oxford Brookes in the next 2 monitoring periods. In addition there are another 36 units with planning permission conditioned for use by one of the two universities.



# 2 Economy

## Indicator 8

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

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

On target?



**2.1** The table in Figure 18 shows the amount of floorspace developed for employment uses by type. These figures are taken from planning permissions for completed development on allocated sites and protected employment sites in the Core Strategy.

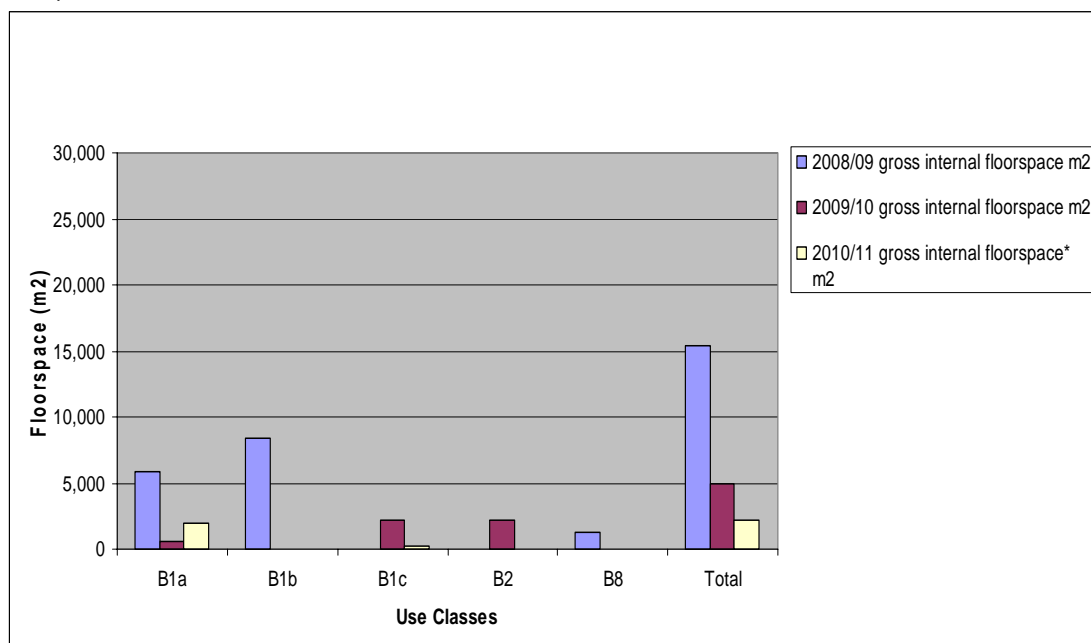
Figure 18: Amount of gross external and internal floorspace m<sup>2</sup> completions by use class type in 2010/11 and comparison years

	<sup>18</sup> B1a Offices	B1b Research & Development	B1c Light Industrial	B2 General Industrial	B8 Warehousing	Total
2010/11 gross external floor space m <sup>2</sup>	2066	0	253	0	0	2319
2010/11 gross internal floorspace* m <sup>2</sup>	1983	0	243	0	0	2226
2009/10 gross internal floorspace m <sup>2</sup>	566	0	2228	2132	0	4926
2008/09 gross internal floorspace m <sup>2</sup>	5,818	8,339	37	0	1,218	15,412

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

<sup>18</sup> Use Classes Order 2005 – See Glossary

Figure 19: Amount of gross internal floorspace m<sup>2</sup> developed for employment by type between 2008/09 and 2010/11



**2.2** In total some 2,226 m<sup>2</sup> gross of internal floorspace has been developed for employment uses. This figure has decreased from last year and is significantly less than in 2008/09. This does, however, reflect both the challenging economic climate and nature of the commercial market, which experiences peaks and troughs in build rates. All of the additional floorspace has taken place on protected employment sites, as shown in the table below.

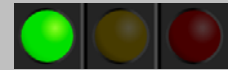
Use class	Protected employment sites in m <sup>2</sup>	Development sites in m <sup>2</sup>	Total:
B1a	1983	0	1983
B1b	0	0	0
B1c	243	0	243
B2	0	0	0
B8	0	0	0
<b>Total</b>	<b>2226</b>	<b>0</b>	<b>2226</b>

## Indicator 9

### EMPLOYMENT DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND

**Target** Urban focus and regeneration, promotes 60% of all new development on previously developed land (Regional Spatial Strategy). No employment development on greenfield unless specifically allocated in the LDF (Oxford Core Strategy)

**On target?**



**2.3** All the employment development that has taken place this year has been undertaken on previously developed land.

Figure 20: Amount of employment floorspace in m<sup>2</sup> on previously developed land (PDL) in 2010/11

	B1a	B1b	B1c	B2	B8	Total
Gross employment land	1983	0	243	0	0	2226
% gross on PDL	100%	N/A	100%	N/A	N/A	100%

## Indicator 10

### LAND DEVELOPED FOR KEY EMPLOYMENT USES

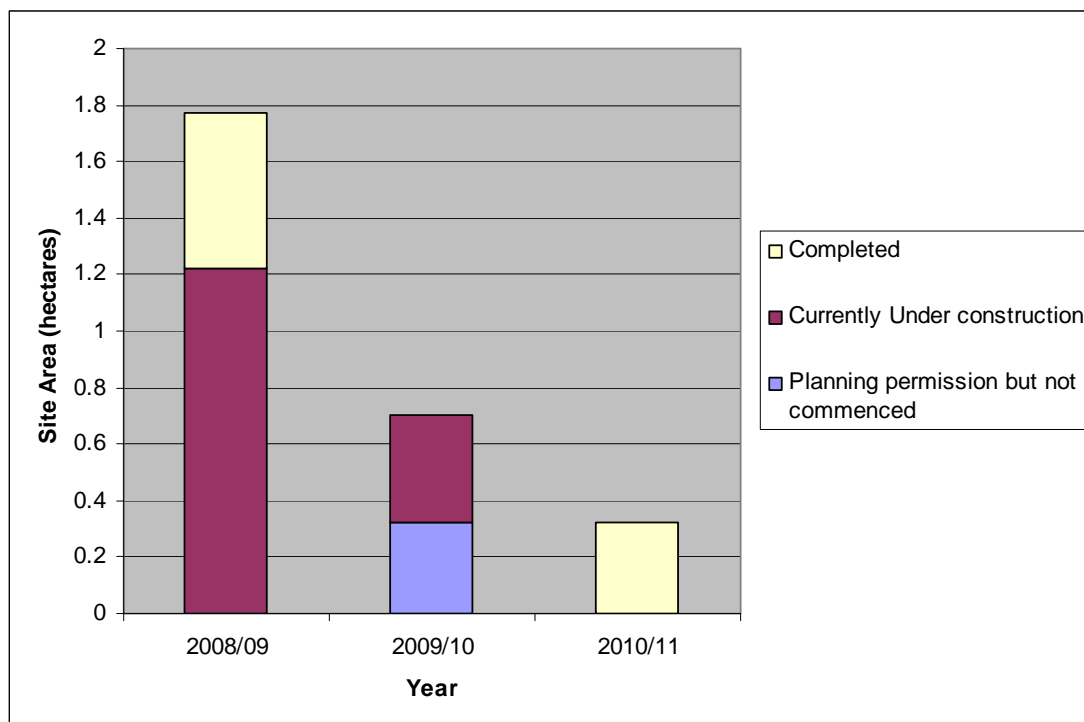
**Target** Promote Oxford as a centre of excellence for higher education, health services, and medical and scientific research. Majority of new hospital healthcare and medical research development to focus on Headington and Marston. 100% of new academic (teaching and study) development to focus on existing sites under the control of the universities (Oxford Core Strategy).

On target?



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

Figure 21: University and Education development in hectares between 2008/09 and 2010/11



**2.5** Whilst the education and health sectors continue to be an important part of Oxford's economy, only one development in the University education sector has been completed during this period. This was a new research building for the institute of pathology in the Science Area on 0.32 ha, which comprises some 3,400 m<sup>2</sup>. This is less than last year and significantly less than previous years (2009 and 2008).

**2.6** In the health sector no development has come forward either this year or indeed the last two years. It is, however, important to recognise that development within the education and health sectors are related to long-term programmes, and therefore must be viewed in this context.

## Indicator 11

### PLANNING PERMISSIONS FOR NEW CLASS B1 USES

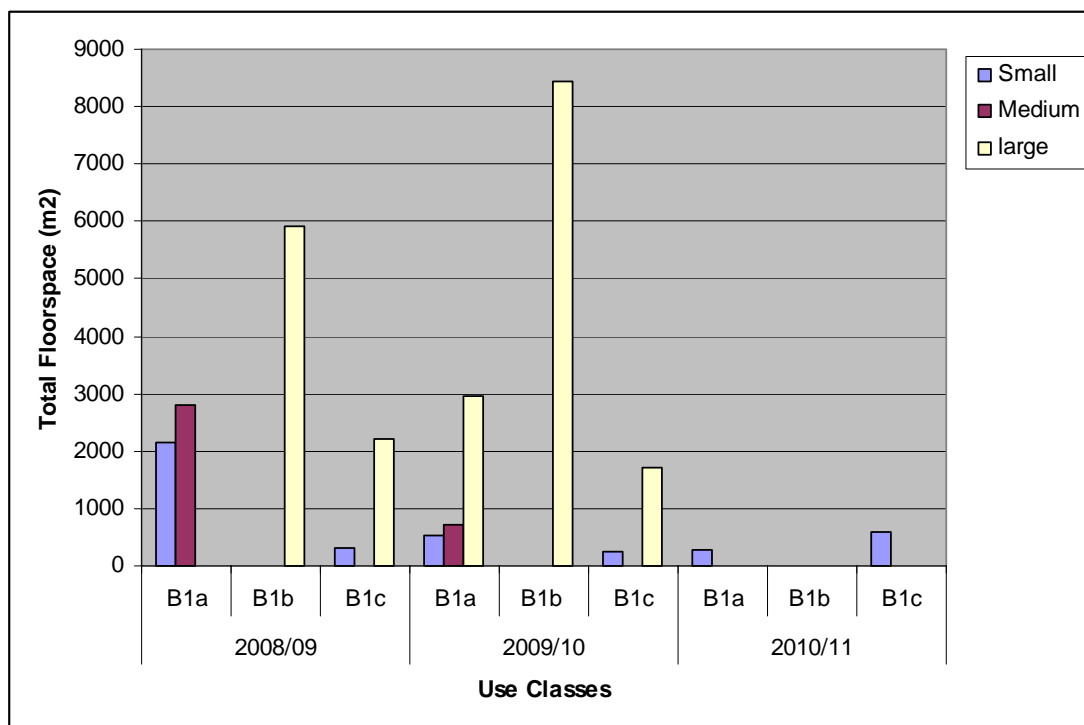
**Target** Strengthen and diversify the economy and provide a range of employment opportunities (Oxford Core Strategy).

On target?



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

Figure 22: Planning permissions for Class B1 uses by size and type shown by gross floorspace m<sup>2</sup>



2.8 In 2010/11, very little development has been granted planning permission and all of this has been in the 'small' firm category. In the office sector (Class B1a), this has amounted to a total of 274 m<sup>2</sup> from four schemes. There have been no new permissions for research and development in the Class B1b sector. A total of two permissions have been granted for light industrial (Class B1c), amounting to 606 m<sup>2</sup>.

2.9 This is in contrast to previous years where the majority of floorspace coming forward through new permissions was in the research and development sector and principally from large firms.

## Indicator 12

### EMPLOYMENT LAND SUPPLY BY TYPE

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

On target?



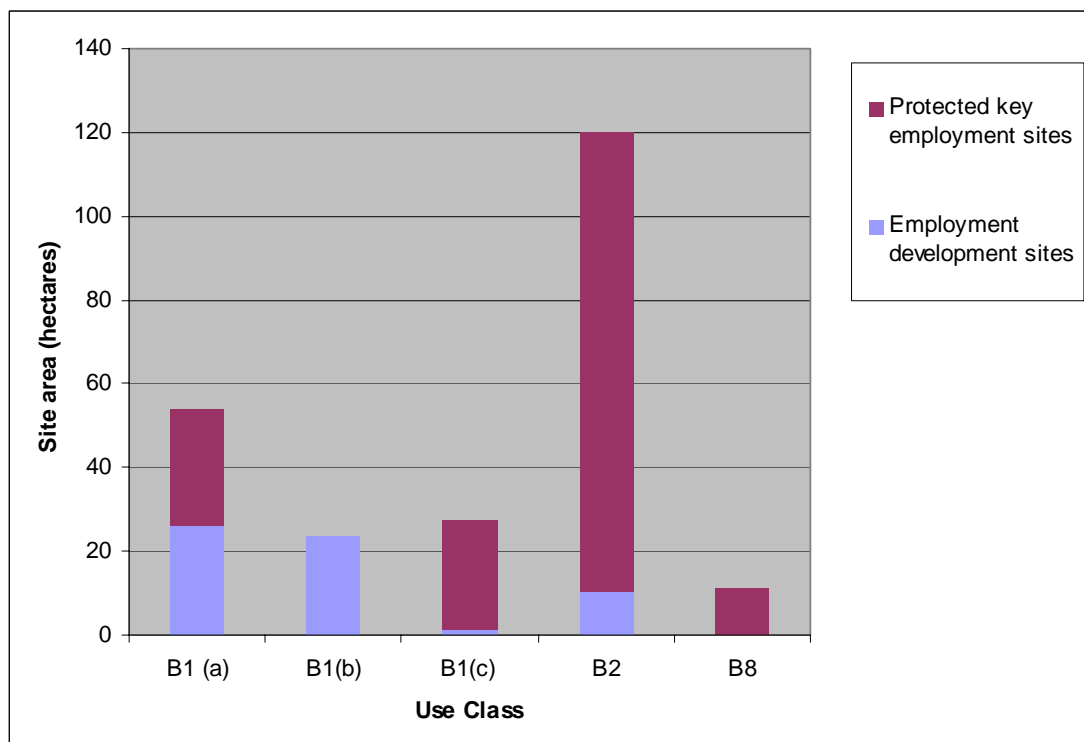
**2.10** Figure 23 shows the amount of employment land (hectares) available for development. The Northern Gateway will provide an additional source of B1 land supply to the figures shown below. The precise land area and the mix between B1a office space and B1b research and development will be determined through the forthcoming Northern Gateway Area Action Plan.

Figure 23: Employment land supply by type in hectares

Source: Proposals Map for land supply

	B1a	B1b	B1c	B2	B8	Total
Employment development sites (ha)	26.15	23.66	1.15	10.43	0	61.39
Protected key employment sites (ha)	27.81	0	26.01	109.56	11	174.37
Total gross employment land supply in hectares (ha)	53.96	23.66	27.16	119.99	11	235.76

Figure 24: Employment land supply by type in hectares during 2010/11



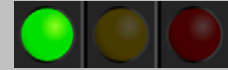
**2.11** Oxford's employment land supply continues to rely principally on its Protected Employment sites. These sites include key areas of employment land such as Oxford Business Park, Oxford Science Park, and Osney Mead together with some established industrial estates. The contribution this year from other sites does not significantly add to the City's employment land supply.

## Indicator 13

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

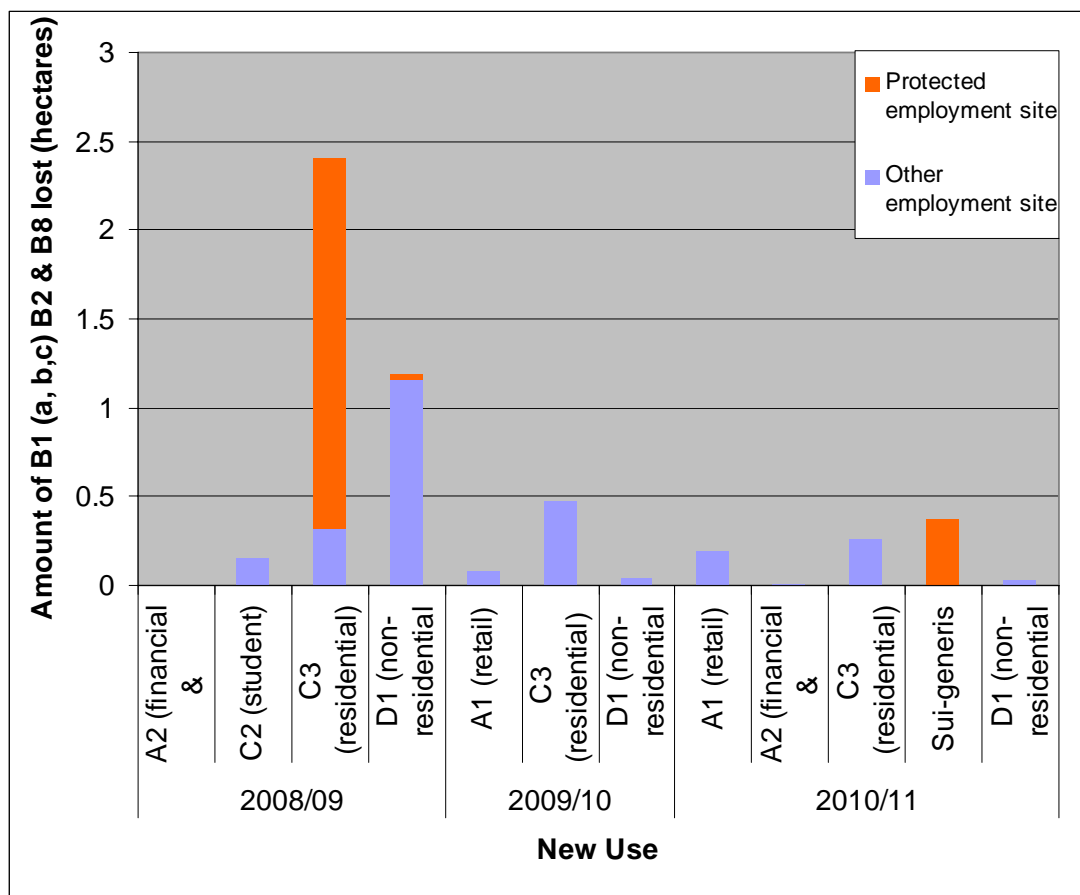
**Target** No loss of key protected employment sites (Oxford Core Strategy).

On target?



**2.12** Oxford still continues to lose employment land to other uses, but this year the overall amount is less than last year and significantly less than previous years. The land lost has been from both other employment sites and key protected employment sites. In previous years however the largest proportion of land lost has been from key protected employment sites, such as in 2009. As the loss of key protected employment land was very minor, it is felt that a green light is appropriate.

Figure 25: Loss of employment land in Oxford in hectares including loss on protected employment sites between 2008/09 and 2010/11



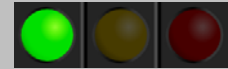


## Indicator 14

### NEW RETAIL AND CLASS A DEVELOPMENT

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

On target?



**2.13** As Figure 26 shows, there was a total of only 1006 m<sup>2</sup> gross additional floorspace, the majority of which was in the Food and Drink (Class A3-A5) sector.

**2.14** The Core Strategy has a target that 100% of new retail development should be within the six areas in the retail hierarchy, namely:

- First - city centre (as defined by the primary shopping area);
- Second – primary district centre (Cowley centre0;
- Third – secondary district centres (Blackbird Leys, Cowley Road, Headington, Summertown);
- Fourth – edge-of-city centre (primary shopping area);
- Fifth – edge-of-district centres;
- Sixth – neighbourhood centres

**2.15** Only 231 m<sup>2</sup> of new retail development was completed during 2010/11, of which 225 m<sup>2</sup> (97%) took place within one of the above six areas. This is considered to be so close to the 100% target as to justify a green light.

**2.16** In relation to all the Class A uses, 845m<sup>2</sup> (84%) took place within the six areas in the retail hierarchy, with 16% in out-of-centre locations.

Figure 26: Retail and Class A completions in m<sup>2</sup>

	Retail (Class A1)	Finance/ professional service (Class A2)	Food and Drink (Class A3 – A5)	Total
2010/2011 gross external floorspace	231	199	576	1006

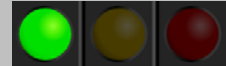
\*sales space excluding areas like store rooms

## Indicator 15

### MARKET AND VITALITY INDICATORS

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

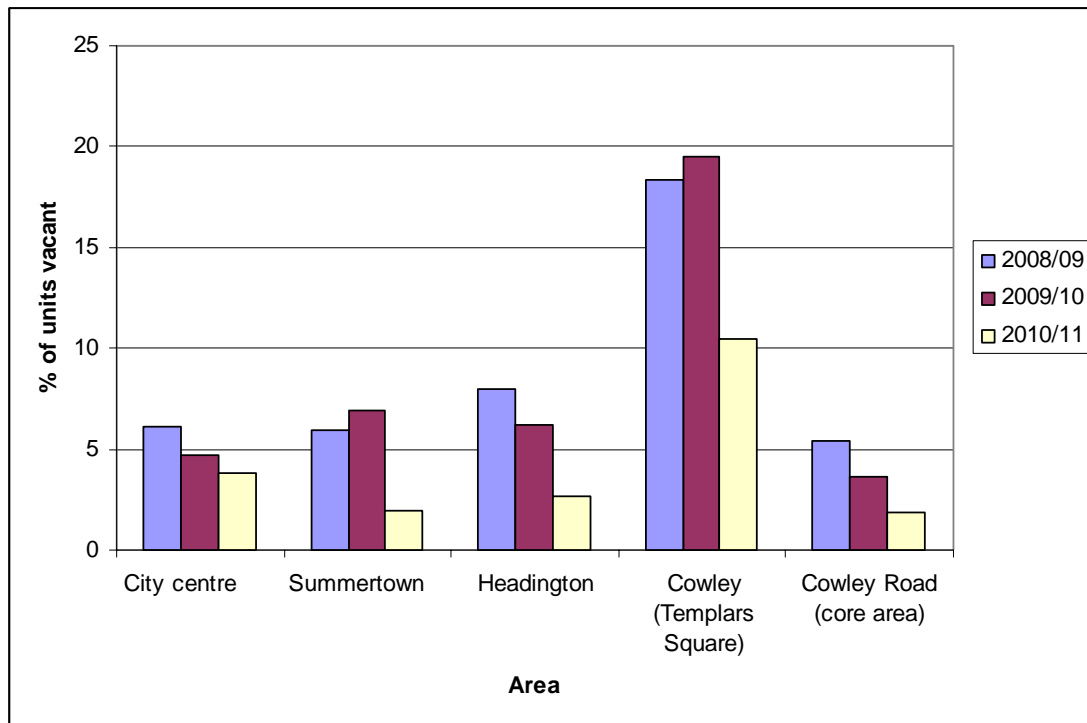
On target?



#### Vacancy rates

Figure 27: Vacancy levels in city and district centres from 2007/9 to 2010/11

Source: Oxford City Council survey, August 2011

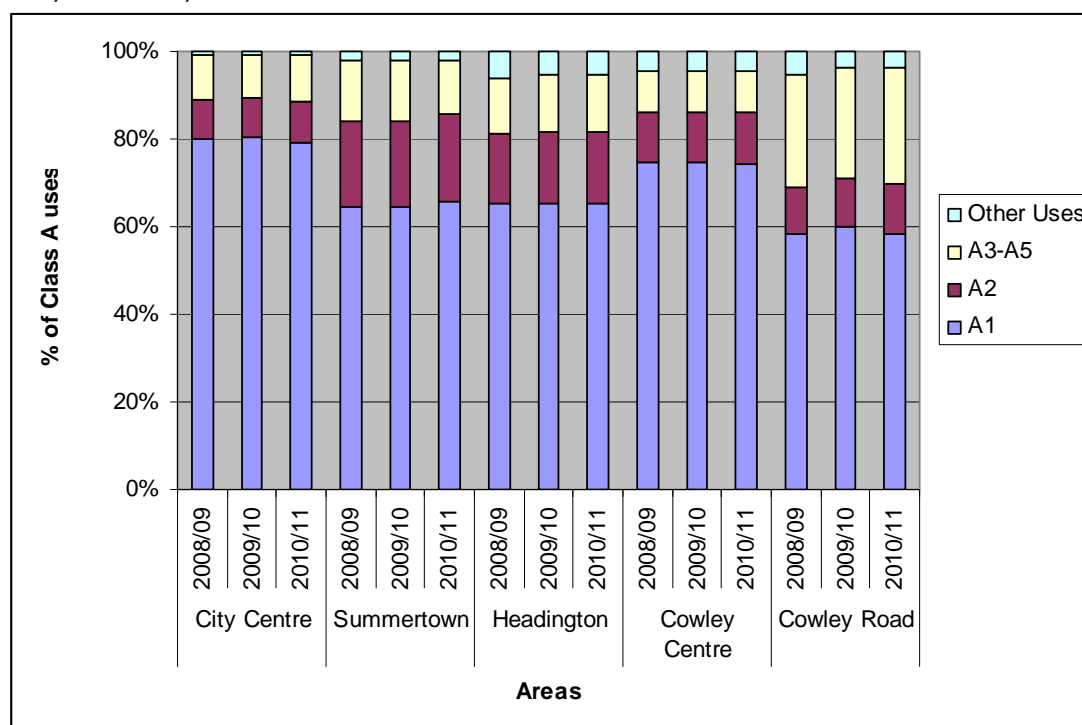


**2.17** The proportion of vacant units is one of the key market indicators used to measure the vitality and viability of existing centres. Despite the challenging economic conditions for businesses the level of vacancies in the City centre have remained low compared to last year and less than previous years.

**2.18** The District centres have all shown significant improvements in their levels of vacancy. Summertown, Cowley Road and Headington have particularly low vacancy levels. Whilst Cowley (Templars Square) has also reduced their vacancy levels by almost half, which represents a great improvement on previous years.

## Vitality

Figure 28: Percentage of A1 (retail) uses and other Class A uses in the city centre and district centres between 2007/8 and 2020/11



	Local Plan target for A1 on designated frontage	Actual A1%	Actual A2%	Actual A3-A5%	Actual other uses%
City Centre	75%	79.15	9.48	10.43	0.94
Summertown	65%	64.36	19.80	11.88	1.98
Headington	65%	63.72	15.93	12.39	5.31
Cowley Centre	65%	74.42	11.63	9.30	4.65
Cowley Road	65%	58.49	11.32	26.42	3.77
Blackbird Leys	-	-	-	-	-

**2.19** The diversity or range of uses is another important indicator of the vitality and viability of centres. The City centre has consistently had a high proportion of retail (Class A1) uses, showing the importance and strength of retail together with an even mix of offices and food and drink related businesses.

**2.20** In relation to the Districts, Summertown and Headington continues to have a similar proportion of retail and food and drink uses whilst Summertown has more office related uses. The Cowley centre has the highest percentage of retail units in all the Districts, which to a degree reflects its operation as a managed centre. The other uses present continue to include a mix of mainly offices and food and drink uses. The Cowley Road (Core area) continues to have a lower proportion of retail compared with other centres but a correspondingly high proportion of food and drink uses.

## Indicator 16

### SUPPLY OF SHORT-STAY ACCOMMODATION

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

On target?



**2.21** There has been 15 additional hotel or guesthouse bedrooms completed in the monitoring period and a loss of 10 (a net gain of 5 bedrooms).

**2.22** Planning permission within the same period has been granted for an additional 18 hotel and guesthouse bedrooms, with a loss of 7 guesthouse bedrooms. (a net gain of 11 bedrooms).

### Conclusion: Economy, Retail and Tourism

**2.23** Oxford continues to experience a challenging economic environment. This year continues to show less floorspace generally coming forward than in previous years. Unlike previous years when research and development and/or offices were the main uses, this year it comprised mainly offices with some light industry. In relation to the key sectors, no employment-related development has come forward in the health sector in the last three years, and there has been a decline in employment-related development in the education sector. To a degree, however, this reflects the nature of these major projects where investment in these sectors needs to be viewed in the long-term as part of a rolling programme.

**2.24** The land supply continues to rely principally on Protected Employment sites, together with the allocation of the Northern Gateway, some land in the West End and a limited supply of other development sites in the Local Plan. The Protected Employment sites include the Oxford Business Park and Oxford Science Park. A considerable proportion is, however, occupied by single key employers, such as BMW and Unipart. The land lost from employment has been less than previous years.

**2.25** The City and District centres still appear to be performing well. Retail continues to underpin these centres but there remains a good mix of other Class A uses. The vitality and viability of these existing centres shows vacancies to be relatively low and at Cowley centre there has been an encouraging fall in vacant units compared to the previous monitoring year.

**2.26** The overall pattern of tourism development has taken place within the principal aim of the Oxford Local Plan and the City Council's Tourism Strategy to promote long-term sustainable growth of the tourism sector. There has been a small increase in permitted and completed short stay accommodation.

# 3 Environment

## Indicator 17

### CHANGE IN AREAS OF BIODIVERSITY IMPORTANCE

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

On target?



**3.1** Figure 29 provides details of the various categories of sites designated for their intrinsic environmental importance and their associated area. The only change in area in any of these sites between 2010 and 2011 is as a result of some of the Sites of Local Interest for Nature Conservation now qualifying for the stricter criteria of the Local Wildlife Sites designation.

Figure 29: Areas of sites designated for their intrinsic environmental value

Designated site	Area in hectares (2010)	Area in hectares (2011)	Loss of biodiversity habitat (hectares)	Addition of biodiversity habitat (hectares)
Sites of Special Scientific Interest (SSSI)	278.24	278.24	n/a	n/a
Special Areas of Conservation (SACs)	177.1	177.1	n/a	n/a
Local Wildlife Sites	123.45	125.44		1.99
Sites of Local Interest for Nature Conservation (SLINCs)	202.5	n/a*	n/a	n/a
Local Nature Reserves	6.63 (3 sites)	6.63 (3 sites)	n/a	n/a
Regionally Important Geological or Geomorphological Sites (RIGS)	2.0 (2 sites)	2.0 (2 sites)	n/a	n/a

Note: Local Wildlife Sites were previously known as County Wildlife Sites

\* The status of SLINCs is the subject of review by Oxford City Council. Those of Local Wildlife Site standard are now counted within the figures for that site description.

## Indicator 18

### LOCAL BIODIVERSITY MEASURES

**Target** No net reduction in Biodiversity Action Plan priority habitats and species (Oxford Core Strategy)

On target?



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

**3.2** There have been no changes in the values provided last year. Digital habitat data from site surveys (including Oxford sites) and a review of digital mapping in parts of the county have been undertaken by the Thames Valley Environmental Records Centre, but the new data has yet to be consolidated within the overall digital resource. This is planned to be carried out by the end of the 2011/12 business year, but too late for the monitoring requirements this year. Only the habitat types relevant to Oxford have been included in Figure 30 below.

**Figure 30: UK Biodiversity Action Plan priority habitat resource in Oxford**

UK BAP priority habitat type	Area (hectares)	Area (hectares)	County context	County context
	2009/10	2010/11	2009/10	2010/11
Coastal and floodplain grazing marsh	444.95	444.95	4750.90	4750.90
Eutrophic standing water	10.15	10.15	933.20	933.20
Lowland Fens	17.25#	17.25#	142.89#	142.89#
Lowland meadows	233.29	233.29	1081.22	1081.22
Lowland mixed deciduous woodland	47.71	47.71	4518.41	4518.41
Reedbeds	1.05	1.05	25.82	25.82
Traditional Orchards	324.11	324.11	326.21	326.21
Wet woodland	6.17	6.17	137.94	137.94
Wood pastures and parkland	11.16	11.16	1858.82	1858.82
<b>Total area of BAP priority habitat</b>	<b>777.49</b>	<b>777.49</b>	<b>15329.37</b>	<b>15329.37</b>

# Combined figure of Fen and Reedbed resource

#### Change in number of UK Biodiversity Action Plan priority species

**3.3** There has been no change in the number of BAP species recorded in Oxford. Two species were added since the previous year's report (two bird species – scaup and black-tailed godwit – were observed) but two species were removed from the list as records for them now date back to 1989 (two plants – wood calamint and basil thyme). The 2009 figure was reduced by one as there was a double counting of yellow wagtail last year.

**3.4** The number of Biodiversity Action Plan species found in Oxford is 101.

## Condition of Sites of Special Scientific Interest (SSSIs)

**3.5** Natural England undertakes periodic visits to Sites of Special Scientific Interest to determine the ecological condition of the individual units associated with those sites. Not all SSSI units are visited in any one year.

**3.6** There has been no change in the proportion of Oxford City SSSI units in Favourable or unfavourable recovering condition, with a value just under 99% in 2011. This is comparable with the overall county position of 99% and all but meets Natural England’s national public service target of 100% of SSSI units in favourable or unfavourable recovering condition.

### Indicator 19

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

**On target?**

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



**3.7** There were no Environment Agency objections to applications on water quality grounds in 2010/11. The Environment Agency has reported its objections to both major and minor developments on flood risk grounds in this monitoring year.

Figure 31: The Environment Agency objected to 5 major<sup>1</sup> applications on flood risk grounds in 2010/11

Number of applications	Reason for Environment Agency objection	Response by Environment Agency	Outcome
3	Unsatisfactory Flood Risk Assessment (FRA)/Flood Consequences Assessment (FCA)	Objection withdrawn after further information was submitted	Planning permission granted
2	Request for FRA	FRA submitted and found satisfactory	Planning permission granted

Figure 32: Number of planning permissions granted contrary to Environment Agency advice on flood risk (major applications or water quality grounds in 2010/11

	Flooding	Water quality	Total
Number of permissions	0	0	0

<sup>1</sup> See Glossary for definition of major applications

## Indicator 20

### DEVELOPMENT COMPLYING WITH NATURAL RESOURCE IMPACT ANALYSIS (NRIA) REQUIREMENTS

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

On target?



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

**3.9** The Table below shows that the majority of qualifying developments that submitted an NRIA were compliant. Of those that were not compliant, one was an extension to a manufacturing plant and the other was just short of the 20% target by a few percent.

Figure 33: Permissions in 2010/11 that required NRIs and whether NRIA requirements were met

Application and date decision issued	Application status	Type of development	% Energy to be generated from renewables and type of technology	NRIA requirement met? Reasons and notes
09/00553/FUL 22 April 2010	Approved	Erection of 5 new buildings on 5 levels (plus service basement) to form student accommodation (96 rooms) and associated residential facilities. Change of use of upper floors of Albion House to create 27 student study rooms for Pembroke College (Brewer Street)	34.4% energy generated through a combination of Ground Source Heat Pumps and Solar PV	Yes. Requirements of the NRIA were met
09/02658/FUL 05 May 2010	Refused	Demolition of existing buildings. Erection of two single storey buildings (with accommodation in roof space) and erection of a two storey building (with accommodation in roof space) to provide student	80.64% energy generated from biomass boiler using rapeseed fuel	Yes. Requirements of the NRIA were met



09/02764/FUL 18 June 2010		accommodation for Oriel College comprising 31 study bedrooms. (269 Cowley Road)		
	Approved	Erection of new library and teaching building (NLTB) consisting of lecture theatre, library, teaching accommodation and social facilities, plus linked extension to the Abercrombie building and arcaded building to new entrance piazza to Headington Road. (Oxford Brookes)	4% from Solar PV 16% from CCHP	Yes. Requirements of the NRIA were met
06/02082/FUL 29 June 2010	Withdrawn	Erection of two storey building to accommodate 4 retail units (Class A1) at ground floor and 8 flats (3x1 bed and 5x2 bed) at first floor. (76 Rose Hill)	Ground Source Heat Pumps	No. Requirements of the NRIA were not met.
10/01564/FUL 01 Sept 2010	Approved	New manufacturing facilities consisting of part demolition and recladding of 'T' building, extension to 'Body in White' building, bridge link to paint shop, new pump house and tanks. (BMW)	Solar PV on roof (5%)	No. Requirements of the NRIA were not met
09/02309/FUL 13 Sept 2010	Approved	Demolition of existing Highfield Unit. Erection of single storey and two-storey replacement unit and re-provision of 31 car parking spaces. (Warneford Hospital)	20% of energy from Ground Source Heat Pumps and Solar PV	Yes. Requirements of the NRIA were met
09/02518/OUT 22 Sept 2010	Approved	Demolition of existing buildings on site. Outline application (with all matters reserved) for up to 2100sq m of class B1(a) offices and up to 200 student study rooms.	N/A	As outline permission, no details of the NRIA were available.

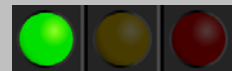
09/02466/FUL 25 October 2010	Approved	(Travis Perkins Site) Demolition of buildings on part of Acland site, retaining the main range of 25 Banbury Road, erection of 5 storey building fronting Banbury Road and 4 storey building fronting Woodstock Road to provide 241 student study bedrooms, (Acland Hospital Site)	21.3% from Ground source heat pumps (heating and cooling) and Solar Water Heating.	Yes. Requirements of the NRA were met
	Withdrawn	Erection of new buildings including 14 new retail units (at ground and first floor) with frontages on Queen Street and St Aldates with student accommodation (96 units) and office development above. (Queen St/ St. Aldate's)	20% energy from Biomass Boilers	Yes. Requirements of the NRA were met
08/02261/FUL 23 December 2010				

## Indicator 21

### DEVELOPMENT IN GREEN BELT

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

**On target?**



**3.10** There were 6 applications for planning permission which were granted for development within the Green Belt in the 2010/2011 monitoring year. Three of these were householder extensions, two were for water based recreation or sports facilities and one was for the replacement of two existing diesel storage tanks and the installation of a new petrol storage tank and diesel storage tanks. None of these are considered to be inappropriate Green Belt development.

## Indicator 22

### WASTE AND RECYCLING

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

On target?



**3.11** The table below shows the figures from the 09/10 Oxfordshire Waste Partnership Annual Report. At the time of writing the new Waste Partnership Annual Report had not been published. However the figures suggest that Oxfordshire is already performing very well and is already meeting targets set for 2010/11 in some areas.

**3.12** The baseline figure for residual waste per household in the Core Strategy was 727kg (2007/08) and performance has already significantly exceeded the target of reducing this to 715kg by 2010/11. The target for household waste recycling and composting in Oxfordshire in the Core Strategy was at least 40% by March 2010. This has been significantly exceeded. At the time of writing, figures for recycling for 2010/11 were not available however in 2009/10 the recycling rate was 37.93%. Given the switch to a more comprehensive recycling scheme within the previous monitoring year, it is likely that the recycling rate will be much higher than in 2009/10.

**3.13** Recent recycling initiatives are likely to mean that these figures will further improve in coming monitoring years.

Figure 34: Progress against waste indicators (source: 2009/10 Oxfordshire Waste Partnership Annual Report)

Indicator	Description	08/09 Performance	09/10 performance	Change
NI 191	Residual waste per household (Kilograms)	632.96kg	552.07kg	-80.89kg
NI 192	Household waste recycled and composted (%)	43.53%	48.71%	+5.18%
NI 193	Municipal Waste sent to landfill (%)	56.46%	54.32%	-2.14%

## Indicator 23

### HERITAGE PLAN

*On target?*

**Target** *Timely development of a Heritage Plan for Oxford (Oxford Core Strategy)*



**3.14** A Conservation Area Appraisal Toolkit has been completed and a number of studies are now underway, as follows:

- Oxford Urban Archaeological Plan (due to be completed by March 2012)
- View cones study (first draft for consultation due by Christmas 2011)
- Heritage Asset register pilot study (due for completion March 2012)
- West End context study (due for completion December 2011)
- A programme of Conservation Area appraisals is ongoing, with Jericho and Old Headington the latest to be completed. Old Marston and Headington Hill are underway.

**3.15** The scoping report for the Heritage Plan is complete and is currently out to consultation with stakeholders.

## Indicator 24

### HERITAGE ASSETS AT RISK

*On target?*

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



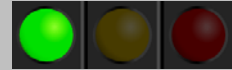
**3.16** The scheduled monument at Osney Abbey is at risk, but currently forms part of a proposal to redevelop the mill and repair of the monument is underway. Proposals are being prepared for a listed building to the rear of 84 St Aldates, to be brought back into use.

## Indicator 25

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

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

On target?



**3.17** There has been no loss of any listed buildings.

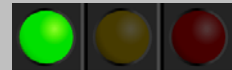
**3.18** There have been seven permissions granted for listed building demolition. Two of the consents were granted for demolition of buildings within the curtilage of the listed building (Three Horseshoes 10/01074/LBD and 6 Mill Road 10/01944/LBD), and five permissions were granted for demolition for part of listed buildings (latter additions to the buildings: University Church of St Mary the Virgin, 27 Holywell Street, Keble College Land at the Former Acland Hospital, 3 St Andrew's Road, New Bodleian Library).

## Indicator 26

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

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

On target?



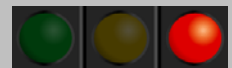
**3.19** There have been no approvals made by the City Council contrary to officers' and English Heritage's recommendation.

## Indicator 27

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

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

On target?



**3.20** There have been 10 appeals lodged against refusal of permissions due to conservation policies. Seven were dismissed and the following three were allowed:

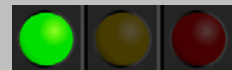
- 08/00096/FUL: 44 Bridge Street (allowed without conditions)
- 10/00978/FUL: 69 Chalfont Road (allowed with conditions)
- 10/02100/FUL: 27 and 29 Walton Well road (allowed with conditions)

## Indicator 28

### TREE PRESERVATION ORDERS (TPO's)

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

On target?



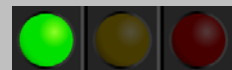
**3.21** There have been no permissions granted for trees to be felled which are subject to Tree Preservation Orders.

## Indicator 29

### NUMBER OF PARKS WITH GREEN FLAG STATUS

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

On target?



**3.22** Within Oxford City there are currently 4 Parks with Green Flag Status. These are as follows:

- Cutteslowe and Sunnymead Park
- Florence Park
- Hinksey Park
- Bury Knowle Park

## **Conclusion: Environment**

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

**3.24** In this monitoring year no major applications were allowed contrary to Environment Agency advice. There were no applications during the monitoring period where the Environment Agency objected on water quality grounds.

**3.25** The NRIA continues to be a significant tool in persuading developers to include renewable energy in larger new development schemes, and the sustainable buildings award is proving to be a good incentive and provides useful publicity about renewable energy schemes. The majority of qualifying developments that were granted planning permission in the monitoring period met the NRIA requirements.

**3.26** There was no inappropriate development in the Green Belt during the monitoring period, and targets relating to waste and recycling were met.

**3.27** Good progress is being made on the Oxford Heritage Plan with a number of studies underway, and the majority of conservation-related targets were met. The one exception was the target relating to 80% of appeals being dismissed where conservation policies were cited as a reason for refusal, the actual figure achieved being 70% during the monitoring period.

# 4 Transport

## Indicator 30

### PRODUCTION OF LOCAL TRANSPORT PLAN 3

*Target That Local Transport Plan 3 incorporates the measures set out in Core Strategy Policy CS14 (Oxford Core Strategy)*

On target?



**4.1** The third Oxfordshire Local Transport Plan (LTP3) came into effect in April 2011. The strategy covers the long-term period 2011-2030.

**4.2** Section 13 of LTP3 sets out the area strategy for Oxford. The strategy aligns closely with the Core Strategy. Set out below is a commentary on how LTP3 supports elements of Policy CS14. It should be noted that due to significant funding constraints, there is not currently a funded programme of measures for many aspects of the LTP3.

**4.3 Not permitting any increase in the overall number of public and private parking spaces in the Transport Central Area:** The LTP3 states that it will be important to further reduce the low car mode share in the City centre, in particular by increasing the proportion of people who walk or cycle. From this, it can be concluded that any significant increase in on-street parking in the Transport Central Area is unlikely to be supported by the County Council. Permission for new off-street parking provision is the responsibility of Oxford City Council as the Local Planning Authority.

**4.4 Implementing a Low Emissions Strategy to improve air quality, which could include a Low Emissions Zone in the City centre:** See Indicator 31 below.

**4.5 Supporting development of an orbital bus network:** The Core Strategy envisages that further improvements are made to cross-city, or 'orbital' routes, that avoid the City centre. These services would directly link the District centres and Headington hospitals with strategic locations for development. The LTP3 Oxford Area Strategy commits to:

- develop a high-quality rapid transit system serving Park and Ride sites, and major employment areas, to reduce traffic congestion in outer south-east areas (the 'Eastern Arc');
- improve bus service reliability, including along the B4495 (inner ring road), and
- improved interchange between orbital and radial routes at Cowley.

**4.6 Improving the capacity and attractiveness of Park and Ride, particularly the development of remote sites closer to county towns:** The LTP3 commits to:

- expansion of Thornhill Park and Ride car park;
- delivery of high quality mass "rapid transit" park and ride;
- access to major employment and housing areas in the Eastern Arc;
- expansion, access improvements and changes to operations at other park and rides and potential additional sites (including remote sites), taking into account Water Eaton rail station and a new orbital service;



- investigate the use of park and ride as interchanges;
- investigate the business case for cycle hire/loan facilities at some or all of the park and ride sites.

**4.7** The expansion of Thornhill has been granted planning permission to expand from 874 to 1,380 parking spaces. The County Council has been awarded £5million from the Local Sustainable Transport Fund, a substantial portion of which is to be used to fund the expansion of Thornhill. It is planned to deliver the scheme in the 2012/13 financial year.

**4.8 Promote improved facilities for local transport interchange at Cowley primary district centre:**

The LTP3 commits to:

- improve interchange between orbital and radial bus routes at Cowley;
- measures to improve bus reliability along the B4495 (which runs through Cowley centre);
- improve conditions for cyclists on Oxford Road, Cowley, and
- make improvements to the public realm at Cowley centre.

**4.9 Promote greater pedestrian and cycle priority through and to the city centre and Cowley, Headington and Summertown district centres:**

Improvements to the District centres should also potentially incorporate public realm and cycle parking improvement. The LTP3 commits to:

- improving non-car cross-city centre journeys, including improvements to interchanges;
- enhance the pedestrian environment of the City centre;
- improve pedestrian access to local bus stops, and improve local interchange at Summertown, Headington and Cowley;
- investigate development of a city centre cycle hub, and improved cycle parking and management in the City centre;
- promote a cycle and footbridge across the Thames at Jackdaw Lane (which would provide an attractive alternative to City centre cycle access from the east);
- improvements to Pembroke Street for pedestrians and to allow two-way cycling, and
- identification of other ‘missing links’ and potential schemes to further join up the city’s cycle network.

**4.10 Promote sustainable transport and access to major employers, hospitals, schools and colleges in the Headington and Marston area, and to major employment sites at Cowley:** Much progress has been made in recent years on the Headington and Marston Area Transport Strategy (HAMATS), in terms of bus, cycle and pedestrian access to the hospitals. Since the Core Strategy was prepared, major improvements have been made to the London Road corridor to improve bus access in particular. The LTP proposes further schemes and strategies including:

- Eastern Arc strategy, including delivery of high quality mass “rapid transit” park and ride;
- Expansion of Thornhill Park and Ride;
- Working with employers in the Eastern Arc to produce travel plans, and to reduce the availability of parking for staff;
- Improving the reliability of local bus services, and improving cycling links, to encourage mode switch away from car travel for shorter journeys;
- tackling congestion at key junctions on the Ring Road.

**4.11 Safeguarding the Cowley Branch Line corridor for possible future transit:** The Core Strategy states that re-opening the Cowley Branch Line for passenger transit could bring great benefits for Cowley, Blackbird Leys and Littlemore. The LTP has no role in safeguarding land from future development. However, there may be opportunity to utilise the Cowley branch line as part of a rapid transit system for the Eastern Arc – this is subject to long-term scheme development.

**4.12 Working towards a joined-up, city-wide cycle and pedestrian network by addressing ‘pinch-points’, barriers and missing links, and providing more extensive 20mph zones:** The LTP3 commits to:

- improve cycling links in the Eastern Arc, to encourage mode switch away from the car for shorter journeys;
- cycle/pedestrian improvements to allow 2-way cycling on Pembroke Street;
- development of a cycle hub and improved cycle parking and management in the city centre;
- Jackdaw Lane cycle and footbridge over the Thames;
- Warneford Meadow cycle route;
- cycling improvements on Oxford Road, Cowley;
- cycling improvements on Windmill Road;
- reconstruction of Iffley Road, combined with improved cycle facilities;
- reconstruction including re-marking of Marston Rd between London Place and Edgeway Road; and
- identification of other ‘missing links’ and potential schemes to further join up the city’s cycle network.

**4.13** 20mph zones were introduced across most of Oxford in August 2009.

## Indicator 31

### LOW EMISSIONS STRATEGY

*Target Implementation of a Low Emissions Strategy for Oxford, outcomes to be included in the agreed action plan (Oxford Core Strategy)*

**On target?**



**4.14** In 2010, Oxford City Council commissioned the University of Exeter Centre for Energy and Environment to work in partnership with the City Council, to produce a Low Emissions Strategy (LES) for Oxford. The LES will integrate the activities and policies of service areas across the City Council, will seek to address the impact of both new and existing development, and will begin to address the emissions from transport, residential and non-domestic development. The strategy will culminate in a cross-cutting action plan for Oxford. The full LES will be produced in 2012.

**4.15** On 1<sup>st</sup> April 2009, the City Executive Board agreed to declare a Low Emissions Zone (LEZ) in Oxford City Centre. The LEZ will require all buses operating in Oxford City Centre to meet the Euro V emission standard. The LEZ will come into force in January 2014.

**4.16** The provisional timetable for the LEZ is:

- Application to traffic Commissioner in early 2012, followed by a public inquiry (only if objections received)
- Full implementation of Central Oxford LEZ, 1st January 2014.

## Indicator 32

### TRAFFIC GROWTH AT INNER AND OUTER CORDONS

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

**On target?**



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

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

**4.19** It should be noted that data is only included at some cordon points in some years, therefore the results shown are not entirely consistent for comparison. For example, there is no data for Botley Road in 2007, 2008 or 2009, and there is no data for Blackbird Leys Road in 2005.

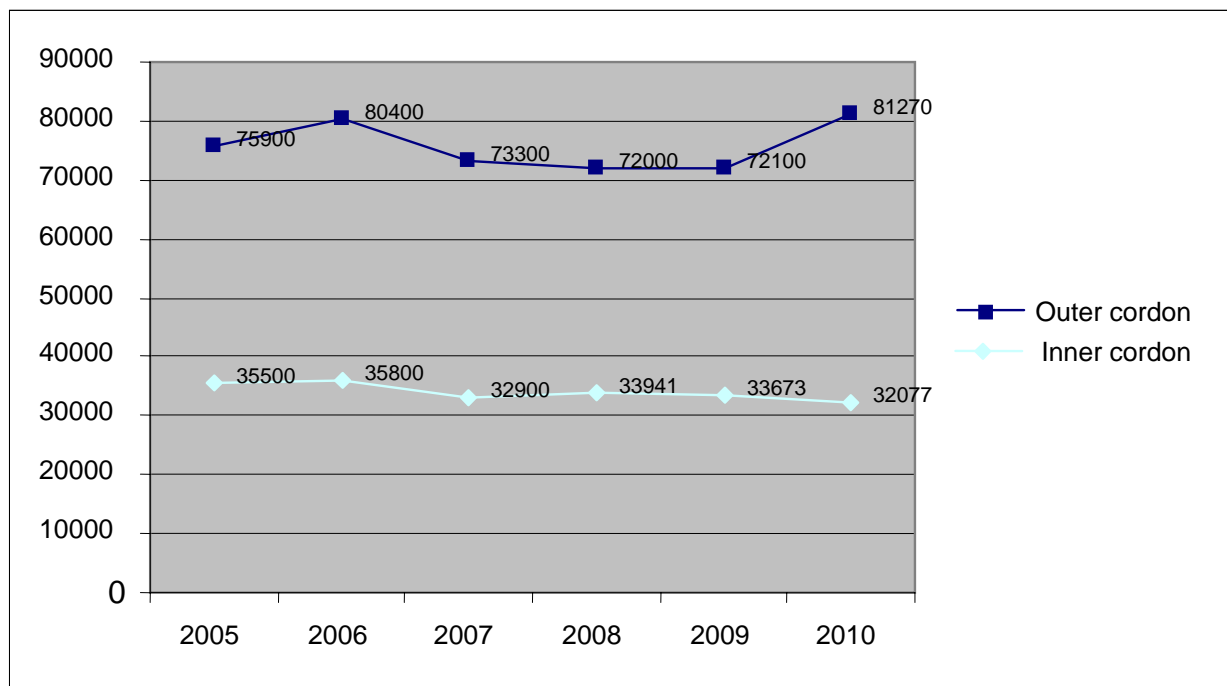


Figure 35: Inner Cordon and Outer Cordon traffic flows (average weekday inbound, 7.00am – 7.00pm), 2005 – 2010

**4.20** Figure 35 shows that, taking account of data anomalies, the amount of traffic entering both the edge of Oxford, and the central area, has remained steady overall.

**4.21** Complete data was only available for 2006 and 2010 – comparing these two years, there has been 1.1% growth at the outer cordon. However, the 2010 figures included additional counters at Oxford Road and Beaumont Road (Quarry), which together added 3,770 trips. Hence the number of

trips counted at the other locations suggests there has been an overall drop in traffic entering the outer cordon since 2006.

**4.22** It is hoped that a more complete dataset will be available for the 2011 period, which can be directly compared with the 2010 data, to provide a like-for-like comparison. Without this certainty, the indicator has been given an 'amber' rating.

### **Conclusion: Transport**

**4.23** The area strategy for Oxford in the Local Transport Plan 3 aligns closely with the spatial strategy set out in the Core Strategy and supports many elements of Core Strategy Policy CS14 (Supporting city-wide movement). Work is progressing on the Low Emissions Strategy, and an application to the Traffic Commissioner will be made in respect of the City centre Low Emissions Zone in early 2012.

**4.24** Taking account of data anomalies, the traffic cordon data shows that the amount of traffic entering both the edge of Oxford and the central area has remained relatively steady.

# 5 Regeneration

## Indicator 33

### REGENERATION ACTION PLANS

**Target** *Timely progress of a regeneration action plan for each of the regeneration areas in conjunction with other departments (Oxford Core Strategy)*

**On target?**<sup>19</sup>



**5.1** The five priority areas for regeneration in Oxford are: Barton, Blackbird Leys, Northway, Rose Hill and Wood Farm. To allow each of the local communities to define the regeneration agenda for their area, neighbourhood partnerships are being established. These partnerships will prepare area regeneration plans for their respective areas. The partnerships are at different stages. The timetable for the five area regeneration plans will be confirmed in future annual monitoring reports.

## Indicator 34

### IMPROVING THE STANDARD OF HOUSING

**Target** *100% of homes in regeneration areas to exceed Decent Homes Standard by 2010 (Oxford Core Strategy)*

**On target?**



**5.2** All of the City Council's housing stock met the Decent Homes Standard by December 2010.

## Indicator 35

### PROGRESS AGAINST SITE-SPECIFIC REGENERATION MEASURES

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

**On target?**



**5.3** A number of the site-specific regeneration measures set out in the Core Strategy are long-term projects with completion dates that stretch beyond the monitoring period covered by this report. These include: a new crossing (or crossings) of the A40 ring-road at Barton (by 2015/16);

<sup>19</sup> No national or local target defined; assumed on target if green above 80% compliance rate, amber if between 60-80% compliance rate and red if below 60% compliance (relative to the total).

improvements of the Blackbird Leys centre to create a mixed-use district centre (by 2016); provision of a new swimming pool at Blackbird Leys (by 2013); new multi-purpose community facilities linked to the redevelopment of Rose Hill Primary School (by 2014); and provision of a new link between Northway and the Land at Barton.

**5.4** The other site-specific regeneration measures are shorter-term projects.

**5.5** In Rose Hill, regeneration of the housing stock to re-develop life-expired houses to provide 245 new homes is scheduled to complete in January 2012.

**5.6** In Northway, the offices are being redeveloped as part of a scheme by Hab Ookus that will replace the existing community centre with new community facilities.

**5.7** Redevelopment of the Wood Farm Primary School is on-going, with a new Children's Centre now open.

**5.8** Options appraisals have been completed for each of the following:

- Evenlode tower block in Blackbird Leys
- Foresters tower block in Wood Farm
- Plowman tower block in Northway
- Windrush tower block in Blackbird Leys.

**5.9** The strategy for the tower blocks going forward will be considered in 2012 as part of the HRA 30-year plan.

## **Conclusion: Regeneration**

**5.10** Those regeneration measures with target dates of 2010 and 2011 have all been completed. These are decent homes and option appraisals for the tower blocks in Blackbird Leys, Northway and Wood Farm. The redevelopment of the Northway offices (target start date 2009) is underway. Of the two regeneration measures scheduled for completion in 2012, one is nearing completion (the Rose Hill redevelopment) and the other (Wood Farm) is on-going. Other site-specific regeneration measures are longer-term; their progress will be tracked in future annual monitoring reports.

## 6 Quality of life issues

### Indicator 36

#### PROVISION/IMPROVEMENT OF LOCAL PRIMARY HEALTHCARE FACILITIES

**Target** *Delivery of new health centre in Jericho, expected 2010 (Oxford Core Strategy)*

On target?



**6.1** A planning application was submitted on 8<sup>th</sup> February 2011 for the development of a building on the former Radcliffe Infirmary site to accommodate a relocated Jericho Health Centre. Planning permission was granted on 9<sup>th</sup> May 2011 and construction work has commenced. Whilst this target has not been met it is considered that this is good progress.

### Indicator 37

#### PROVISION/IMPROVEMENT OF LOCAL EDUCATIONAL FACILITIES

**Target** *Oxfordshire County Council to implement Primary Capital Programme, including Bayards Hill, Wood Farm and Oxford Academy by September 2011 (Oxford Core Strategy)*

On target?



**6.2** When this target was drafted in the Core Strategy there were firm plans for the redevelopment of these schools. Since then the new Government has ended the Primary Capital Programme and removed existing funding allocations. While this has changed the position on school development, there has been some significant progress towards achieving this target.

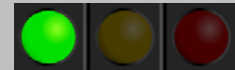
**6.3** Plans for the redevelopment of Bayards Hill Primary School have been put on hold as a result of the loss of the Primary Capital Programme funding. At Wood Farm Primary School construction began on site in June 2010; phase 1 was completed within a year and pupils began to use the new buildings in September 2011. There are a further two phases of work for completion (total cost £10.5 million). Oxford Academy started operating from their new (£33 million) premises in March 2011 and opened their new sports facilities in October 2011.

## Indicator 38

### PERMISSIONS CONTRARY TO THAMES VALLEY POLICE ADVICE

**Target** 0% of planning permissions to be approved contrary to Thames Valley Police objection (Oxford Core Strategy)

On target?



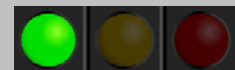
6.4 In the year April 2010 to March 2011 there were no objections to applications from Thames Valley Police; as such this target has been achieved.

## Indicator 39

### LOSS OF COMMUNITY FACILITIES

**Target** 100% of developments that result in the loss of a community facility to make equivalent alternative provision or improvements to existing provision (unless it is demonstrated that the existing use is and will continue to be redundant) (Oxford Core Strategy)

On target?



6.5 Policy CS20 of the Core Strategy seeks the protection of community facilities including: community centres, children's centres, meeting venues for the public or voluntary organisations, public halls and places of worship, sports facilities, stadiums and public houses or club premises that serve a local community.

6.6 There were two permissions during the monitoring period for change of use from a public house to other uses. In the application relating to the Three Horseshoes, Old Marston the case officer was satisfied that the existence of two other public houses in Old Marston satisfied the alternative provision criteria. In the report for the application on the Marlborough House, Grandpont the case officer found that the supporting information satisfied the marketing, non-viability and alternative provision criteria of the Local Plan. In this regard the target has been achieved.

### Conclusion: Quality of life issues

6.7 Significant progress has been made during the monitoring period towards the delivery of new healthcare and education facilities despite problems with funding streams. No planning permissions were granted contrary to Thames Valley Police advice and there was no loss of community facilities other than those in accordance with the policy.



# 7 West End

Indicator 40		
COMPLIANCE WITH THE MONITORING INDICATORS AS SET OUT IN THE WEST END AREA ACTION PLAN		
	Target	On Target?
Streets	Provision of new links and improvements set out in AAP.	
Parking	Maintain number of parking spaces available within the West End.	
Urban public spaces	New public spaces and improvements to existing.	
Green spaces and water	Enhancements to Castle Mill Stream to create a streamside park. Enhancement of Oxpens Field.	
Historic environment	100% of schemes granted to demonstrate consideration of historic environment in Design and Access Statements.	
Design	100% of schemes approved comply with the design code.	
Resource efficiency	100% of schemes approved meet the requirements of the Natural Resource Impact Analysis SPD	
Flooding	100% of schemes in areas of flood risk or over 1ha to submit a flood risk assessment. Only water compatible uses and essential infrastructure permitted in flood zone 3B.	
Housing mix and affordable housing	To provide approximately 700 new homes, minimum 35% 3+ bed and 50% affordable on qualifying sites	
Amenities to support housing	100% of new residential development within 30minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre.	
Mixed uses	100% of developments on sites of 0.2 hectares or greater that incorporate more than one use.	
Office accommodation	B1 offices no more than 15,000m <sup>2</sup> private sector and 20,000m <sup>2</sup> public sector.	
Retail	To provide a minimum of 37,000m <sup>2</sup> gross additional A1 retail floorspace.	
Cultural attractions	To increase the floorspace of cultural and tourism uses in the West End.	
Hotel accommodation	To increase the number of hotel and guesthouse rooms in the West End.	

**7.1** The only applications of particular significance in the West End during this monitoring period were at Oxford Station (transfer deck and additional platform) and Pembroke College (note: this application was reported in the previous monitoring report as the decision to approve was taken in Summer 2009 although the permission was only granted in this period following resolution of the legal agreement). Most of the planning permissions were relatively small and for change of use.

**7.2** There has been little progress towards the main aims of the West End AAP during this monitoring period. This means there has been very little impact on the targets for the delivery of public realm improvements, housing, retail and other uses. The West End AAP, however, was prepared to cover the period to 2016 and as such there is still time to reach these targets before that date. These targets are therefore shown as amber above.

**7.3** The majority of AAP policies were not used in this monitoring period due to the lack of major applications. Many of the targets that refer to 100% of schemes being in accordance with the policy (historic environment, design, resource efficiency, flooding and mixed uses for example) are shown as green even though they were not implemented.

### **Conclusions: West End**

**7.4** The West End AAP in was adopted in June 2008. New developments have not happened as quickly as anticipated because of the economic climate. However, there is time for these targets to be met before the end of the plan period.

# 8 Statement of community involvement – analysis of consultation

## Consultation on Local Development Documents

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

Figure 36: Consultations on policy documents undertaken in 2010/11

Title	Consultation stage	Consultation period	Comments received	Outcome/comments
Core Strategy DPD	Consultation on Further Proposed Changes to the Submission Core Strategy	9 <sup>th</sup> April to 21 <sup>st</sup> May 2010	49 responses received (containing 183 individual representations)	This focused consultation was carried out during the Core Strategy Examination. A Summary of Representations Received was published in June 2010.

Title	Consultation stage	Consultation period	Comments received	Outcome/comments
Barton AAP	Consultation on Issues Document	11 <sup>th</sup> June to 23 <sup>rd</sup> July 2010	164 summary questionnaire responses 52 responses to the stakeholder questionnaire and letters	Purpose was to seek views on how Oxford should plan for, and manage, change and development within the Barton strategic development site. Report on Consultation published September 2010.

Title	Consultation stage	Consultation period	Comments received	Outcome/comments
Sites and Housing DPD	Pre-Options Consultation Events	November and December 2010	A total of 278 people were counted into venues at 5 events.	This informal consultation sought views on an initial list of potential development sites, and on what planning policies should say on residential development. A Consultation Report was published in February 2011.

## Range of consultation methods used

**8.2 Core Strategy DPD Further Proposed Changes:** This consultation was limited in scope, and primarily involved participants in the Core Strategy Examination. This is in line with the SCI, which makes clear that the methods chosen to consult depend on the stage of preparation (in this case the DPD was already well advanced).

**8.3** Nonetheless, letters were sent out to all the organisations and individuals on the City Council's database. All those invited to participate in the examination hearing sessions were notified. A total of 1079 emails and 1067 letters were sent (excluding specific consultation bodies). Copies of the consultation document, and relevant new or updated supporting documents, were published on the City Council's website and were sent to 44 specific consultation bodies identified in the Regulations. Copies of the documents were also available to view at various locations around the City, including each of the public libraries, throughout the period for making representations. A statutory notice was placed in the Oxford Times on 8th April 2010.

**8.4 Barton Area Action Plan Issues:** The consultation aimed to involve the whole local community by delivering a questionnaire to each household in Barton, Northway and Old Headington (approximately 3100). Letters were sent to various organisations and individuals (approximately 430), which included all the statutory stakeholders listed in Oxford's Statement of Community Involvement together with a wide range of interest groups, developers and agents. Statutory consultees were also sent a more detailed stakeholder questionnaire, which was also available to others in specified locations.

**8.5** In addition, a series of exhibitions was held in the area, many of which took the form of informal 'drop-in' sessions at which people could ask questions and let planning officers know their views. There was extensive publicity of the consultation and events, including articles in the local press and community magazines, local radio coverage, and the display of approximately 50 posters across the area. The consultation itself was preceded and supported by meetings of the Barton Working Group on an approximate 6 week cycle.

**8.6 Sites and Housing Pre-Options:** The principle method of consultation was participation in five consultation events. These were organised to be an interactive process, with a drop-in format but also providing workshop-style activities, supported by facilitators, to allow a range of people to make their views known. The events were held in five community venues on separate dates, with locations chosen for easy access from surrounding neighbourhood areas.

**8.7** The events were publicised by means of posters sent to community noticeboard keyholders for display (67 in total), and also displayed in other public locations such as leisure centres, libraries and City Council offices (25 in total). Flyers were also left in these locations, and flyers and posters were on display at five area committees. Local residents' groups were also invited to get involved in 'spreading the word' about the events, and major employers were sent publicity material for display. Further publicity was created in the local media (website and local newspaper coverage), on the City Council and BBC Oxford News websites, and on the Council's Twitter feed. Letters and emails were sent notifying all of the individual and group contacts held on the Planning Policy database of consultees.

# Glossary

<b>Affordable housing</b>	Homes that are available at a rent or price that can be afforded by people who are in housing need. It includes social rented housing, intermediate affordable housing, and shared ownership housing.
<b>Biodiversity</b>	The diversity of plant and animal life, usually measured by the number of species present
<b>Building for Life</b>	The national standard for well-designed homes and neighbourhoods. Assessments are scored against 20 Building for Life criteria.
<b>Core Strategy</b>	A Development Plan Document that sets out the long-term spatial vision for the local planning authority's area, with objectives and policies to deliver that vision
<b>Decent Homes Standard</b>	A minimum standard of housing applicable to public housing (i.e. Council Housing), by which each qualifying home is warm and in a good state of repair.
<b>Development Plan</b>	An authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework
<b>Development Plan Document (DPD)</b>	Planning policy documents that form part of the Local Development Framework. They are subject to independent examination and, together with the relevant Regional Spatial Strategy and saved Local Plan policies, form the Development Plan for the local authority area
<b>Environment Agency</b>	Government body responsible for a wide range of environmental regulations and advice, including flood risk and natural waterways
<b>Flood Zone</b>	Flood Zones 1, 2, 3a and 3b are defined in PPS25. These categories define the likelihood of flooding occurring in that zone (with Flood Zone 1 having the lowest risk and Flood Zone 3 the highest risk).
<b>Green Belt</b>	An area of undeveloped land, usually encircling a city, where the planning policy is to keep it open in order to prevent urban sprawl.
<b>Green Flag Status</b>	A national award given by Keep Britain Tidy to recognise and reward the best green spaces in the country.
<b>Heritage asset</b>	Any part of the historic environment that has significance because of its historic, archaeological, architectural or artistic interest, whether or not it has a formal designation.
<b>Heritage Plan</b>	A Plan being prepared by City Development that will eventually be used as a basis for decision-making and initiatives that will help development in Oxford to sustain and enhance the archaeological, architectural and landscape resource in a manner compatible with the city's historic status.
<b>Homes and Communities Agency</b>	The national housing and regeneration agency. Its role is to create opportunities for people to live in high-quality, sustainable places. It provides funding for affordable housing, brings land back into productive use and improves quality of life by raising standards for the physical and social environment.
<b>Housing trajectory</b>	A tool that is used to estimate the number of homes likely to be built in the future, usually shown as a graph.

<b>Indicators</b>	A measure of variables over time which can be used to measure achievement of objectives
<b>Local Development Document (LDD)</b>	The documents which (taken as a whole) set out the City Council's policies relating to the development and use of land in Oxford.
<b>Local Development Framework (LDF)</b>	Introduced by the Planning and Compulsory Purchase Act 2004 as the replacement for Local Plans. It is the term to describe the whole portfolio of planning policy documents (Local Development Documents) setting out the planning strategy and policies for the area. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.
<b>Local Development Scheme (LDS)</b>	A project plan that outlines every Local Development Document that the City Council intends to produce over the next three years along with timetables for their preparation.
<b>Local Plan</b>	A Local Plan sets out planning policies and allocations of land for development. It sets out where different types of development, from housing to shops and offices, that could be built during the plan period. Following the Planning and Compulsory Purchase Act (2004) they have been superseded by Local Development Frameworks
<b>LTP3</b>	Local Transport Plan 2011-2030. The LTP3 sets out the transport strategy for Oxfordshire, and has been prepared by Oxfordshire County Council.
<b>Major applications</b>	Major applications are defined in the General Development Procedure Order 1995 as: <ul style="list-style-type: none"> <li>• a residential development of 10 or more dwellings;</li> <li>• residential development on a site of 0.5ha or more;</li> <li>• development involving a building(s) with a floorspace of 1,000 sq metres or more;</li> <li>• any other development on a site of 1 hectare or more.</li> </ul>
<b>Previously Developed Land (PDL)</b>	Land that is or was occupied by a permanent structure (excluding agriculture or forestry buildings). The definition covers the curtilage of the development.
<b>Primary Shopping Frontage</b>	This relates solely to the City Centre. It aims to ensure the percentage of Class A1 (retail) units remains above 75%.
<b>Regional Spatial Strategy (RSS)</b>	See South East Plan.
<b>Registered Providers (RP's)</b>	An organisation, usually a Housing Association, registered by the Homes and Communities Agency to provide affordable housing.
<b>Secondary Shopping Frontage</b>	These relate to the City centre and parts of the Cowley Road and St. Clements. Secondary Shopping Frontages ensure a predominance of Class A1 (retail) uses, but allows for other Class A uses. A small proportion of other uses are possible on their merits. Residential use is not an acceptable use at ground-floor level in the Secondary Shopping Frontages.
<b>Sites of Local Importance for Nature Conservation (SLINC)</b>	A site containing important habitats, plants and animals in the context of Oxford.
<b>Sites of Special Scientific Interest (SSSI)</b>	Areas identified by English Nature as being of special interest for their ecological or geological features.

<b>South East Plan (SEP)</b>	The SEP is the <i>Regional Spatial Strategy</i> for this region. It sets out a spatial framework of strategic policies that intended to promote an integrated, co-ordinated and a more sustainable approach to development in the region up to 2026. The SEP, along with all other Regional Spatial Strategies, is proposed to be abolished through the Localism Bill.
<b>Special Areas of Conservation (SACs)</b>	These consist of areas that are vitally important for nature conservation and have been identified as containing the best examples of habitats and species under the European Habitats Directive 1992.
<b>Supplementary Planning Documents (SPDs)</b>	A type of Local Development Document that supplements and elaborates on policies and proposals in Development Plan Documents. It does not form part of the Development Plan and is not subject to independent examination
<b>Tree Preservation Order</b>	A legal order, that is made by the local planning authority, that protects a tree or group of trees from being felled or substantially altered without the express permission of that authority.

#### USE CLASSES ORDER 2005

<b>A1</b>	<b>Shops</b>	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.
<b>A2</b>	<b>Financial &amp; Professional Services</b>	Banks, building societies, estate and employment agencies. Professional and financial services, betting offices.
<b>A3</b>	<b>Restaurants &amp; Cafes</b>	Restaurants, snack bars, cafes.
<b>A4</b>	<b>Drinking Establishments</b>	Pubs and bars.
<b>A5</b>	<b>Hot Food Take-Aways</b>	Take-aways.
<b>B1</b>	<b>Business</b>	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech (c) Light Industry
<b>B2</b>	<b>General Industry</b>	General industry
<b>B8</b>	<b>Storage &amp; Distribution</b>	Wholesale warehouse, distribution centre, repositories.
<b>C1</b>	<b>Hotels</b>	Hotels, boarding and guest houses
<b>C2</b>	<b>Residential Institutions</b>	Residential schools and colleges Hospitals and convalescent/nursing homes
<b>C3</b>	<b>Dwelling houses</b>	Dwellings, small businesses at home, communal housing of elderly and handicapped.
<b>D1</b>	<b>Non-residential Institutions</b>	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.
<b>D2</b>	<b>Assembly &amp; Leisure</b>	Cinemas, music and concert halls. Dance, sports halls, swimming baths, skating rinks, gymnasiums.

<b>Sui Generis</b>	Other indoor and outdoor sports and leisure uses, bingo halls, casinos.
	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.