

Local Development Framework

Annual Monitoring Report

April 2009 - March 2010



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Introduction

(i) This is Oxford City Council's Sixth Annual Monitoring Report of planning policies of the Local Development Framework. It covers the 12 month period 1st April 2009– 31st March 2010.

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

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

(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 Thames Valley Environmental Records Centre, the Environment Agency, University of Oxford and Oxford Brookes University.

Snapshot of Oxford

Area	17.6 square miles, 46 sq km	
Population	149,300 total population (2009) ¹ approximately 31,000 full-time university students	
Housing	Approximate number of private households in Oxford	56,000
	Households (2001) ² (owner-occupied)	54.9%
	Households (private rented)	20.8%
	Households (social rented)	21.2%
	Homelessness (2009/10) ³ Households in temporary accommodation	4.3%
	House prices (2009) ⁴ Mean house price	£303,160
	Median house price	£240,000
Economy, retail & tourism	Employee jobs by sector ⁵ Manufacturing	8,600
	Construction	2,400
	Public admin (education & health)	49,600
	Services	46,800
	Approximate number of businesses in Oxford	3,545
	Unemployment ⁶	5.4%
	Jobseekers allowance claimants ⁷	2.4%
Environment & Quality of life	No qualifications ⁸	28.7%
	VAT Registered businesses (2007)	9.2%
	Number of Super Output Areas in Oxford among the 20% most deprived in England	10
	Visitors to Oxford per year ⁹	9.3 million
	% of Green Belt land (much of this being flood plain)	27%
Transport	Carbon emissions per capita (tonnes per resident) (2007) ¹⁰	6.2%
	Life expectancy gap between the best and worst wards in Oxford (2002-2006) ¹¹	10.7 yrs
Transport	% of Oxford's workforce travelling to work by car (lowest proportion in the South East)	38%

¹ 2009 mid-year estimate ONS

² 2001 Census

³ CLG rates per thousand

⁴ CLG Housing live tables

⁵ ONS Annual Business Enquiry employee analysis

⁶ Proportion of economically active population 2009

⁷ JSA claimants Dept.Works and Pensions August 2010

⁸ People with no qualifications 2001 Census

⁹ The Economic Impact of Tourism 2007, Tourism South East

¹⁰ DEFRA 2007

¹¹ Decision Support Team, Oxfordshire Primary Care Trust

	% of Oxford's workforce living outside Oxford's boundary (approx)	50%
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Objectives

Corporate Plan

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

- provide more housing and better housing for all;
- tackle inequalities and support communities;
- improve the local environment, economy and quality of life;
- tackle climate change and promote sustainable environmental resource management;
- reduce crime and anti-social behaviour; and
- transform Oxford City council by improving value for money and service performance.

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.

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) Of the 26 indicators monitored, 1 indicator has not been given a score. This reflects the removal of the regional target against which to monitor Gypsy, traveller and travelling showman pitches that was set out in the Former Regional Spatial Strategy, that has now been revoked.

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

Figure 1: Indicator types and scores in 09/10

			
National core indicator	7	6	0
Local/ contextual indicator	6	5	1

(x) The 09/10 monitoring year needs to be assessed in the context of the economic downturn. Nationally, the downturn has seen reduced economic output and an increase in numbers of people out of work with an adverse impact on the construction industry in particular. This years report show that Oxford has been affected by the recession, but there have however been some positive findings:

- 257 net additional dwellings were completed in 2009/10, which is a reduction on previous years but the housing trajectory suggests this should be only temporary.
- Oxford's supply of ready to develop housing sites demonstrates that it has enough deliverable sites to meet 103.91% of the target by using a residual method to take account of past over supply of housing.
- The number of affordable housing completions in 2009/10 has exceeded the Corporate Plan target of 150 dwellings a year.
- The mix of dwellings completed during 2009/10 has shown an improvement on previous years. The proportion of 3-bed dwellings has increased and the proportion of dwellings completed that are 1 and 2 bed is lower than over the past four years.
- The amount of B1 floorspace granted planning permission this year has increased by 2,000 sqm to 15,000 sqm compared to last year, but the amount of employment development across the range of Class B uses has fallen.
- Whilst the health and education sectors remain important to Oxford there has been no development coming forward this year in health and less than 1 hectare in education.

(xi) There is 1 indicator not performing against target, shown as red:

Compliance of non-residential development to cycle standards – Of the 21 monitored non-residential completions, 48% were considered to be compliant with the minimum cycle parking standards being used at the time of determination. This is below the previous monitoring year's figure of 58%.

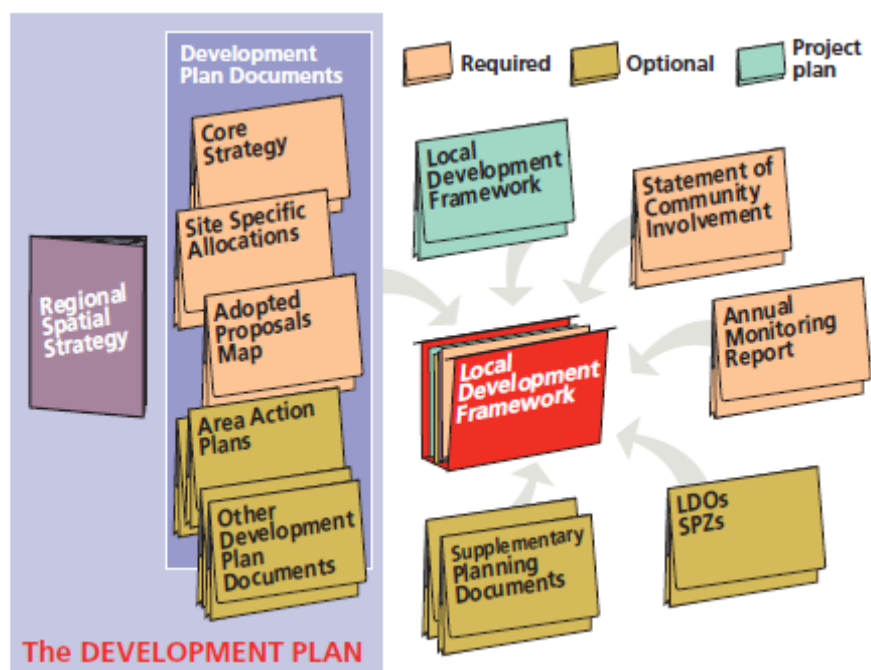
(xii) The indicators shown as amber are indicators such as the Building for Life Criteria and the section on monitoring the policies of the West End Area Action Plan. These are relatively new indicators, and in the case of the West End, there has not been sufficient development since the Area Action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

(xiii) The outlook beyond the 09/10 monitoring period will be challenging as the City Council adjusts to lower levels of public spending. The City Council has however established a good working relationship with the Homes and Communities Agency since it was established in December 2008 and Oxford has been very successful in attracting funding:

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

Local Development Scheme

(xiv) 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.



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

Monitoring period April 2009 to end March 2010

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

- *Core Strategy DPD*
- Proposed Changes to the Submission Document were published for consultation between April and May 2009. A Pre-Hearing Meeting was held on 2nd June, followed by Examination Hearings, which were held on 14th-29th July 2009, and reconvened on 10th-11th Sept 2009. The Inspector's Report was due to be delivered to the City Council by the end of October 2009. The Planning Inspectorate however decided to withhold the Inspector's Report pending the outcome of legal challenges to the South East Plan and the uncertainty over the SDA to the south of the city. Due to the retirement of Inspector Fenton a new Inspector was appointed, Mr. S. Pratt. Inspector Pratt then held a Procedural Meeting on 9th Feb 2010 to see if any further progress on the Core Strategy could be made.
- *Oxford's West End Area Action Plan DPD*
- Planning applications were approved for new development in accordance with the policy framework set in the West End AAP. The number of applications had however been less than envisaged due to the challenging economic climate.
- *Northern Gateway Area Action Plan DPD*

- No further work was undertaken on the Area Action Plan until the outcome of the strategic allocation of the Northern Gateway has been determined by the Planning Inspector appointed to examine the Core Strategy.

(xvii) Although outside the Monitoring period an update has been provided on the Core Strategy. 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 14th – 17th September, with Mr. Fenton coming out of retirement to assist Mr. Pratt. The Planning Inspectorate has indicated that the Report will be sent to the City Council during December 2010.

(xviii) In relation to progress against the Local Development Scheme (LDS), it should be noted that the current version of the LDS (2008-2011) is now somewhat dated due to the lengthy nature of the Core Strategy examination and the knock-on effects this has had for the production of other Development Plan Documents. It is intended to review and update the LDS when the Core Strategy Inspector's Report has been received. The review will also take into proposals for planning reforms in the forthcoming Decentralisation and Localism Bill.

Conclusions

(xix) The City Council has shown a strong commitment to delivering the first phase of the Local Development Framework and has met many of the challenging targets it set itself. As a result of the legal challenges to the South East Plan and the subsequent revocation of that document by the Secretary of State, the receipt of the Inspector's Report into the soundness of the Core Strategy has been delayed by over a year. This 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 the City Council remains committed to delivering a robust planning policy framework and (since the end of this monitoring period) has made progress in particular on the Barton AAP.

(xx) Oxford City Council has to date produced the following documents:

- Oxford Local Plan 2001-2016 – saved policies from 11th November 2008
- Oxford's West End Area Action Plan – adopted June 2008
- Oxford's Core Strategy 2026 – at Examination stage

- 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
- Oxford's Local Development Scheme 2008-2011 Published 2008
- Annual Monitoring Reports

1 Housing

Indicator 1 (core)

HOUSING TRAJECTORY (PLANNED HOUSING & PROVISION, NET ADDITIONAL DWELLINGS IN PREVIOUS YEARS, THE REPORTING YEAR & IN FUTURE YEARS PLUS THE MANAGED DELIVERY TARGET) ¹²

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 within the emerging Core Strategy and was also within the former South East Plan. The City Council is continuing to seek to retain this target and has argued the case as part of the Core Strategy Examination. The Planning Inspector is expected to publish his report into the Core Strategy in December 2010 which will give his conclusions for the most appropriate target for Oxford.

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

1.3 257 dwellings (net) were completed during 2009/10, which is less than the previous 4 years. This is most likely due to the economic climate having an effect on new housing being built and reflects the national trend. The housing trajectory in Figure 7 indicates a greater number of sites will come forward in future years so it is considered that the reduction during 2009/10 should be temporary.

National Indicator 159: Supply of ready to develop housing sites¹³ (NI159) and PPS3 require that Oxford City Council must manage land to ensure a continuous rolling five year

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
Total (06-10)	2272

¹² Links to National Indicator 154 – net additional homes provided & National Indicator 159 – supply of ready to develop housing sites

¹³ National Indicator 159, Page 22, Annex 4, National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions (April 2008) CLG

supply of land of deliverable sites also known as. The Strategic Housing Land Availability Assessment (SHLAA), and updates to it, illustrates the position on an annual basis and this is used to report the annual NI159. The latest SHLAA is the Update Report 1c (published in December 2010) and covers the five year period from 2010/11 – 2014/15. It shows that there are enough deliverable and identifiable sites in Oxford to provide 1,860 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 1c should be referred to for further information on these categories.

1.4 The emerging Core Strategy has a total target of 8,000 dwellings over the 20 year period from 2006-26, which equates to a 5 year target of 2,000 dwellings. When calculating the supply of ready to develop housing sites as requested by the Department for Communities and Local Government (DCLG) in December each year, the formula is as shown in Figure 5.

1.5 'y' is taken to be the annualised

Figure 5:

$$(x/y)*100$$

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)

Figure 5a:

$$(1,860/1,790)*100 = 103.91\%$$

Figure 4: Potential net additional dwellings from deliverable sites (position at 31st March 2010)¹⁴

Site category	Dwellings
Residential allocated sites	546
Employment sites	0
Non-residential allocated sites	0
Commitments: large	304
Commitments: small	464
Refused sites but principle acceptable (large)	10
Suitable sites pending decision (large)	18
Basic desktop study	518
Detailed map survey	0
Open space	0
Green belt land	0
Core Strategy strategic sites	0
Nature conservation sites	0
Total	1,860

target remaining taking into account what has already been built in the first 4 years of the Core Strategy period (2006/07-2009/10). This is known as the residual requirement.

1.6 The first 4 years of the Core Strategy period delivered 2,272 dwellings. Subtracting these from the 8,000 target leaves 5,728 dwellings needed. With 16 years remaining until 2026, this equates to 358 dwellings per year annual residual requirement, and 1,790 over 5 years. With potential net additional dwellings totalling 1,860 (Figure 4) means NI159 report 'good' performance as it exceeds 100%.

¹⁴ See reporting data for National Indicator 159.

Figure 6: Housing trajectory data against emerging 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)					110	109	109	109	109	89	88	88	88	88	27						1014
Residential allocated sites (developable)					123	122	122	122	122												611
Employment sites							10				16										26
Non-residential allocated sites																					0
Suitable sites with planning permission (large)					150	100	54														304
Suitable sites with planning permission (small)					250	214															464
Sites where permission refused but principle acceptable							10														10
Suitable sites pending decision							18		32												50
Basic desktop study							88	294	347					30	70						829
Detailed map survey																					0
Open space																					0
Green belt land (Northern Gateway)									200												200
Core Strategy strategic sites (Barton)									150	200	300	200	150								1000
Nature conservation sites																					0
Small windfall sites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual completions	821	529	665	257	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2272
Total projected completions	-	-	-	-	633	545	411	525	960	289	404	288	238	118	97	0	0	0	0	0	6780
Cumulative completions	821	1350	2015	2272	2905	3450	3861	4386	5346	5635	6039	6327	6565	6683	6780	6780	6780	6780	6780	6780	6780
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	905	1050	1061	1186	1746	1635	1639	1527	1365	1083	780	380	-20	-420	-820	-1220	
Manage	400	378	369	352	358	340	325	318	301	241	237	218	209	205	220	244	305	407	610	1220	1220

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

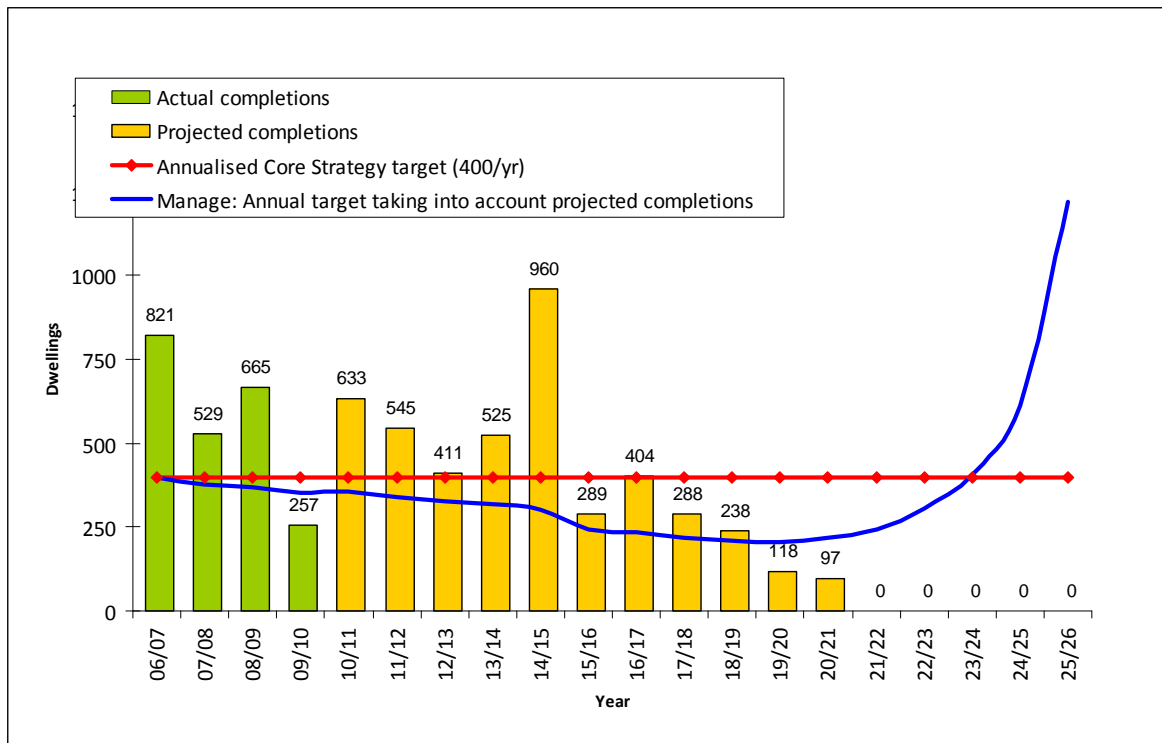
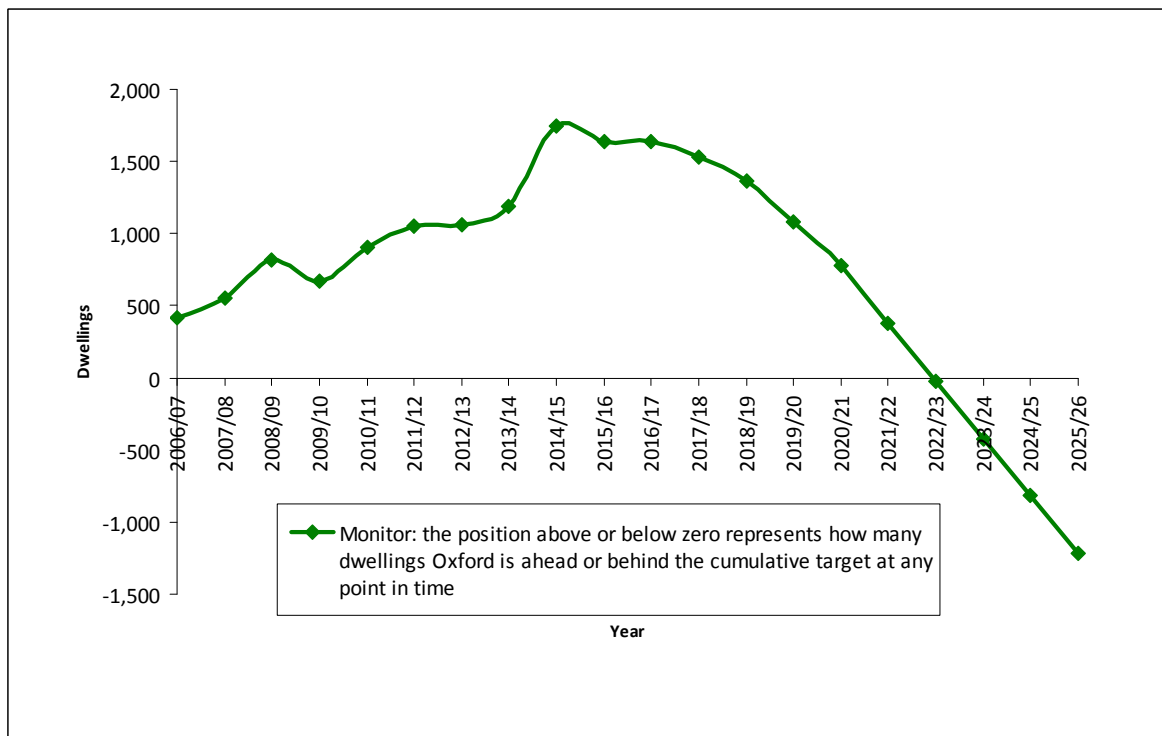


Figure 8: Housing monitor against emerging Core Strategy target of 8,000 dwellings from 2006-26 (excluding windfalls)



Indicator 2 (core)**PERCENTAGE OF ALL NEW DWELLING COMPLETIONS (GROSS) ON PREVIOUSLY DEVELOPED LAND (PDL)**

Target 95-100% new housing on PDL (Oxford Local Plan)
Former RSS target – 60%

On target?

1.9 During 2009/10 100% of housing completions (gross) were on brownfield sites as shown in Figure 9. The high total gross figure reflects the redevelopment of Rosehill. Figure 10 compares the proportion with previous years. The proportion of dwellings completed on PDL far exceeds the requirement of 60% set out in the Regional Spatial Strategy and meets the City Council's own Oxford Local Plan target of 95-100%.

Completed dwellings on PDL during 2009/10	Total
Gross new dwelling completions on PDL	422
Gross new dwelling completions on non-PDL	0
% of gross on previously developed land	100%

Figure 10

Year	Housing completions on PDL (gross)
2006/07	100%
2007/08	93.98%
2008/09	100%
2009/10	100%

1.10 In July 2010 the definition of PDL was changed within PPS3 to exclude residential garden land. From the next full monitoring year (2010/11) a site will be recorded as either PDL, greenfield or garden land.

Indicator 3 (local)**MIX OF HOUSING COMPLETED BY SIZE**

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

On target?

1.11 Figure 11 shows dwelling completions by the number of bedrooms. The net number of 2 bed dwellings was the most common, with completions for 1 and 3-bed dwelling being at a similar lower

level; and the least common being 4 bed dwellings. The losses shown in Figure 11 are mainly demolitions within Oxford’s council housing estates, losses through redevelopment of sheltered accommodation and other social housing blocks and conversions of larger dwellings (which may have been permitted prior to adoption of the Balance of Dwellings SPD). In virtually all cases lost dwellings were replaced.

1.12 Figure 11a shows that the mix of new dwellings during 2009/10 is an improvement on previous years with the balance of different sized dwellings becoming more even than it has been over the past four years. The proportion of 3-bed dwellings has increased and the proportion of dwellings completed that are 1 and 2-bed (shown as the blue lines in Figure 11a) is lower than it has been over the past four years. The Balance of Dwellings SPD was adopted in January 2008 the aim of which was to increase the number of, and protect, family dwellings and reduce the imbalance of small to large dwellings being built. The SPD is likely to have had an impact and potentially market factors too. Due to the improvement made in the mix of dwellings during year 2009/10 we consider this to be on target with the indicator.

Figure 11: Dwelling completions by number of bedrooms in 2009/10

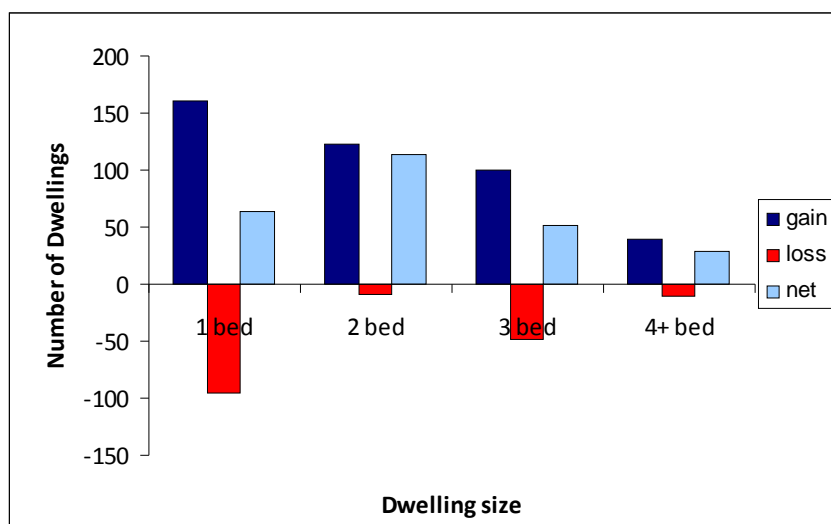
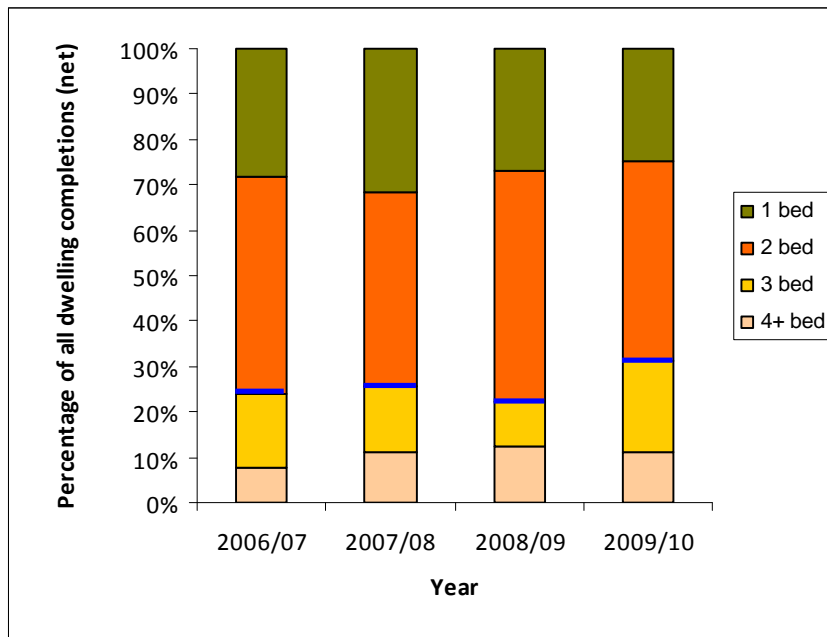


Figure 11a: Mix of dwellings trend



Indicator 4 (core)

AFFORDABLE HOUSING COMPLETIONS (GROSS) AND TENURE ¹⁵

Target 2009/10 = 150/yr = 200/yr (Oxford City Council's Corporate Plan 2009-12). Tenure split of affordable housing should be 80% social rented, 20% shared ownership (Oxford's Affordable Housing Supplementary Planning Document)

On target?



1.9 The number of affordable housing completions (gross) has exceeded the Corporate Plan's target of 150 affordable dwelling completions. This is a good achievement considering the overall drop in total housing completions as a result of the economic situation as shown in Indicator 1, Figure 3. The number of affordable dwellings has decreased in comparison to 2008/9 but it is difficult to compare with previous years because affordable dwellings tend to come from larger phased schemes whose delivery is not necessarily evenly spread year-on-year resulting in peaks and troughs in affordable housing delivery.

1.10 The percentage figure in the final column on Figure 12 is not meant to be compared to the 50% affordable housing requirement in the Oxford Local Plan. This is because not all sites are expected to provide affordable housing as they are below the 10 dwelling threshold and Oxford has a considerable number of small sites below the threshold. The high proportion of affordable housing completed may be partly down to the phasing of the affordable housing part of large schemes, such as Rosehill, but also possibly the security granted to the developer in providing affordable housing which almost always has a guaranteed occupier, unlike market housing especially in the current economic climate. The Territorial Army site application was for 50% affordable housing but amended to be 100% affordable housing.

Figure 12: Affordable housing completions over current monitoring year and previous years

Year	Net total dwelling completions	Gross affordable dwelling completions (excluding key worker dwellings)	Proportion of total dwellings that are affordable
2006/07	821	267	32.5%
2007/08	529	73	13.7%
2008/09	665	231	34.7%
2009/10	257	192	74.7%

1.11 The core indicator requires that gross affordable housing completions are recorded shown by social rented and intermediate housing as shown in Figure 13. The tenure delivered met the guidance in the Affordable Housing SPD although it does include RSL developed sites which would reflect a higher proportion of social rented accommodation.

¹⁵ Links to National Indicator 155 – number of affordable homes delivered (gross)

Figure 13: Tenure of affordable dwellings completed during 2009/10 against SPD guidance

	Social rented dwellings (gross)	Intermediate dwellings/shared ownership (gross)
2009/10	91%	11%
Policy requirement	80%	20%

Indicator 5 (local)

PROPORTION OF AFFORDABLE HOUSING PERMISSIONS WHERE THERE IS A POLICY REQUIREMENT¹⁶

Target 50% provision of affordable housing on qualifying sites (Oxford Local Plan).

On target?



1.12 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 policy requirements during the year in which 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 social landlords and/or the local authority. This is because they often provide greater than 50% not as part of a policy requirement which would distort the figures. The level of 39% in 2009/10 is below the current Local Plan requirement of 50%. This is because the two sites, Mabel Pritchard School and St Nicholas House, were granted outline permission in 2004 and 2006 with 30% and 50% affordable housing permitted respectively. These permissions were either side of the adoption of the Local Plan in 2005 which set out the new requirements for 50% affordable housing. Both sites therefore accorded with policies current at the time.

1.13 During 2009/10 there were no sites where affordable housing was permitted which was not a reserved matters application. This is likely to be a reflection of the caution with taking on new sites in the current economic climate. Based upon the information in the Strategic Housing Land Availability Assessment, it is

Figure 14: Proportion of affordable housing permitted

	2006 /07	2007 /08	2008 /09	2009 /10
Policy requirement	50%	50%	50%	50%
Average % of affordable housing permitted on all sites (including reserved matters)	37.6%	47.6%	41.6%	39.0%
Average % of affordable housing permitted on sites (excluding reserved matters)	48.9%	47.6%	50%	n/a ¹⁷

¹⁶ Links to National Indicator 155 – number of affordable homes delivered (gross)

¹⁷ There were no sites permitted affordable housing which were not reserved matters applications

considered that sites with affordable housing will come forward and be permitted in future years and that this is likely to be a temporary lull in affordable housing permissions.

1.14 Policy HS.6 of the Oxford Local Plan says that affordable housing should be provided on-site as part of the proposed development although there may be circumstances where a cash contribution is accepted instead. Policy HS.7 seeks a contribution from commercial development where a need for affordable housing is related to that commercial development. This is likely to be provided on-site where the commercial development is part of a mixed use scheme. Figure 15 summarises the contributions secured.

Figure 15: Cash contributions secured

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

Indicator 6 (core)

HOUSING QUALITY – BUILDING FOR LIFE ASSESSMENTS

On target?

Target To show the level of quality in new housing development



1.15 The indicator asks that an assessment is made of the quality of completed developments of 10 dwellings or more against the Commission for Architecture and Built Environment (CABE) Building for Life criteria. This is the second year the assessment has been undertaken. This year, there were few developments that were eligible for assessment under the Building for Life criteria. The twenty Building for Life criteria assess the following four aspects of a development:

- **Environment and community:** -does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs, and cafes? -Is there an accommodation mix that reflects the need of the community?
- **Character:** -is design specific to scheme? -does the scheme exploit existing buildings, landscape or topography? – do the buildings and layout make it easy to find your way around? – are streets defined by a well-structured building layout?
- **Streets, parking and pedestrianisation:** -does the building layout take priority over the streets and car parking, so that the highways do not dominate? -is the car parking well integrated and situated so it supports the street scene? – are the streets pedestrian, cycle and vehicle friendly? – does the scheme integrate with existing streets, paths and surrounding development? – are public spaces and pedestrian routes overlooked and do they feel safe?
- **Design and construction:** -is public space well-designed and does it have suitable management arrangements in place? -Do the buildings exhibit architectural quality? -Do internal spaces and layout allow for adaptation, conversion and extension? -Has the scheme made use of advances in technology that enhance its performance, quality and attractiveness? -Do buildings or spaces outperform statutory minima, such as building regulations?

Figure 16: Building for Life assessments 2009/10

Number of sites with a Building for Life assessment of 16 or more (categorised as very good)	0
Number of dwellings on those sites	0
% of dwellings of 16 or more (categorised as very good)	0
Number of sites with a Building for Life assessment of 14 to 15 (categorised as good)	2
Number of dwellings on those sites	30+16=46
% of dwellings of 14 to 15 (categorised as good)	13%
Number of sites with a Building for Life assessment of 10 to 13 (categorised as average)	3
Number of dwellings on those sites	21+27+254=302
% of dwellings of 10 to 13 (categorised as average)	87%
Number of sites with a Building for Life assessment of less than 10 (categorised as poor)	0
Number of dwellings on those sites	0
% of dwellings of less than 10 (categorised as poor)	0
Total number of housing sites (for phases of housing sites)	5
Number of dwellings on those sites	348

1.16 Clearly there is significant room for improvement in terms of performance, as ideally all housing developments assessed should achieve a score of “good” (14-15 points) or “very good” (16 points or more).

1.17 Unlike developments completed in 2008-2009, this year, the majority of the developments that were completed were submitted for planning approval subsequent to the adoption of the Natural Resources Impact Analysis SPD and the Affordable Housing SPD (July 2006). This appears to have resulted in higher scores in the *Design and Construction* and *Environment and Community* aspects of the assessment compared to last year.

1.18 It is anticipated that in the future, as major developments will be assessed against Building for Life criteria at the pre-application stage, better performance will be achieved.

Indicator 7 (core)

STUDENTS AND PURPOSE BUILT STUDENT ACCOMMODATION

Target That no increase in academic floorspace is allowed if there are more than 3,000 students outside of accommodation provided by the relevant university.

On target?



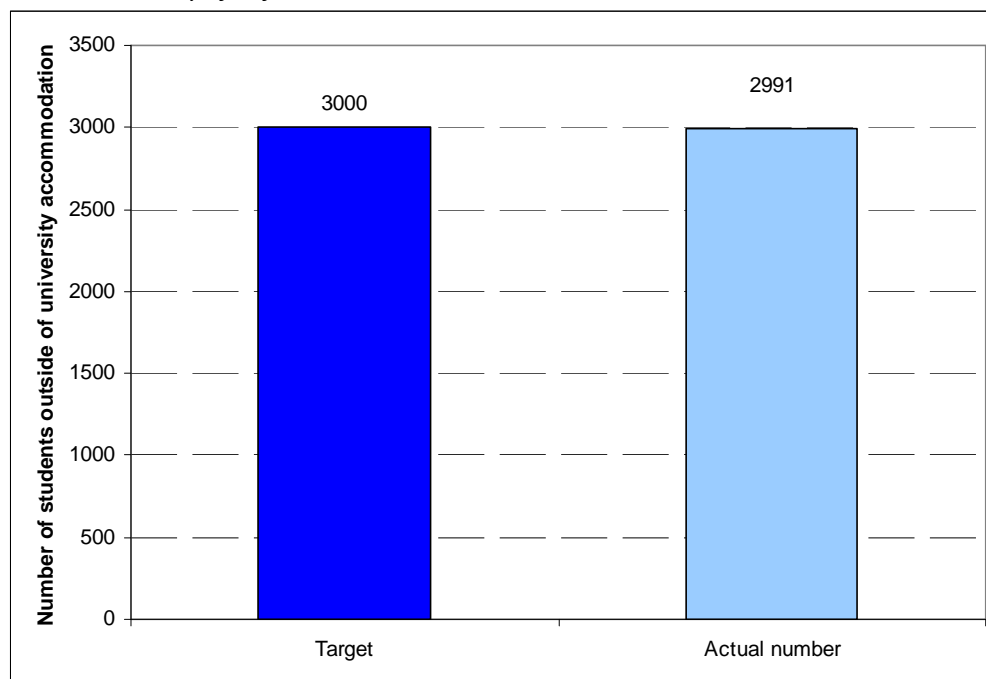
1.19 It is difficult to gather data on student numbers and student accommodation as the Annual Monitoring Report monitoring period (April to March) does not coincide with the period which

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.

1.20 Policy ED.6 states that permission will only be granted for additional teaching/administrative accommodation where the number of Oxford Brookes University full-time students living in Oxford outside university provided accommodation does not exceed 3,000. Policy ED.8 contains the same requirement for the University of Oxford.

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

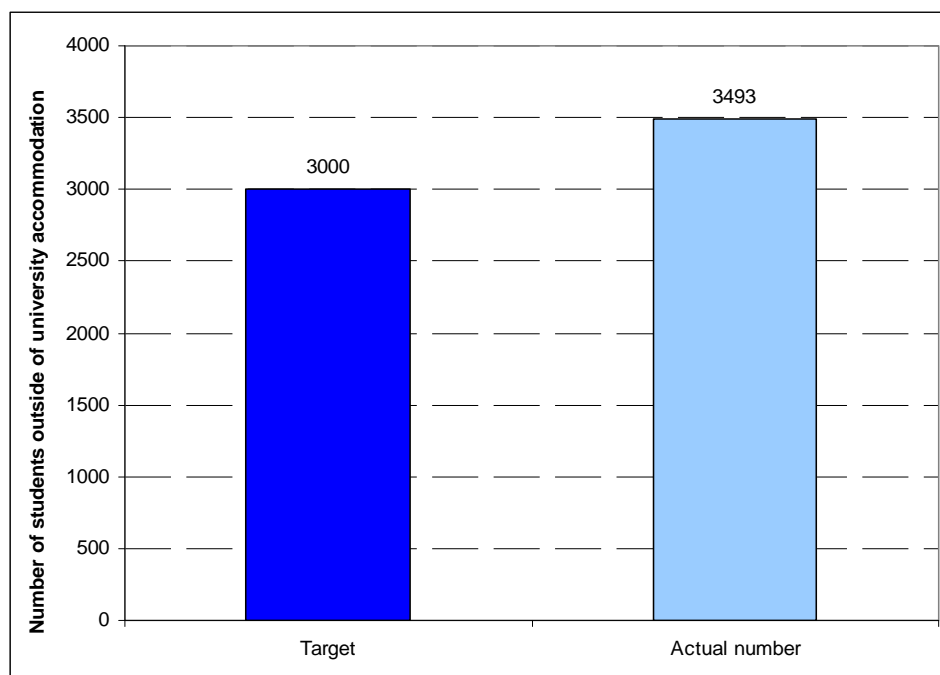
Source: University of Oxford



1.21 The University of Oxford state that there were 17,049 full-time students attending the university in December 2009. There are a number of exclusions as follows: students who don't live in OX1, 2, 3 or 4 postcodes (309); local students already in Oxford who do not therefore amount to a net increase in people, of their age, living in Oxford (395); visiting recognised and other students (475); part time students (1480); pg research students past yr4 (575); students working full time for NHS (61); specific course exclusions eg BTH (109); students who are also members of staff (106); students living with parents (99); students on year abroad(305). In December 2009 there were 14,058 units of university (or college) provided accommodation (there are also a further 303 units with planning permission). This means that it can be estimated that 2991 students were living outside of university provided accommodation.

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

Source: Oxford Brookes University



1.22 Oxford Brookes state that there were 12,232 full-time students attending the University in the academic year, a slight decrease from 12,301 in the previous year. The figure includes students at all the main Oxford campuses including Wheatly and Harcourt Hill and those on short courses. It does not include students not relevant to the policy, such as part-time students. There were 3,932 occupied units of accommodation provided by Oxford Brookes, including purpose built halls, 416 places in University managed housing and 247 students occupying halls provided by A2 Dominion Housing Association through a nomination agreement. Postcode analysis showed there were 3493 students living away from home in Oxford city not in University provided accommodation. This is a decrease from 3,795 students living outside of university provided accommodation in the previous monitoring year (08/09).

1.23 It is likely that the number of students living outside of university provided accommodation will fall further in future monitoring year, at both universities. During the monitoring year, 124 rooms of new purpose built student accommodation were completed for the University of Oxford and 49 student rooms were completed for Oxford Brookes. There were also several new developments underway or with planning permission granted, including a development of 374 rooms for Oxford Brookes at the old Territorial Army site in Mascall Avenue.

Indicator 8 (core)

NET ADDITIONAL PITCHES (GYPSY & TRAVELLER)

Target To show the number of gypsy and traveller pitches delivered

On target?
n/a

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

Figure 19: Net additional pitches for gypsies and travellers 2009/10

Permanent Sites	Transit Sites	Total
0	0	0

1.25 The Regional Spatial Strategies were revoked in July 2010. This means that there are no regional targets against which to monitor provision of Gypsy, Traveller and Travelling Showpeople pitches. Given this type of housing need is thought to be very small in Oxford relative to other types of housing need, there is no intention to monitor provision in the AMR in future years.

Conclusion: Housing

1.26 257 dwellings (net) were completed during 2009/10 which is a reduction on the previous year. This is most likely due to the economic climate having an effect on new housing being built and is reflects a national trend. The housing trajectory in Figure 7 indicates a greater number of sites will come forward in future years so it is considered that the reduction during 2009/10 should be temporary. A residual target of 358 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 1c shows that the City Council has enough sites to exceed its five year housing land supply. It is hoped that neighbouring districts will make 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.

1.27 The proportion of dwellings completed on Previously Developed Land meets the City Council's own target of 95-100%. The mix of family (3+ bedrooms) dwellings completed during 2009/10 is an improvement on previous years.

1.28 The number of affordable housing completions has exceeded the Corporate Plan's target of 150 affordable dwelling completions. This is a good achievement considering the overall drop in total housing completions as a result of the economic situation. The tenure delivered met the guidance in the Affordable Housing SPD although it does include RSL developed sites which would reflect a higher proportion of social rented accommodation.

1.29 The Oxford Local Plan and emerging Core Strategy sets a target of no more than 3,000 students to be living in accommodation not provided by each university. 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 Oxford Brookes. With major development planned by both the University of Oxford and Oxford Brookes University, it is critical that the development is only permitted where the City Council is satisfied that by the time the new developments are operational, there will be a correct amount of purpose built student accommodation.

1.30 It is likely that the number of students living outside of university provided accommodation will fall further in future monitoring year, at both universities. During the monitoring year, 124 rooms of new purpose built student accommodation were completed for the University of Oxford and 49 student rooms were completed for Oxford Brookes. There were also several new developments underway or with planning permission granted, including a development of 374 rooms for Oxford Brookes at the old Territorial Army site in Mascall Avenue.

2 Economy

Indicator 9 (core)

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

Target Supporting regionally important sectors and clusters. Need to provide a range of sites and premises to support business growth (Former Regional Spatial Strategy).

On target?



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

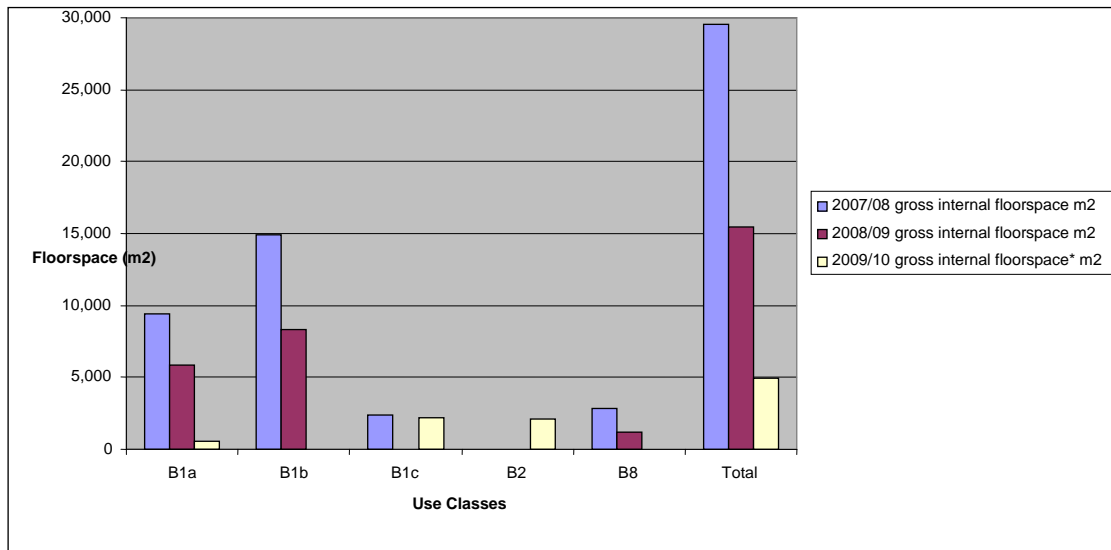
Figure 21: Amount of gross external and internal floorspace m² by use class type in 2009/2010 and comparison years

	²² B1a Offices	B1b Research & Development	B1c Light Industrial	B2 General Industrial	B8 Warehousing	Total
2009/10 gross external floor space m ²	590	0	2321	2221	0	5132
2009/10 gross internal floorspace* m ²	566	0	2228	2132	0	4926
2008/9 gross internal floorspace m ²	5,818	8,339	37	0	1,218	15,412
2007/08 gross internal floorspace m ²	9,406	14,882	2,377	0	2,859	29,524

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

²² Use Classes Order 2005 – See Glossary

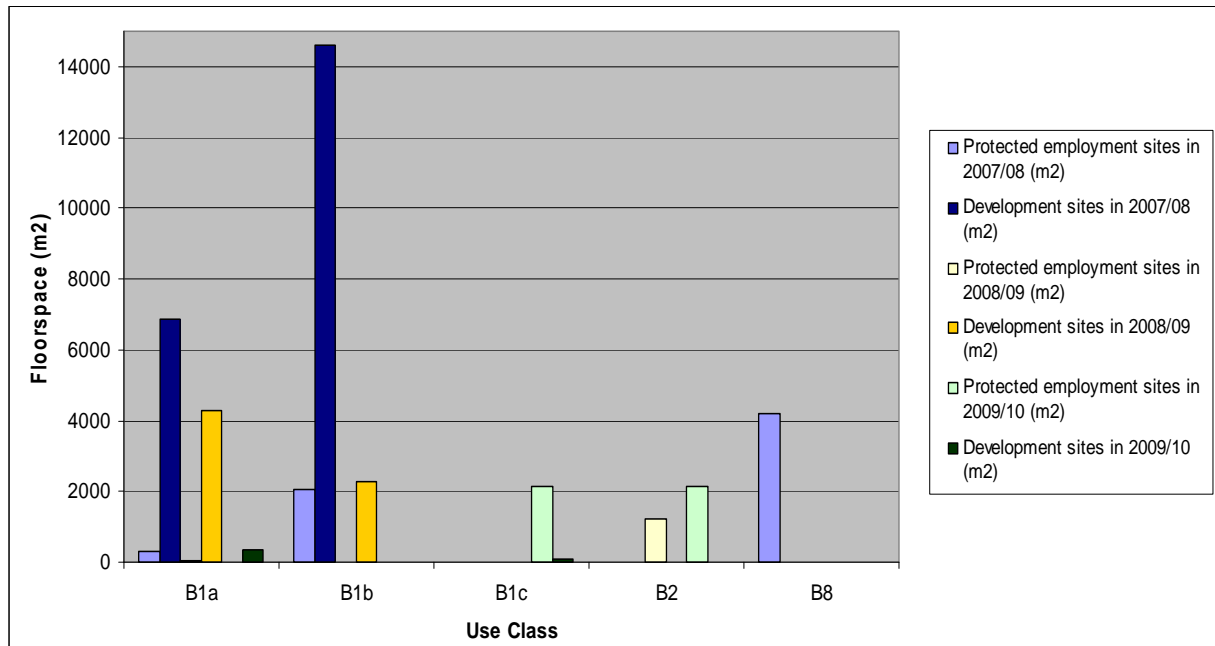
Figure 22: Amount of gross internal floorspace m² developed for employment by type between 2007 and 2010



2.2 In total some 4,926 m² gross of internal floorspace has been developed for employment uses. This figure has decreased significantly in each monitoring year, from a high of almost 30,000 m² in 2008 to its present level of just under 5,000 m². This does however reflect the commercial market, which expects peaks and troughs in build rates. Over the past three years the total floorspace developed for employment has amounted to 50,000 sqm. In 2007/8 for example almost 50% of the total was for research and development, which included new buildings on the Science Park.

2.3 Figure 23 shows the amount and type of employment in Oxford on allocated and protected employment sites. The development that has taken place this year is for mainly B1c (light industrial) and B2 (general industrial) uses, which together total just under 5,000 m². This compares with previous years when significantly higher levels of floorspace came forward for B1b (research and development) and B1a (offices). In 2008 research and development accounted for some 14,000 m², whilst offices almost 7,000 m².

Figure 23: Level of development in m² per use class on allocated development sites between 2007/8 and 2009/10



Use class	Protected employment sites in m ²	Development sites in m ²	Total:
B1a	0	328	328
B1b	0	0	0
B1c	2132	96	2228
B2	2132	0	2132
B8	0	0	0
Total	4,264	424	4,688

2.4 A total of 4,688 m² of gross internal floorspace was completed, of which 90% has taken place on protected employment sites.

Indicator 10 (core)

EMPLOYMENT DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND

Target Urban focus and regeneration, promotes 60% of all new development on previously developed land (Former Regional Spatial Strategy).

On target?



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

Figure 24: Amount of employment floorspace in m² on previously developed land (PDL) in 2009/10

	B1a	B1b	B1c	B2	B8	Total
Gross employment land	566	0	2228	2132	0	4,926
% gross on PDL	100%	N/A	100%	100%	N/A	100%

Indicator 11 (local)

LAND DEVELOPED FOR KEY EMPLOYMENT USES

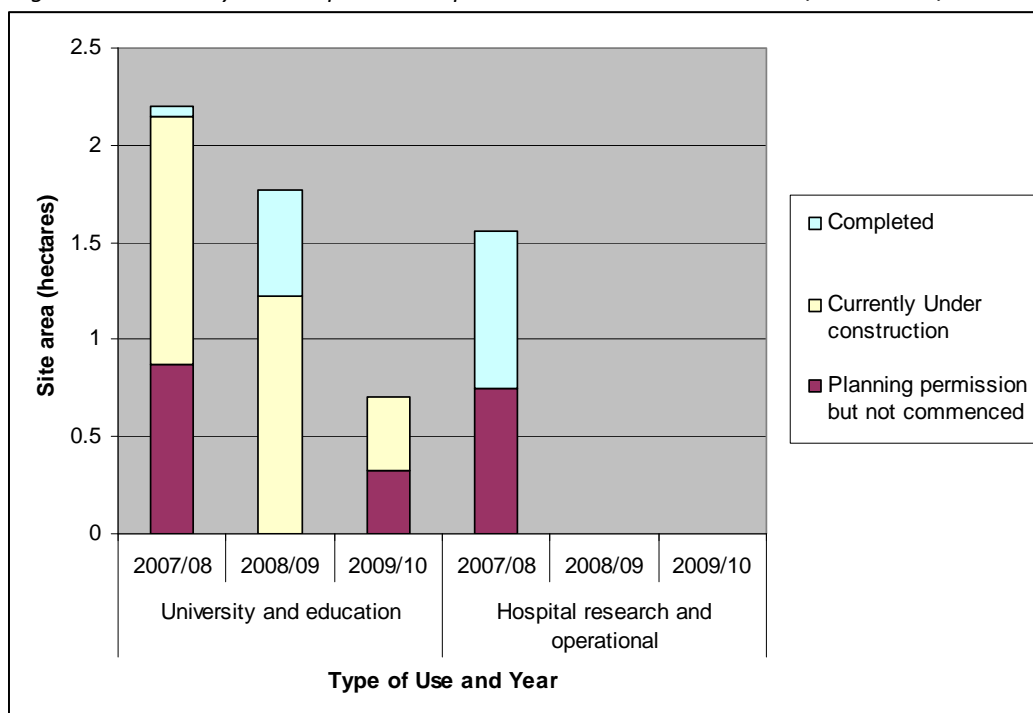
Target Supporting regionally important sectors and clusters. New development should continue to build on Oxford's strengths in education, healthcare and research and development (Former Regional Spatial Strategy and Oxford Local Plan).

On target?



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

Figure 25: University and Hospital development in hectares between 2007/8 and 2009/10



2.7 Whilst the education and health sectors continue to be an important part of Oxford's economy this year little development has come forward. Development in the education sector, either under-construction or granted planning permission, accounts for less than 1 hectare. This is significantly less than previous years (2009 and 2008). In the health sector no development has come forward either this year or indeed last year, although in 2008 just over 1.5 hectares was developed.

2.8 It is important however to recognise that development within the education and health sectors are related to long-term programmes, and therefore must be viewed in this context. For example next year there are new proposals for health schemes coming forward on the Old Road site.

Indicator 12 (local)

PLANNING PERMISSIONS FOR NEW CLASS B1 USES

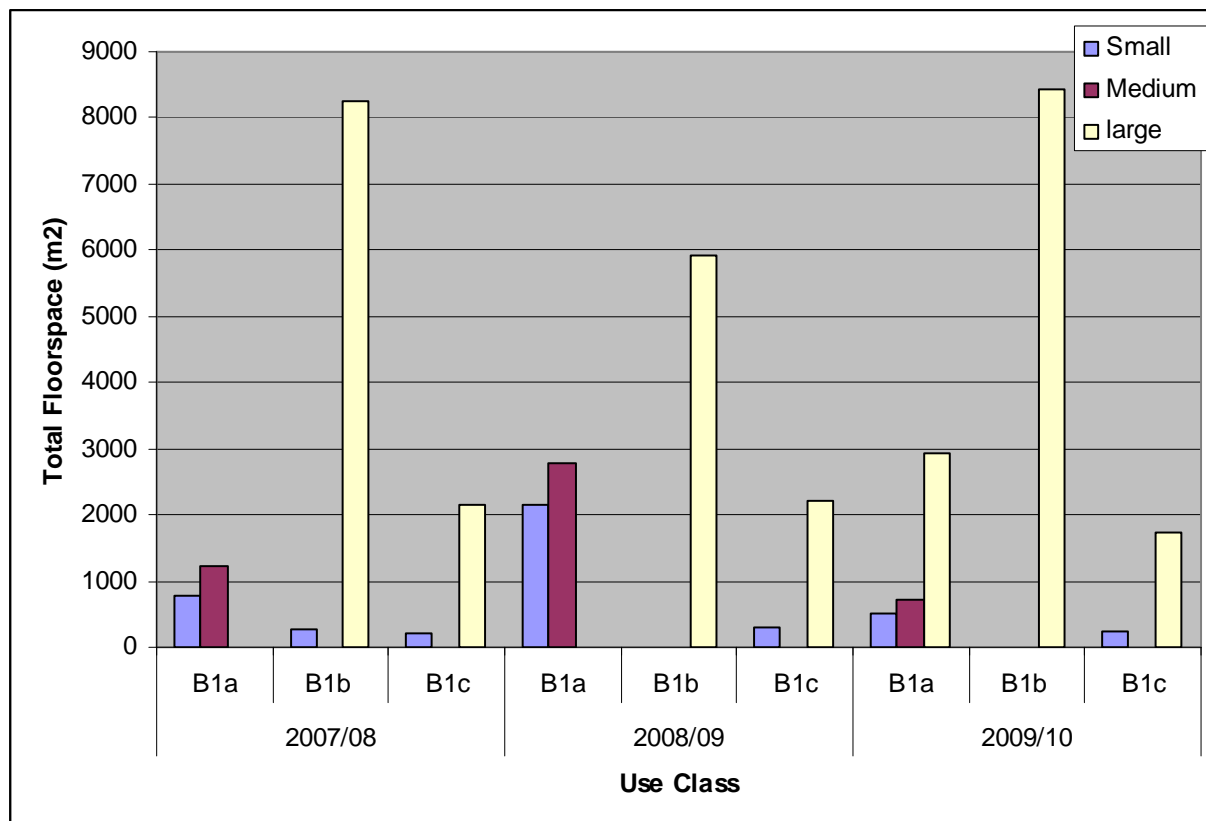
Target Need to provide a range of small medium and large B1 developments to promote a diversity of opportunities for businesses and the local workforce. (Former Regional Spatial Strategy and Oxford Local Plan).

On target?



2.9 These bar charts show the amount of floorspace and the numbers of developments granted planning permission for small (under 500m²), medium (over 500m² – 1500m²) and large (above 1500m²) developments for B1a (office), B1b (research and development) and B1c (light industrial) uses.

Figure 26: Planning permissions for Class B1 uses by size and type shown by gross floorspace m² in 2009/10



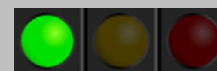
2.10 The overall amount of floorspace with planning permission this year has risen to almost 15,000 sqm as compared to 13,000 sqm, last year. The largest proportion coming forward from the research and development (Class B1b) sector. The large firms have consistently provided the majority of floorspace this year; with little office or light industrial floorspace coming forward for small or medium sized businesses.

Indicator 13 (core)

EMPLOYMENT LAND SUPPLY BY TYPE

Target Need for range of land and premises for different employment uses (Former Regional Spatial Strategy and Oxford Local Plan).

On target?



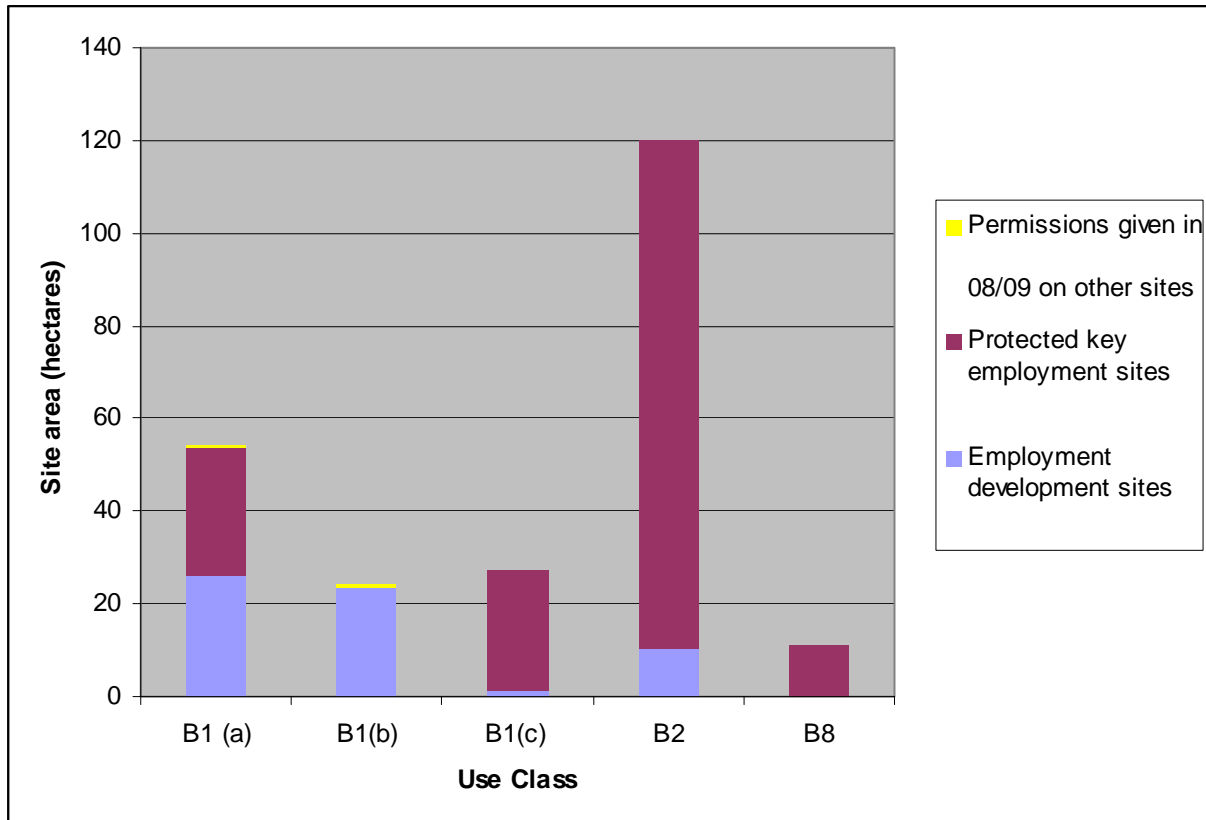
2.11 Figure 27 shows the amount of employment land (hectares) available for development on employment land.

Figure 27: Employment land supply by type in hectares

Source: Oxford Local Plan Proposals Map for land supply and data on planning permissions granted/under construction in 2009/10

	B1a	B1b	B1c	B2	B8	Total
Employment development sites (ha)	26.15	23.66	1.15	10.43	0	61.39
Protected key employment sites (ha)	27.81	0	26.01	109.56	11	174.37
Permissions in 09/10 on other sites (ha)	0.4175	0.8437	0.1973	0	0	1.21
Total gross employment land supply in hectares (ha)	54.378	24.04	27.16	119.16	11	236.97

Figure 28: Employment land supply by type in hectares during 2009/10



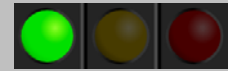
2.12 Oxford’s employment land supply continues to rely principally on its Protected Employment sites. These sites include key areas of employment land such as Oxford Business Park, Oxford Science Park, and Osney Mead together with some established industrial estates.

Indicator 14 (local)

LOSSES OF EMPLOYMENT LAND IN KEY EMPLOYMENT AREAS. AMOUNT OF EMPLOYMENT LOST TO RESIDENTIAL DEVELOPMENT

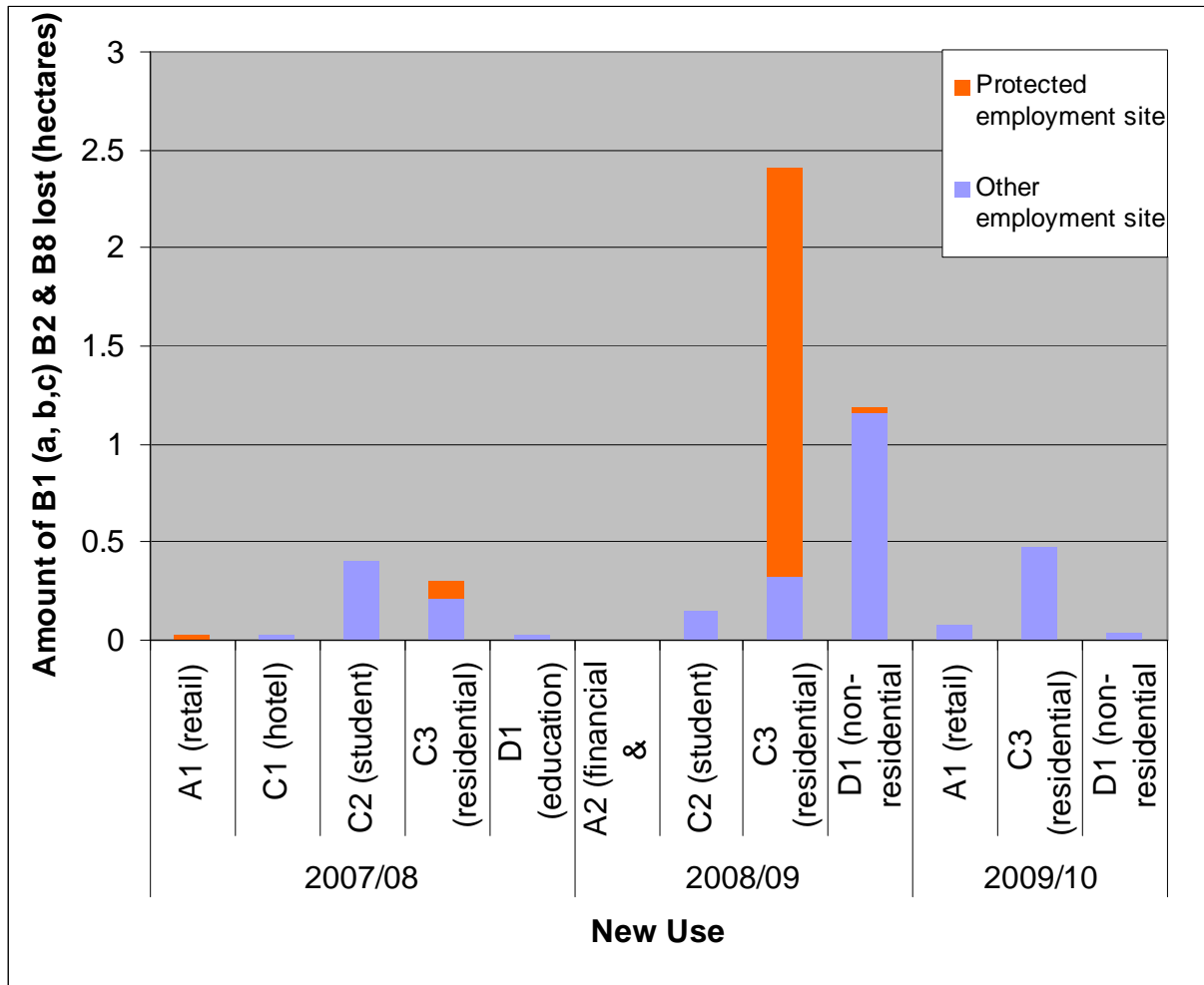
Target That little employment land is lost so that the sustainable distribution of employment land is not affected. (Oxford Local Plan).

On target?



2.13 Oxford continues to lose land to other uses, but this year the overall amount is less than previous years. The land lost has been from other employment sites rather than Protected Employment sites, which was often the case in the past, particularly in 2009.

Figure 29: Loss of employment land in Oxford in hectares including loss on protected employment sites between 2007/8 and 2009/10



Indicator 15 (core)**NEW RETAIL, OFFICE AND LEISURE DEVELOPMENT INCLUDING THAT IN TOWN CENTRES**

Target Need to focus development in the city centre and district centres. Aim to provide a range of A1, A2 and B1 and D2 uses (Former Regional Spatial Strategy).

On target?

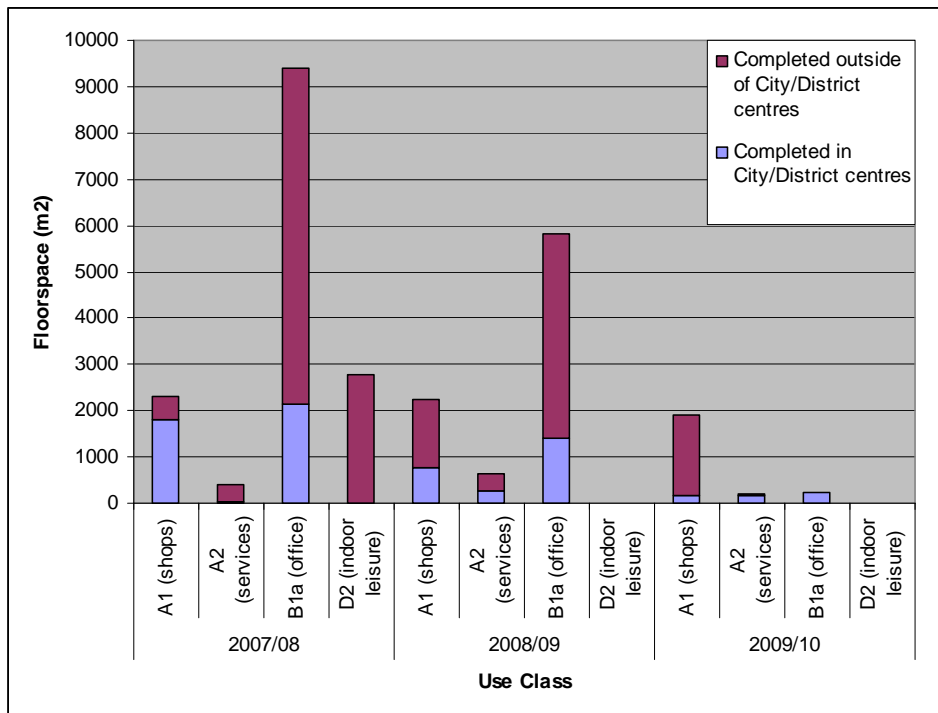
2.14 As Figure 30 shows, there was a total of 2,349 m² gross additional internal floorspace for office, retail and leisure development. Of this total the greatest proportion this year is for retail (Class A1) use, which represents 81%. This differs significantly from previous years when the largest proportions of development coming forward were for office (Class B1a) use, amounting to some 67% in 2009 and 63% in 2008.

Figure 30: Office and leisure completions in m² compared to previous years

	Retail (Class A1)	Finance/ professional service (Class A2)	Office (Class B1a)	Leisure (Class D2)	Total
2009/10 gross external floorspace	1992	207	248	0	2,447
2009/10 gross internal floorspace*	1912*	199	238	0	2349
2009/10 gross internal floorspace*	2,239*	641	5,818	0	8,698
2006/07 gross internal floorspace*	2,306*	398	9,406	2,781	14,891

*sales space excluding areas like store rooms

Figure 31: Amount (floorspace m²) of completed retail, office and leisure developments in city/district centres between 2007/8 and 2009/10



2.15 The trend over the last two years showed the greatest amount of completions has taken place in the office (Class B1a) sector. This year however significantly less office floorspace has come forward, which presumably reflects the challenging economic conditions.

Indicator 16 (contextual)

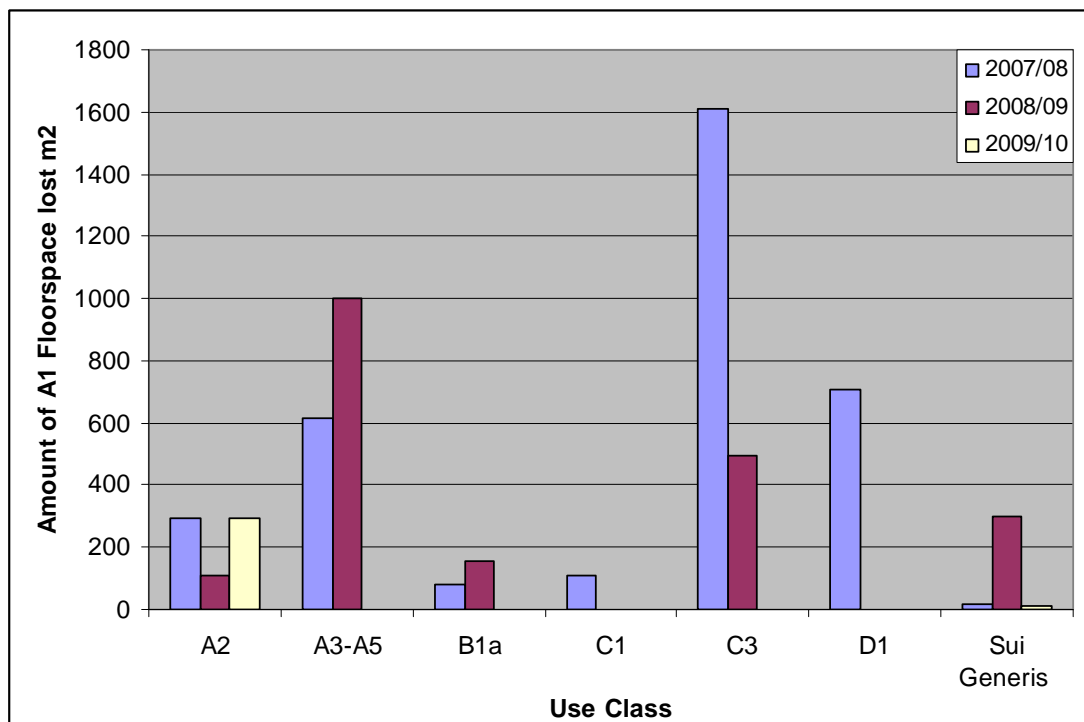
MARKET AND VITALITY INDICATORS

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

On target?



Figure 32: Amount of retail floorspace m² lost to other uses over the past 3 years



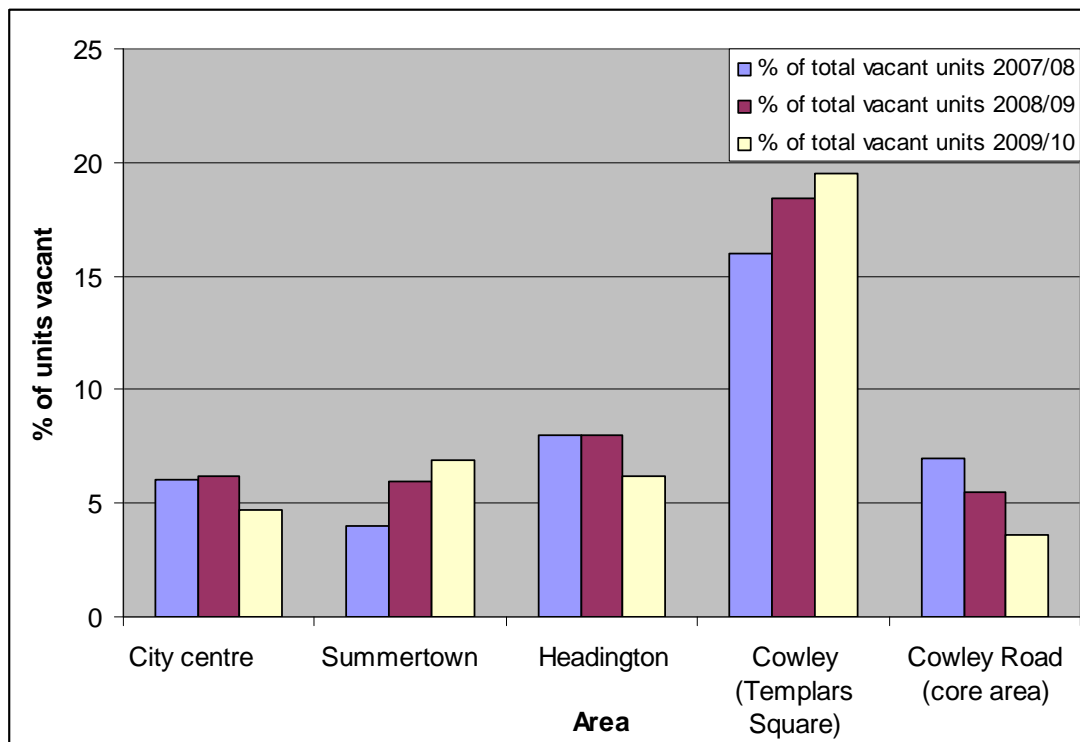
2.16 Oxford continues to lose some retail (Class A1) floorspace, totalling 2,056 m² in 2009/10. Whilst cumulatively this has an impact on the total amount of retail floorspace, the rate however is still relatively low for Oxford as a whole, and reflects the dynamic change in the market. The new uses introduced include principally food and drink (Class A3-A5) and residential (Class C3) uses. The future redevelopment of the Westgate Shopping Centre, will significantly increase the supply of retail (Class A1) floorspace in the city centre.

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

Vacancy rates

Figure 33: Vacancy levels in city and district centres from 2007/9 to 2009/10

Source: Oxford City Council survey, March 2009

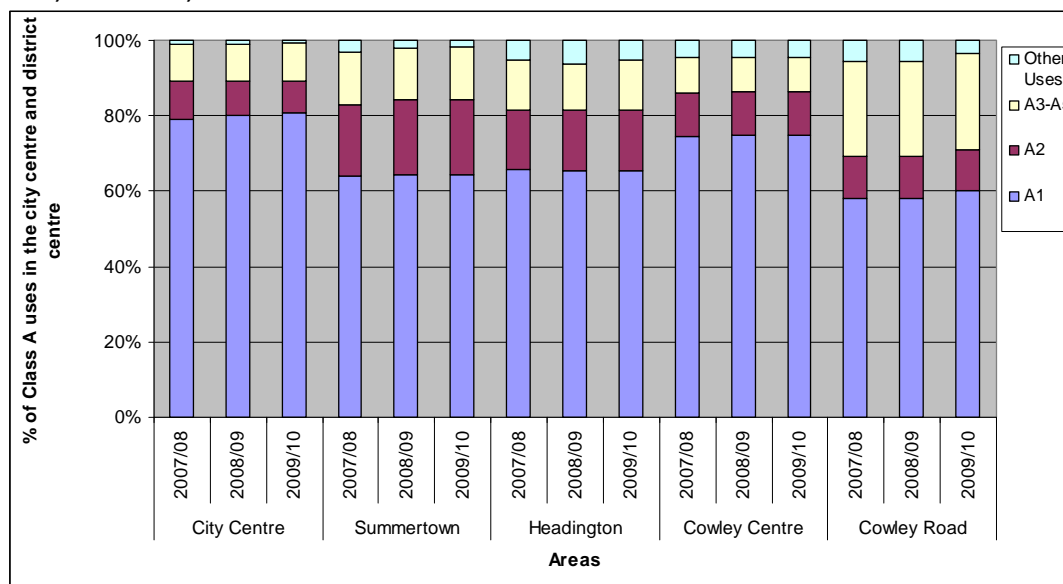


2.18 The proportion of vacant units is one of the key market indicators used to measure the vitality and viability of existing centres. Despite the challenging economic conditions the level of vacancies in the City centre has improved and is less than the two previous years.

2.19 The District centres overall continue to have relatively low vacancy levels, with the exception of Cowley (Templars Square). The recent trends over the last three years show improvements in Cowley Road (Core area) and Headington with less vacant units. The position in Summertown and Cowley (Templars Square) however has worsened. In Summertown there has been a marginal increase in vacancies in line with previous years. Cowley (Templars Square) however has the highest proportion of vacant units of all the Districts and continues to worsen.

Vitality

Figure 34: Percentage of A1 (retail) uses and other Class A uses in the city centre and district centres between 2007/8 and 2009/10



	Local Plan target for A1 on designated frontage	Actual A1%	Actual A2%	Actual A3-A5%	Actual other uses%
City Centre	75%	80.6	8.6	10	0.8
Summertown	65%	64.4	19.8	13.9	1.9
Headington	65%	65.5	16	13.3	5.2
Cowley Centre	65%	74.7	11.5	9.2	4.6
Cowley Road	65%	60	10.9	25.5	3.6
Blackbird Leys	-	-	-	-	-

2.20 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, which shows the importance and strength of retail together with an even mix of offices and food and drink related businesses.

2.21 In relation to the Districts, Summertown and Headington have almost the same proportion of retail and food and drink uses but Summertown has more office related uses. The Cowley centre has the highest percentage of retail units in all the Districts, which reflects to a degree 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) has a lower proportion of retail compared with other centres but a correspondingly high proportion of food and drink uses.

Indicator 17 (local)

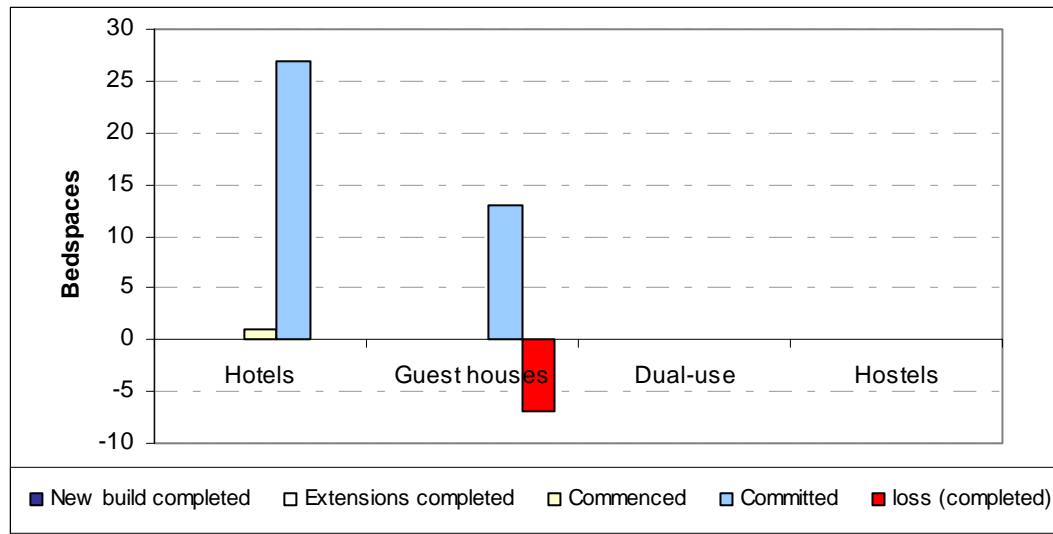
SUPPLY OF SHORT-STAY ACCOMMODATION

Target Retain the existing stock of tourist accommodation and support the provision of additional accommodation in a range of appropriate locations and to encourage longer stays in Oxford (Regional Spatial Strategy and Oxford Local Plan).

On target?



Figure 35: The number of bed-spaces gained or lost, by type of short stay accommodation in 2010/11



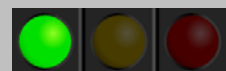
2.22 Planning permission has been granted for an additional 41 hotel and guesthouse bed-spaces in Oxford during 2010/11. No additional hotel or guesthouse bed-spaces were completed in the monitoring period, there has been a loss of one guesthouse, to residential use, (loss of 7 bed-spaces).

Indicator 18 (local)

SUPPLY OF NEW CULTURAL AND ARTS FACILITIES

Target To enhance the supply of cultural and arts facilities for the benefit of residents and visitors.

On target?



2.23 Within the monitoring period the refurbishment of the existing Oxford Youth Theatre has been completed, and the extension to exhibition space and creation of café space at the Museum of Modern Art has been completed. Enhancing the current offer of cultural and arts facilities in Oxford. Work has started on the extension and improvement to The Old Fire Station, which will provide a centre for performance, arts, education training plus a café. Importantly, there have been no losses in the economic downturn conditions.

Conclusion: Economy, Retail and Tourism

2.24 Oxford continues to experience a challenging economic environment. Whilst this year has been significantly different from previous years with less floorspace being developed and a change in the type of development. Unlike previous years when research and development and or offices were the main uses, this year it comprised light and general industrial. In relation to the key sectors, no development has come forward either this year or last year in the health sector; whilst education continues but less than previous years. 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.

2.25 The land supply in Oxford continues to rely principally on Protected Employment sites and a limited supply of sites allocated in the adopted Local Plan. Whilst this includes the Oxford Business Park and Oxford Science Park, a considerable proportion is however occupied by single key employers on large land holdings occupied by single key employers, such as BMW and Unipart. The land lost from employment has been less than previous years

2.26 Completed developments for retail, office and leisure schemes show the most significant change over recent years has seen a decline in the overall amount of office floorspace completed in the City and District centres; whilst retail has however remained at a constant level.

2.27 The City and District centres still appears 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 overall to be relatively low, but at Cowley (Templars Sqaure) the level of vacancies, which was already high, has continued to rise. The Core Strategy does however support future retail growth at the Cowley centre, these development opportunities are proposed to be taken forward through a master planning framework for the centre as a whole.

2.28 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 an increase in permitted short stay accommodation but a small loss in terms of completed developments.

3 Environment

Indicator 19 (core)

CHANGE IN AREAS OF BIODIVERSITY IMPORTANCE

On target?

Target To show losses or additions to biodiversity habitat



1.1 Figure 36 provides details of the areas of the various sites designated for their intrinsic environmental importance and their associated area. The only change in area in many of these sites between 2009 and 2010, is as a result of the some of the Sites of Local Interest for Nature Conservation now qualifying for the stricter criteria of the Local Wildlife Sites designation.

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

Designated site	Area in hectares (2009)	Area in hectares (2010)	Loss of biodiversity habitat (hectares)	Addition of biodiversity habitat (hectares)
Sites of Special Scientific Interest (SSSI)	278.2	278.2		
Special Areas of Conservation (SACs)	177.1	177.1		
Local Wildlife Sites	89.2	123.4		
Sites of Local Interest for Nature Conservation (SLINCs)	n/a	202.5		
Local Nature Reserves	6.63* (3 sites)	6.63 (3 sites)		
Regionally Important Geological or Geomorphological Sites (RIGS)	2.0 (2 sites)	2.0 (2 sites)		

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

* A value of 11.5ha was incorrectly used in previous years. This error has now been rectified and the correct figure is being used.

Indicator 20 (core)

LOCAL BIODIVERSITY MEASURES

On target?

Target Development should not result in a reduction in populations of biodiversity importance.



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

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

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

UK BAP priority habitat type	Area (hectares) 2008/09	Area (hectares) 2009/10	County context 2008/09	County context 2009/10
Coastal and floodplain grazing marsh	0.0	444.95	355.33	4750.90
Eutrophic standing water	10.15	10.15	929.6	931.91
Lowland Fens	17.25#	17.25#	142.9#	142.89#
Lowland meadows	233.29	233.29	1080.0	1081.22
Lowland mixed deciduous woodland	47.71	47.71	4602.91	4518.41
Reedbeds	1.05	1.05	25.82	25.82
Traditional Orchards	6.81	324.11	6.81	326.21
Wet woodland	6.17	6.17	138.69	137.94
Wood pastures and parkland	11.16	11.16	1844.0	1860.50
Total area of BAP priority habitat	332.54	777.49	11029.12	15329.37

Combined figure of Fen and Reedbed resource

Change in number of UK Biodiversity Action Plan priority species

1.3 Considerable effort was made in 2009 to map Coastal and Floodplain Grazing Marsh, based on a new definition of the priority habitat developed by the national habitat working group. This mapping has led to a significant increase in the amount of this mapped habitat resource. The increase in habitat resource does not reflect the creation of habitat but the use of a more generous habitat definition. As this particular habitat can also co-incide with other priority habitats – a land parcel can be both lowland meadow and coastal and floodplain grazing marsh priority habitats – the review led to changes in some of the data we held on other priority habitats.

1.4 There has been an increase in the number of species found in Oxford from 2008, when 98 species were recorded. The number of Biodiversity Action Plan species found in Oxford is now 102.

Distribution and Status of Water Vole

1.5 Information for this indicator is entirely from systematic survey work carried out by trained volunteer surveyors and co-ordinated by the Buckinghamshire, Berkshire and Oxfordshire Wildlife Trust (BBOWT) as part of a wider water vole project. Unfortunately secure analysis and interpretation of the data collected has not been possible. Therefore it has not been possible to draw conclusions from the results in any meaningful way.

1.6 What can be taken from the data is that the 2008 survey work revealed that the Trap Grounds and the Oxford Canal south of Aristotle Bridge were positive for water vole. Surveys in 2009 pointed to the Oxford Canal stretch no longer supporting water vole. However, populations were identified along the Bayswater Brook, west of Barton, the Northfield Brook in Greater Leys and the Littlemore Brook at the Oxford Science Park.

Condition of Site of Special Scientific Interest (SSSIs)

1.7 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. There has been a slight increase in the proportion of Oxford City SSSI units in Favourable or Unfavourable Recovering condition, from just over 97% in 2008 to just below 99% in 2009.

1.8 Overall the figures are very encouraging and indicate that Oxford is meeting the government’s 2010 target of 95% of SSSIs in target condition. The target condition for SSSIs includes all those SSSI units in favourable or unfavourable recovering condition. By comparison, Oxfordshire County Council has just under 97% of the SSSIs are in target condition.

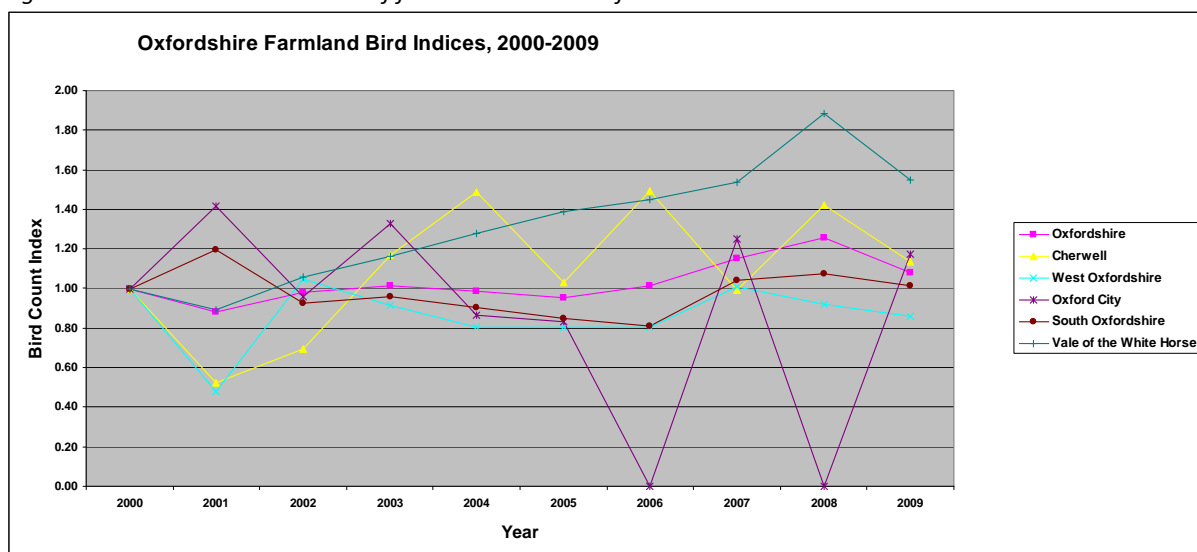
Distribution and status of farmland birds

1.9 This indicator uses an established list of 19 species, identifiable as farmland birds, compiled by the Royal Society for the Protection of Birds (RSPB). Records associated with these species generated through British Trust for Ornithology breeding bird surveys in specific 1km x 1km squares are then used to determine a farmland bird index. The Thames Valley Environmental Records Centre has obtained these records and followed the RSPB methodology to plot the trend in changes in the index over time. To establish a timeframe from which any kind of meaningful trend can be identified, a shifting baseline has been used and changes in bird populations in subsequent years (over a 10 year window) are then relative to that baseline year. In this case, the figures have used a baseline of 1998.

1.10 As surveys weren’t undertaken in 2008, there is no comparison to be made between those data and the records generated in the 2009 surveys. Compared to the index baseline figures there has been a slight increase in the overall farmland bird index. The index for the surveyed squares in the City is higher than the overall county figure. During the 2009 surveys, 11 of the list of 19 farmland species were recorded. For the first time in 10 years, yellowhammer was recorded.

1.11 Figure 38 (below) provides an indication of plotted changes over time in the county.

Figure 38: Distribution and status of farmland birds in Oxfordshire



Indicator 21 (core)**PERMISSIONS CONTRARY TO ENVIRONMENT AGENCY (EA) ADVICE****On target?****Target** EA advice should be followed when determining applications

There were no Environment Agency objections to applications on water quality grounds in 2009/10. The Environment Agency has only reported its objections to major developments on flood risk grounds in this monitoring year. In previous years we have had information for minor applications also.

Figure 39: The Environment Agency objected to 3 major¹ applications on flood risk grounds in 2009/10

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

Figure 40: Number of planning permissions granted contrary to Environment Agency advice on flood risk (major applications or water quality grounds in 2008/09

	Flooding	Water quality	Total
Number of permissions	0	0	0

¹ See Glossary for definition of major applications

Indicator 22 (core)

THE AMOUNT OF RENEWABLE ENERGY GENERATION BY INSTALLED CAPACITY AND TYPE

On target?

Target There should be an increase in renewable energy installed each year.



1.12 One of the problems with monitoring renewable energy schemes in Oxford is that in most cases they consist of solar hot water and photovoltaic schemes (using sunlight to generate electricity) on domestic properties. Normally these can be installed under permitted development rights without the need for planning permission, so it is difficult to monitor the implementation of schemes. However, often a permitted development check is carried out. During the year 2009/10, approval was given for 8 solar panel installations and 1 oil and biomass boiler. In addition, there were 10 permitted development right checks for solar panels. This is an increase on the previous 2 years. It is also worth noting that this indicator is for renewable energy generation and therefore does not include low-carbon technologies such as gas-fired combined heat and power. Ground-source heat pumps are also not included in this indicator as it measures electricity generation only. Oxford City Council is currently investigating the potential for a Wind Turbine which would increase the installed renewable capacity significantly in the coming years if it was successful.

Figure 42: renewable energy installed by type in 2009/10

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

Indicator 23 (local)**DEVELOPMENT COMPLYING WITH NATURAL RESOURCE IMPACT ANALYSIS (NRIA) REQUIREMENTS***On target?**Target Qualifying developments should only be approved if there is a suitable NRIA.*

1.13 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 2,000m² 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.

1.14 In 2006, an award for environmentally friendly, resource efficient buildings was set up as a way to promote best practice. The award is aimed at developments that incorporate resource efficient technologies and sustainable energy approaches. In 2009 there were winners in 2 categories of the award. Magadalen College School won an award for “larger non-residential developments” for their “New Building”, and Brasenose College won an award for “smaller non-residential developments” for their student accommodation on Hollybush Row. Both developments exceeded the requirements of the NRIA.

1.15

Figure 43: applications received in 2009/10 that required NRIs and whether NRIA requirements were met.

Application and date received	Application status	Type of development	% Energy to be generated from renewables and type of technology	NRIA requirement met? Reasons and notes
09/00695/FUL Date received: 01/04/2009	REFUSED	Erection of new student centre building at Oxford Brookes Campus	Gas fired CCHP (16%) with Solar PV (4%) supporting	Yes. Not refused on sustainability grounds.
09/01201/OUT Date received: 03/06/2009	APPROVED	Outline planning permission for 2092m ² of B1 floorspace and 106 student rooms	No details as outline permission.	No details of how NRIA to be met submitted as only an outline planning permission.
09/01315/FUL Date received: 06/07/2009	Decision not made in monitoring period	Tennis centre consisting of 3 indoor courts and 6 outdoor courts on Iffley Road	Ground Source Heat Pumps (22%) and a solar thermal system (1.7%)	Yes.
09/01499/CT3 Date received: 13/08/2009	APPROVED	Erection of 38 affordable units at Lambourne Road	20% from Air Source Heat Pumps and Solar Thermal	Yes. Code for Sustainable Homes Level 4 is sought throughout development

				which equates to a CO2 saving of 44%
09/01502/CT3 Date Received: 06/07/2009	APPROVED	53 flats of sheltered accommodation at Cardinal House	20% from Biomass boiler	Yes. Code for Sustainable Homes Level 4 is sought throughout development which equates to a CO2 saving of 44%
09/01774/FUL Date Received: 10/08/2009	REFUSED	Construction of 53 extra care residential flats at Shotover	20% through solar water heating and Solar PV	Yes. Refused on biodiversity grounds.
09/01843/FUL Date Received: 21/08/2009	APPROVED	44 en-suite student rooms at 145-146 Iffley Road	Solar water heating system incorporated into development	Below NRIA threshold however, applicant wished to incorporate sustainable energy features into development
09/02309/FUL Date Received: 23/10/2009`	APPROVED	Erection of single and two storey unit at Warneford Hospital	Ground Source Heat Pumps and Solar PV to make up 21.88% renewable energy	Yes.
09/02466/FUL Date Received: 11/11/2009	Decision not made in monitoring period	241 student rooms for Keble college on the site of the former Acland Hospital on Banbury Road	Ground source heat pumps for heating and cooling and solar water heating (21.3%)	Yes.
09/02518/OUT Date Received: 13/11/2009	APPROVED	Outline planning permission for up to 2100m2 of B1(a) office floorspace and up to 200 student rooms	No details as outline permission.	No details of how NRIA to be met submitted as only an outline planning permission.
09/02534/FUL Date Received: 11/11/2009	APPROVED (awaiting completion of legal agreement)	Oxford University Humanities Building (5 storeys). Part of the ROQ site.	20% from ground source heat pumps (energy centre to be located in Mathematics building)	Yes
09/02535/FUL Date Received: 11/11/2009	APPROVED (awaiting completion of legal agreement)	Oxford University Mathematics Building (5 storeys). Part of the ROQ site.	20% from ground source heat pumps (energy centre to be located in Mathematics building)	Yes
09/02578/FUL Date Received: 24/11/2009	APPROVED	Wolfson College Academic offices, seminar rooms and lecture theatre	20% from ground source heat pumps and solar PV	Yes

09/02658/FUL Date Received: 21/12/09	REFUSED	269 Cowley Road – 31 student study bedrooms for Oriel College	2 options put forward: Ground Source Heat pumps (65%) and biomass boiler (80%)	Yes. Refused for impact to conservation area.
09/02764/FUL Date Received: 18/12/09	APPROVED	Erection of new student centre building at Oxford Brookes Campus	Gas fired CCHP (16%) with Solar PV (4%) supporting	Yes.
10/00454/EXT Date Received: 01/03/10	Decision not made in monitoring period	Extension for time on the Westgate Shopping Centre Planning permission	20% of total energy demand from biomass boiler	Yes.

Conclusion: Environment

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

1.17 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.

1.18 At present, only a small amount of electricity in Oxford is generated from renewable energy. It is very important that this is radically increased in the next few years in order to reduce reliance on fossil fuels and emissions of greenhouse gases, which contribute to global warming. There are signs of an increased interest in installing renewable energy technologies. Oxford City Council is currently investigating the potential for a Wind Turbine which would increase the installed renewable capacity significantly in the coming years if it was successful. 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. It is encouraging that all the developments that were granted planning permission in the monitoring period met the NRIA requirements.

4 Transport

Indicator 24 (local)

COMPLIANCE OF NON-RESIDENTIAL DEVELOPMENT TO CAR PARKING STANDARDS

Target That new non-residential developments comply with car parking standards

On target? ¹⁹

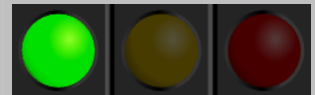
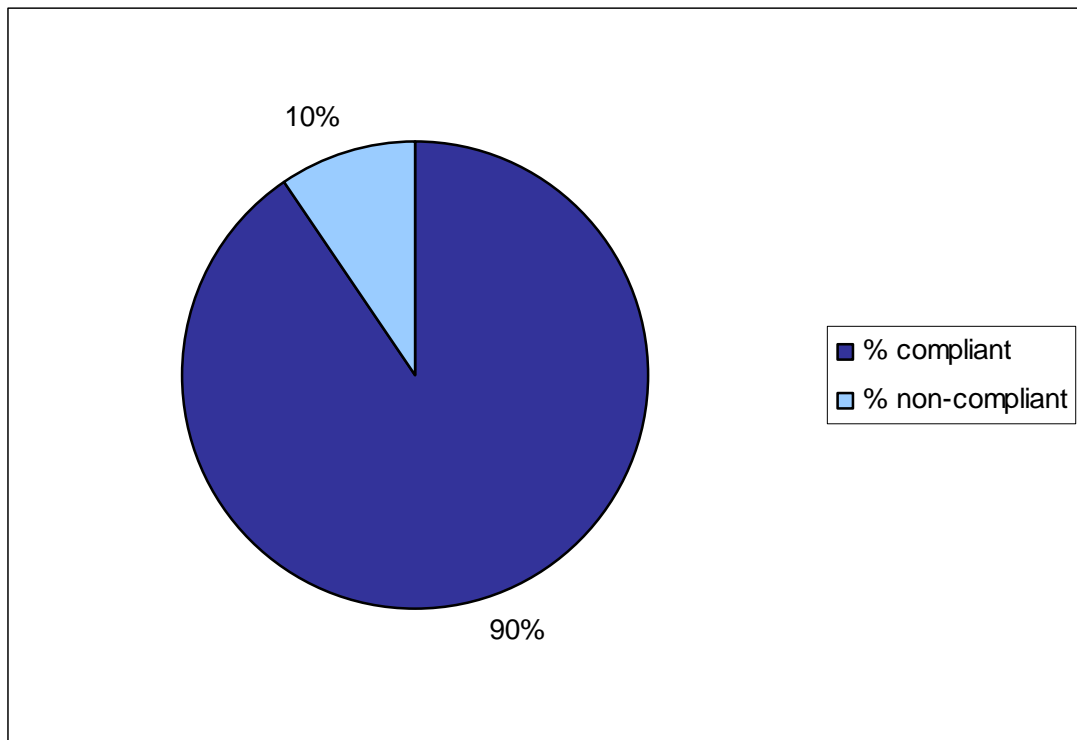


Figure 44: number and proportion of non-residential completions complying with maximum parking standards in 2009/10



4.1 There were 21 developments either expanding, or changing the use to, non-residential activities (A, B and D Use Classes) that were determined by the City Council and completed during the 2009/10 period. (Applications determined by Oxfordshire County Council, or for a Certificate of Lawful Use, were excluded from the analysis). Of these, 90% were considered to be compliant with car parking standards.

¹⁹ 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).

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

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

4.4 The rate of compliance has risen compared with the previous year when 76% compliance was achieved. Most of the development monitored in 2009/10 have been small premises changes of use, where no bespoke parking was previously provided, and no new provision has been made. As the parking standards are maxima, such developments clearly comply with the standards.

Indicator 25 (local)

COMPLIANCE OF NON-RESIDENTIAL DEVELOPMENT TO CYCLE STANDARDS

Target *That new non-residential developments comply with cycle parking standards*

On target?²⁰

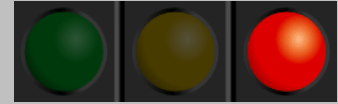
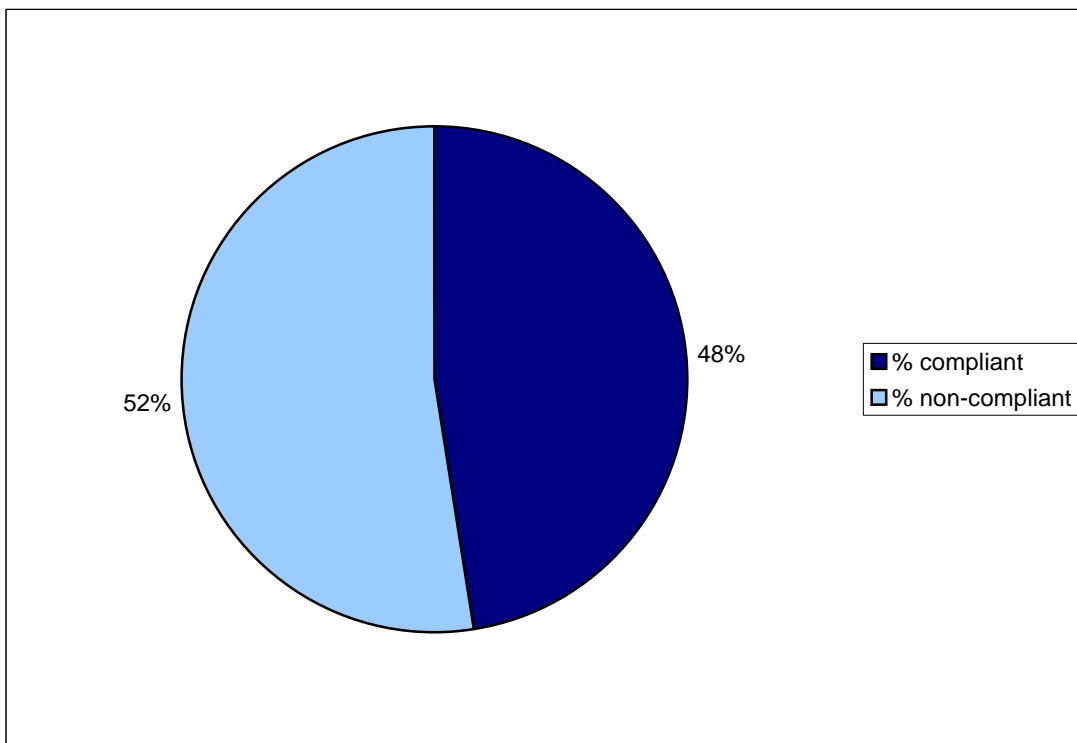


Figure 46: Number and proportion of non-residential completions complying with minimum cycle parking standards in 2009/10



4.5 Of the 21 monitored non-residential (A, B and D Use Class) completions, 48% were considered to be compliant with the minimum cycle parking standards being used at the time of determination. This is below the previous monitoring year’s figure of 58%.

4.6 A degree of flexibility has been employed when assessing compliance with cycle parking standards, to take account of where it would have been impracticable, or otherwise unjustifiable, to require bespoke additional cycle parking. For example, where a site is clearly too constrained to provide appropriately located cycle racks on-plot, the development has been deemed compliant. However where medium- to large-scale redevelopment, consolidation or change of use has occurred without provision of cycle parking to standard, this has been recorded as non-compliant. Similarly, any failure for smaller scale development to provide cycle parking to standard where there is

²⁰ 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).

reasonable opportunity to do so, has been recorded as non-compliant. The gross floorspace area, as opposed to the net increase, has in all cases been used to calculate the standard provision required.

Conclusions: Transport

4.7 The rate of compliance with general parking standards is reasonable high at 90%, which represents a significant improvement on the previous year.

4.8 The rate of compliance with cycle parking standards is however only 48%, which represents a fall from 58%, from the previous period 2008/09.

5 West End

Indicator 26 (local)

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 ² private sector and 20,000m ² public sector.	  
Retail	To provide a minimum of 37,000m ² 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.	  

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

Location	Description	Date approved
Land At Pembroke College-Campion Hall, Littlegate Street, Rose Place, Brewer Street	Erection of 5 new buildings on 5 levels (plus service basement) to form student accommodation (96 rooms) and associated residential facilities and construction of new pedestrian bridge over Brewer Street to link development site to Pembroke College. Change of use of upper floors of Albion House to create 27 student study rooms.	22/04/2010
39-42 Hythe Bridge Street	Change of use of 39-42 Hythe Bridge Street from education (use class D1) to offices (use class B1) (First and second floors).	07/09/2009
10B Littlegate Street	Change of use of 1st floor from B1 office to D1 non-residential teaching and training centres.	12/02/2010
61 St Aldate's	Construction of 59 student study rooms on 3,4 and 5 floors.	11/01/2010
28-31 St Ebbe's Street	Two permissions for Change of use of floors 1 to 3 from Assembly and Leisure (class D2) to Offices (class B1) or to student accommodation (52 rooms). Both permissions include a fourth floor roof extension.	26/01/2010
The Old Fire Station 40 George Street	Part change of use to provide a centre for performance, arts, education and training plus cafe, offices and ancillary spaces.	22/2/2010
Museum Of Modern Art	Extension to exhibition, cafe space etc.	16/02/2010

5.1 The table lists the relevant applications approved in the West End in the monitoring period.

Streets, parking, urban and green spaces and water

5.2 Work has been completed to create an attractive route along Castle Mill Stream. Improvements made include pathway resurfacing, landscaping, new seating, and upgrades to the lighting and stonework on the bridge. Pocket parks have been created at upper Fisher Row and Hythe Bridge.

Historic environment, design and resource efficiency

5.3 A Natural Resource Impact Analysis was included with the applications at Pembroke College and 61 St Aldate's. None of the other applications triggered the NRIA policy. All applications submitted a Design and Access statement, although they did not tend to follow the template in the West End AAP.

Flooding

5.4 There were no objections from the Environment Agency to schemes in the West End because of a lack of a Flood Risk Assessment and none of the applications in the West End were in flood zone 3b. The Pembroke College application included an adequate FRA, and this was the only scheme large enough to require one.

Housing mix, affordable housing and amenities to support housing

5.5 The only housing applications were for 1 or 2 dwellings so these policies do not apply.

Mixed uses

5.6 The Pembroke College application was the only one for an area larger than 0.2 ha. The application is for a mix of uses including student accommodation and a retail unit.

Office accommodation, Retail, Cultural attractions and Hotel accommodation

5.7 The policy for office accommodation sets a limit on additional office space in the West End. Development is not expected to come close to the limit for many years. It is also likely to be several years before expected new retail developments come forward. Two applications in the monitoring year improve the cultural attractions in the West End, with an extension of the Museum of Modern Art and a change of use of the Old Fire Station.

Conclusions: West End

5.8 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, applications that have happened comply with the Area Action Plan.

Statement of community involvement – analysis of consultation

Consultation on Local Development Documents

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

Figure 49: Consultations on policy documents undertaken in 2009/10

Title	Document type	Consultation	Comments received	Outcome/comments
Core Strategy DPD	Consultation on Proposed Changes to the Submission Core Strategy and Addendum to Sustainability Appraisal	03.04.09 – 15.05.09	156 Written Representations received from 56 organisations and individuals	Taken into account in Examination Hearings in July 2009 and September 2009.
	Inspector Pratt requests views of participants on procedural issues ahead of the Procedural Meeting	26.11.09	37 Written statements were received from organisations and individuals	Taken into account in Further Examination Hearings in September 2010.

Figure 50: The range of consultation methods used in 2009/10:

Consultation method	Core Strategy submission document	
Press release/media features	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
Information for inspection in city council offices, local libraries & website	<input type="checkbox"/> 03.04.09 – 15.05.09	<input type="checkbox"/>
	<input type="checkbox"/> 03.04.09 – 15.05.09	<input type="checkbox"/>
Inform statutory bodies Inform other consultees on database	<input type="checkbox"/> 03.04.09 – 15.05.09	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Consultation on Planning Applications

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

- Radcliffe Infirmary (Radcliffe Observatory Quarter), Woodstock Road – two applications for academic educational use comprising developments for mathematics and humanities
- Oxford University, Iffley Road Sports Ground – two applications for new tennis centres and sports centre
- Keble College, Acland hospital site, Banbury Road – two applications for student accommodation and teaching facilities
- Railway Station redevelopment for new platform and transfer deck.

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

Glossary

Core Strategy	A Development Plan Document that sets out the long-term spatial vision for the local planning authority's area, with objectives and policies to deliver that vision
Development Plan	An authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework
Development Plan Document (DPD)	Spatial planning documents that form part of the Local Development Framework. They are subject to independent examination and, together with the relevant Regional Spatial Strategy, forms the Development Plan for the local authority area
Indicators	A measure of variables over time which can be used to measure achievement of objectives
Local Development Document (LDD)	The documents which (taken as a whole) set out the City Council's policies relating to the development and use of land in Oxford.
Local Development Framework (LDF)	Introduced by the Planning and Compulsory Purchase Act 2004 as the replacement for Local Plans. It is the term to describe the whole portfolio of planning policy documents (Local Development Documents) setting out the planning strategy and policies for the area. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.
Local Development Scheme (LDS)	A project plan that outlines every Local Development Document that the City Council intends to produce over the next three years along with timetables for their preparation. The Local Development Scheme will be reviewed annually
Local Plan	A Local Plan sets out planning policies and allocations of land for development. It sets out where different types of development, from housing to shops and offices, that could be built during the plan period. Following the Planning and Compulsory Purchase Act (2004) they have been superseded by Local Development Frameworks
Major applications	Major applications are defined in the General Development Procedure Order 1995 as: <ul style="list-style-type: none"> • a residential development of 10 or more dwellings; • residential development on a site of 0.5ha or more; • development involving a building(s) with a floorspace of 1,000 sq metres or more; • any other development on a site of 1 hectare or more.
Previously Developed Land (PDL)	Land that is or was occupied by a permanent structure (excluding agriculture or forestry buildings). The definition covers the curtilage of the development.
Primary Shopping Frontage	This relates solely to the City Centre. It aims to ensure the percentage of Class A1 (retail) units remains above 75%.
Regional Spatial Strategy (RSS)	See South East Plan.
Registered Social	An organisation, usually a Housing Association, registered by the Housing

Landlord (RSL)	Corporation to provide affordable housing.
Secondary Shopping Frontage	These relate to the City centre and parts of the Cowley Road and St. Clements. Secondary Shopping Frontages ensure a predominance of Class A1 (retail) uses, but allows for other Class A uses. A small proportion of other uses are possible on their merits. Residential use is not an acceptable use at ground-floor level in the Secondary Shopping Frontages.
Sites of Local Importance for Nature Conservation (SLINC)	A site containing important habitats, plants and animals in the context of Oxford.
Sites of Special Scientific Interest (SSSI)	Areas identified by English Nature as being of special interest for their ecological or geological features.
South East England Regional Assembly (SEERA)	A representative body, comprising 112 members including elected councillors, nominated by the region's local authorities. There are also regional representatives chosen by town and parish councils, voluntary sector, environmental groups, business and economic partnerships, education and cultural networks and faith communities
South East Plan (SEP)	The SEP is the <i>Regional Spatial Strategy</i> for this region. It is produced by SEERA and sets out a spatial framework of strategic policies that will promote an integrated, co-ordinated and a more sustainable approach to development in the region up to 2026
Special Areas of Conservation (SACs)	These consist of areas that are vitally important for nature conservation and have been identified as containing the best examples of habitats and species under the European Habitats Directive 1992.
Supplementary Planning Documents (SPDs)	A type of Local Development Document that supplements and elaborates on policies and proposals in Development Plan Documents. It does not form part of the Development Plan and is not subject to independent examination

USE CLASSES ORDER 2005

A1	Shops	Shops, retail, warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes, etc. Pet shops, cat-meat shops, tripe shops, sandwich bars. Showrooms, domestic hire shops, funeral directors.
A2	Financial & Professional Services	Banks, building societies, estate and employment agencies. Professional and financial services, betting offices.
A3	Restaurants & Cafes	Restaurants, snack bars, cafes.
A4	Drinking Establishments	Pubs and bars.
A5	Hot Food Take-Aways	Take-aways.
B1	Business	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech (c) Light Industry
B2	General Industry	General industry
B8	Storage &	Wholesale warehouse, distribution centre, repositories.

	Distribution	
C1	Hotels	Hotels, boarding and guest houses
C2	Residential Institutions	Residential schools and colleges Hospitals and convalescent/nursing homes
C3	Dwelling houses	Dwellings, small businesses at home, communal housing of elderly and handicapped.
D1	Non-residential Institutions	Places of worship, church halls. Clinics, health centres, crèches, day nurseries, consulting rooms Museums, public halls, libraries, art galleries, exhibition halls. Non-residential education and training centres.
D2	Assembly & Leisure	Cinemas, music and concert halls. Dance, sports halls, swimming baths, skating rinks, gymnasiums. Other indoor and outdoor sports and leisure uses, bingo halls, casinos.
Sui Generis		A land use which does not fall into one of the above specific land use categories. Examples of Sui Generis land uses may include shops selling and/or displaying motor vehicles, retail warehouse clubs, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations, hostels, theatres or nightclubs.