

Local Development Framework

Annual Monitoring Report

April 2013 - March 2014



Planning Policy
City Development

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Introduction

1.1 This is Oxford City Council's tenth Annual Monitoring Report (AMR) of Oxford's Local Development Plan. It covers the 12 month period from 1 April 2013 - 31 March 2014.

1.2 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 crucial feedback on the performance of planning policy and its surrounding environment. As the delivery of sustainable development and sustainable communities are 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.

1.3 Oxford's Local Development Plan (Core Strategy, Sites and Housing Plan, adopted Area Action Plans and the saved parts of the Local Plan) are 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 other national and local targets;
- Whether policies in the Local Development Plan need adjusting, or replacing, because they are not working as intended;
- Whether the policies need changing to reflect changes in national policy; and
- If policies or proposals need changing, the actions needed to achieve this.

1.4 This report also includes the following, additional aspects of planning policy monitoring:

- Local Development Scheme monitoring;
- Statement of Community Involvement monitoring;
- Neighbourhood Plan monitoring;
- Community Infrastructure Levy monitoring;
- Duty to Co-operate monitoring;
- Appeals monitoring; and
- Sustainability Appraisal monitoring.

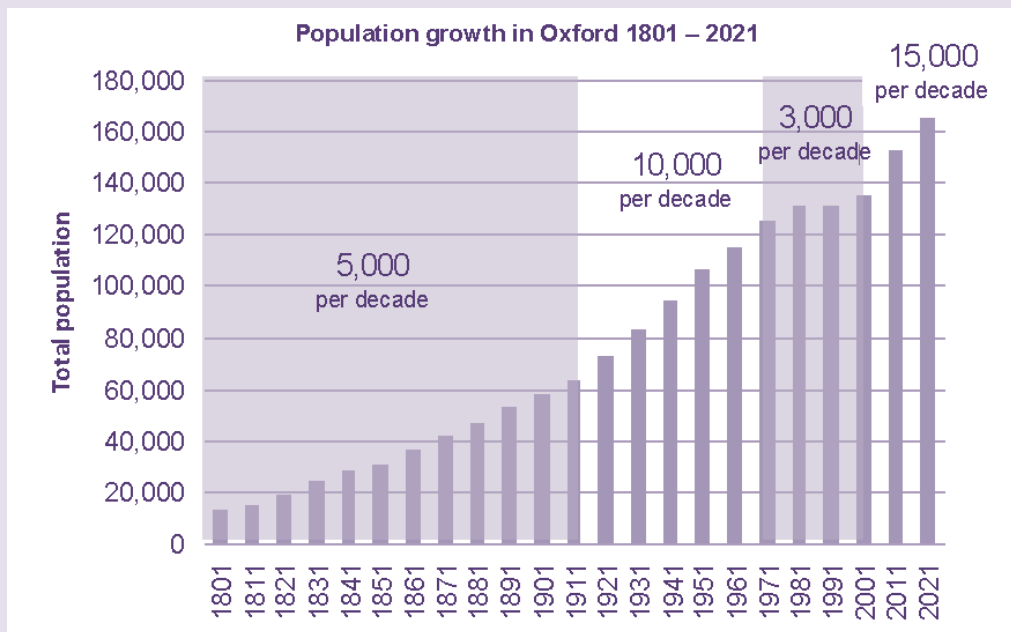
Oxford Snapshot 2013/14

Key Figures

Total area	17.6 square miles / 46 sq km
Green belt (% of total area)	27%
Listed buildings	Over 1,600
Conservation areas	18
Sites of special scientific interest	12
Tree preservation orders	227 TPOs made since 1982
Planning applications recieved	3,726 (all application types)

Population

Total population	151,900 ¹
Annual population turnover	25% ¹
Students as % of adult population	24% ¹ (approximately 32,800 full time university students ¹)
Non-white British population	28% ¹
Population changes over time	



Oxford is currently in the middle of a new and distinct period of rapid population growth, adding around 15,000 people per decade. Oxford’s population grew by 12% from 2001-2011, making it the sixth fastest growing English city. Oxford’s population is projected to increase by another 13,000 people by 2021.

Strong Active Communities

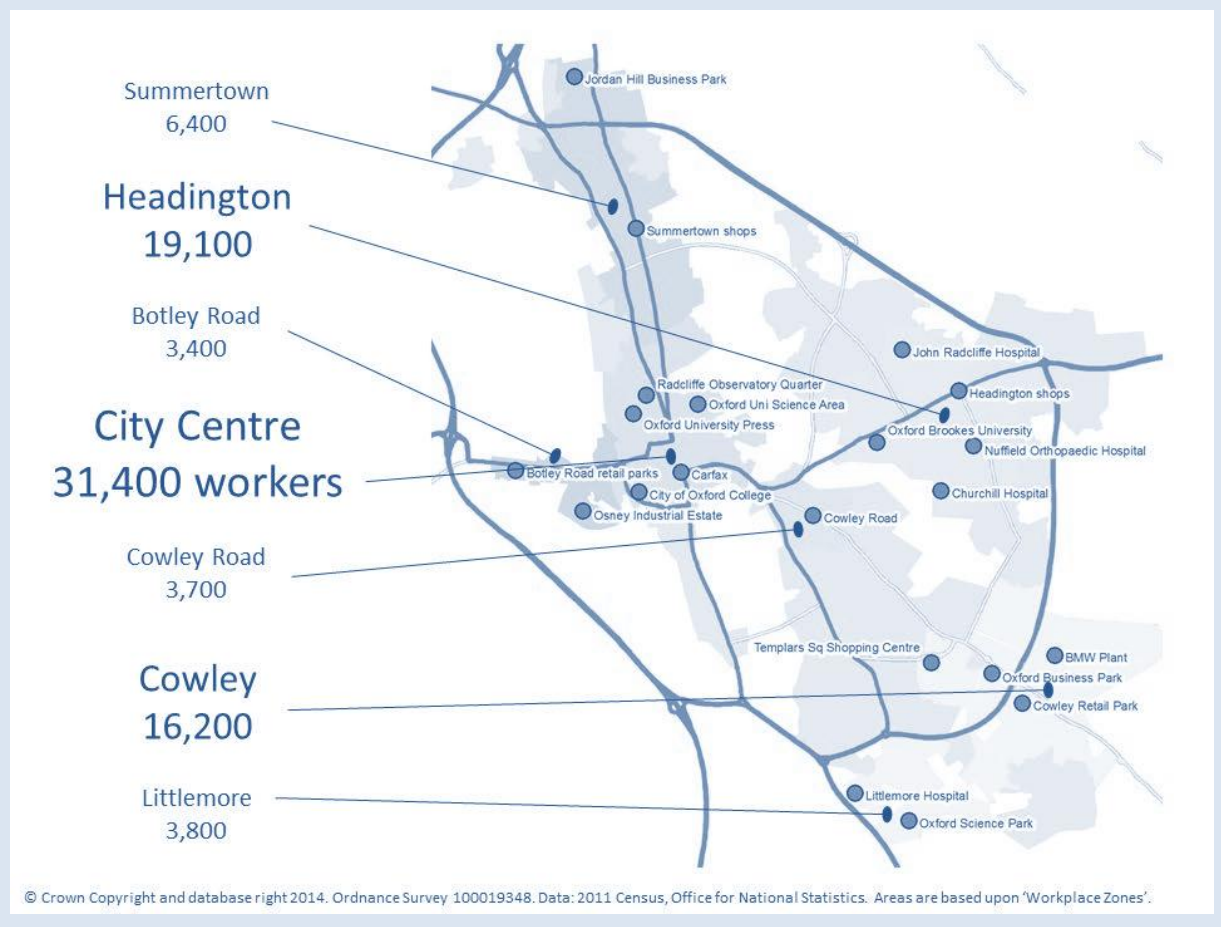
Life expectancy at birth	Men: 79 years ¹ , Women: 83 years ¹ Men from the least deprived areas can expect to live 8.3 years longer than those in the most deprived areas of Oxford, women 6.6 years longer.
% population in good or very good health	87% ¹
Areas of the city amongst the 20% most deprived parts of the country	Of 85 ‘super output areas’ in Oxford, 12 are among the 20% most deprived areas in England. These areas are in the Leys, Littlemore, Rose Hill and Barton areas of the city ² .

¹ UK Census (2011)

² English Indices of Deprivation (2010)

Vibrant Sustainable Economy

Number of buisnesses	4,105 ³
Employment (by sector)	
Private sector activities	55,500 (51%) ⁴
Higher education	21,000 (19%) ⁴
Public sector activities	32,500 (30%) ⁴
Total number of jobs	109,000 (100%) ⁴
People commuting into Oxford for work	40,000 ¹
Unemployment	5,200 (5.6% of Oxford's economically active population) ⁵
Annual number of visitors	9.5 million (approximately)
Low or no qualifications	22% of Oxford's population ⁵
Degree level qualifications (NVQ4 +)	43% of Oxford's population ⁵
Employment distribution in Oxford	



Cleaner Greener Oxford

Carbon emissions per capita	6.2 tonnes per resident ⁶
% of Oxford's residents travelling to work by car	20% ¹

¹ UK Census (2011)

² English Indices of Deprivation (2010)

³ Inter Departmental Business Register 2013 (Office for National Statistics)

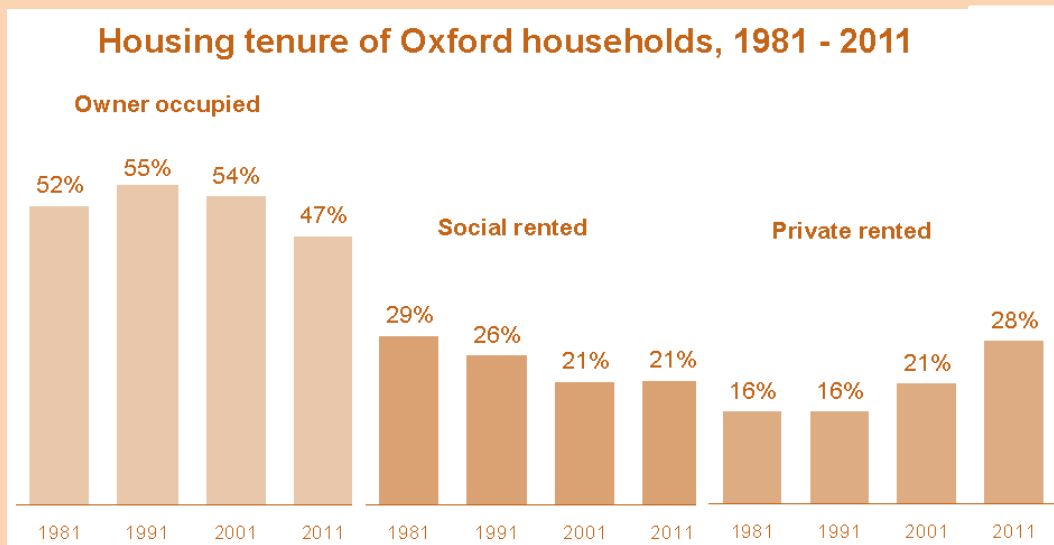
⁴ Business Register and Employment Survey 2011 (Office for National Statistics)

⁵ Oxford Profile 2013

⁶ Oxford City Council Home Energy Conservation Act Further Report March 2013

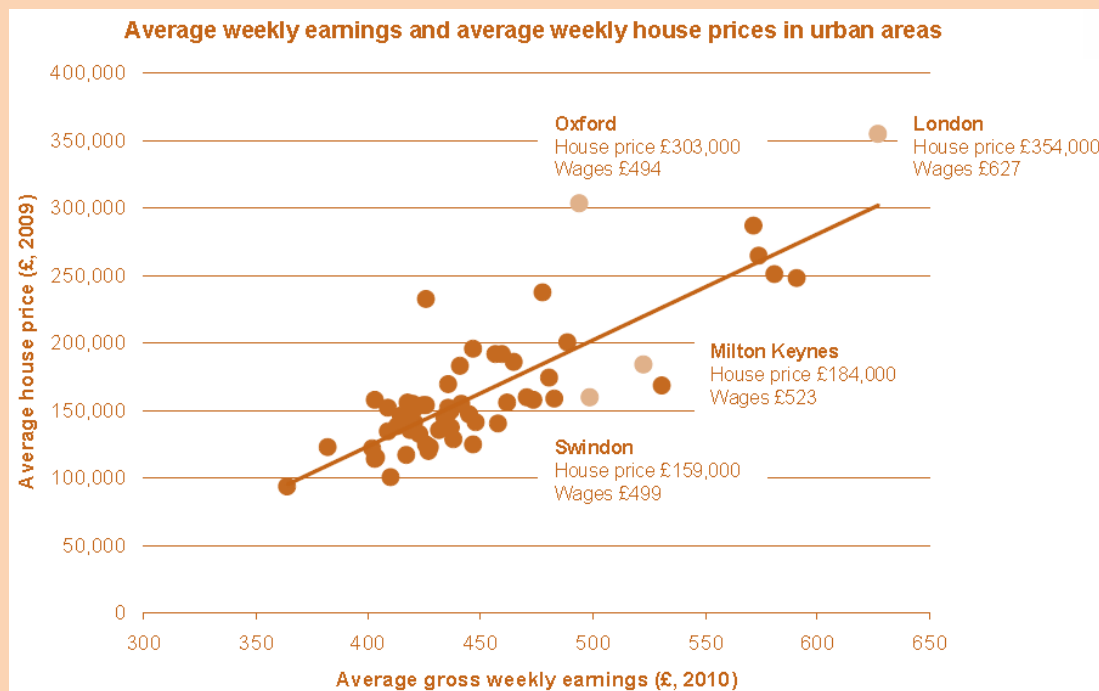
Meeting Housing Needs

Total number of households	55,400 ¹
Housing tenure changes over time	



Over the last 20 years the proportion of Oxford's households who own their home has declined from 55% in 1991 to 47% in 2011. Whilst the proportion who live in social rented property (rented from the council or a housing association) has declined since 1981, the proportion of households living in private rented homes has almost doubled from 16% to 28%, meaning that as of 2011 more households now rent than own their home.

Mean average house price	£355,884 ⁷ (England: £246,764 ⁷)
Median average house price	£265,000 ⁸ (England: £184,000 ⁸)
House price affordability	



⁷ DCLG Live tables on housing market and house prices: Table 581(2013 Quarter 2)

⁸ DCLG Live tables on housing market and house prices: Table 582 (2013 Quarter 2)

Objectives

Corporate Plan 2013-17

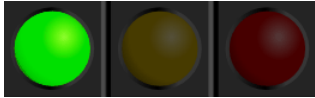
A Vibrant, Sustainable Economy	
Our Ambition:	A strong local economy, supported by effective education and training
Approach:	<ul style="list-style-type: none"> ▪ Promoting growth of enterprise, the knowledge-based economy and jobs ▪ Improving the skills of the workforce ▪ Increasing the availability of land for commercial development
Meeting Housing Needs	
Our Ambition:	More affordable, high-quality housing in Oxford
Approach:	<ul style="list-style-type: none"> ▪ Building new homes ▪ Providing a high quality landlord service ▪ Improving standards in the private rented sector ▪ Reducing homelessness ▪ Piloting direct payments and universal credit
Strong Active Communities	
Our Ambition:	Communities that are socially cohesive and safe, and citizens who are actively engaged in pursuing their own well-being and that of their communities
Approach:	<ul style="list-style-type: none"> ▪ Promoting youth ambition ▪ Supporting older people ▪ Involving our communities ▪ Building safe communities ▪ Celebrating One City Oxford
Cleaner Greener Oxford	
Our Ambition:	A cleaner, greener Oxford - in the city centre, in our neighbourhoods and in all public spaces.
Approach:	<ul style="list-style-type: none"> ▪ Recycling and refuse collection ▪ Improving cleanliness in streets, neighbourhoods and open spaces ▪ Reducing the Council's carbon footprint ▪ Reducing the city's carbon footprint
Effective and Efficient Council	
Our Ambition:	A flexible and digitally enabled organisation, delivering high-quality, value-for-money services
Approach:	<ul style="list-style-type: none"> ▪ The customer first programme ▪ Improving our processes ▪ Better procurement and contract management ▪ Trading and business development ▪ Organisation development

Oxford: A world Class City for Everyone 2012-18 (Oxford Strategic Partnership)

1.5 The Oxford Strategic Partnership's vision is that Oxford should be a city in which all citizens feel happy to live and experience a high quality of life: a world-class city for everyone.

The Traffic Light System

1.6 The following symbols are used throughout the report to summarise how each indicator is performing in relation to the target:



Explanation: Targets and objectives have been met, or data indicates good progress towards meeting them.

Action: None required.



Explanation: Limited progression towards meeting target or where there is insufficient information to make an assessment.

Action: The policy requires close attention during the following monitoring year.






Explanation: Data indicates under-performance against targets and objectives.

Action: Monitor the policy closely during the following monitoring year. Consecutive red scores may indicate that policies require adjusting, or replacing, because they are not working as intended or are no longer relevant.

Summary of Findings

1.7 Overall performance against indicators:

			
Vibrant Sustainable Economy	5 (56%)	3 (33%)	1 (11%)
Meeting Housing Needs	1 (17%)	4 (66%)	1 (17%)
Strong Active Communities	5 (100%)	-	-
Cleaner Greener Oxford	12 (92%)	1 (8%)	-
Overall Performance 2013/14	23 (70%)	8 (24%)	2 (6%)

1.8 Overall performance against indicators is fairly positive, with the majority scoring green ratings for meeting or making considerable progress towards targets in 2013/14. Indicator performance was particularly strong for environmental and social indicators, with 100% of Strong Active Communities targets and 92% of Cleaner Greener Oxford targets being achieved. This reflects the significant progress that has been made towards delivering major regeneration and development projects, as well as the Council's commitment to protecting and enhancing Oxford's historic buildings and open spaces.

2.1 Performance against economic and housing indicators was more mixed, as economic conditions have continued to be challenging during 2013/14. Two indicators scored red ratings indicating under performance against their targets: employment development on allocated sites and affordable housing completions.

2.2 Although this is disappointing, activity in the construction industry is increasing and performance is expected to improve in subsequent years. For example, although there were no affordable housing completions during the monitoring year, this was anticipated as there were no permissions granted for affordable housing in the previous monitoring year and the Corporate Plan target for 2013/14 was low, at only 4 units. Affordable housing delivery is expected to rise in subsequent years as planning permission was granted for 599 (gross) affordable homes during the monitoring year, representing a potential net gain of 493 affordable dwellings if all schemes are implemented. 220 of these homes (114 net) are proposed on Oxford City Council sites. A further 354 affordable homes have been granted outline permission at the Barton Strategic site, a joint venture between the City Council and a private developer. The 2014-18 Corporate Plan sets a higher target of 180 affordable homes to be delivered in 2014/15, reflecting expectations that affordable housing delivery is set to increase in future monitoring years.

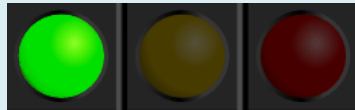
2.3 Similarly, although no employment developments were completed on allocated sites in 2013/14, it is anticipated that the situation will improve in future monitoring years as a number of planning applications have been approved and more are under consideration.

A Vibrant, Sustainable Economy

Indicator 1: EMPLOYMENT LAND SUPPLY

Target: Strengthen and diversify the economy and provide a range of employment opportunities
(Oxford Core Strategy Policy CS27)

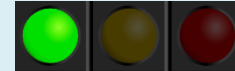
Performance against target 2013/14:



Performance in previous two years:
2012/13:



2011/12:



2.4 Employment sites allocated in Oxford’s Local Development Plan provide a good supply of land to support economic growth up to 2026. Figure 1 shows the amount of employment land currently available for employment development in Oxford. Estimates for the West End and Northern Gateway have been included in the totals column, although the breakdown between uses is unknown at present.

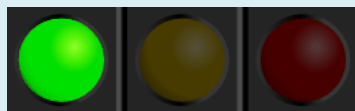
Employment Development Sites	B1a (Offices)	B1b (Research + development)	B1c (Light industry)	B2 (General industry)	B8 (Storage or distribution)	Total
Sites and Housing Plan Allocated Sites (ha)	27.56	11.53	2.16	9.92	-	51.17
West End and Northern Gateway (ha)	-	-	-	-	-	14.90
Protected Key Employment Sites (ha)	27.81	-	26.01	109.56	11.00	174.38
Total Gross Employment Land Supply (ha)						240.45

Figure 1: Oxford’s employment land supply up to 2026

Indicator 2: EMPLOYMENT LAND LOST TO OTHER USES

Target: No loss of key protected employment sites
(Oxford Core Strategy Policy CS28)

Performance against target 2013/14:



Performance in previous two years:
2012/13:



2011/12:



2.5 Employment land in Oxford has consistently been lost to other uses. It is important to monitor this so that there is a regular, up-to-date assessment of the amount of land available to deliver future economic growth.


2.6 In the 2013/14 monitoring year there was only a relatively small loss of employment land, less than a fifth of a hectare (0.17 ha). None of the land lost was from a key protected employment site.

2.7 It is interesting to note that of the small amount of employment land lost to other uses, the majority has been from B1a (office) use. The Government introduced changes to ‘permitted development rights’ from 30th May 2013 to allow premises in B1a office use to change to C3 residential under ‘prior approval’. The full impacts of this change are likely to be seen in subsequent monitoring reports.

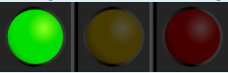
Indicator 3: EMPLOYMENT DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND

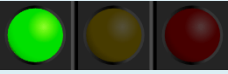
Target: No employment development on greenfield land unless it has been specifically allocated for development (Oxford Core Strategy Policy CS2)

Performance against target 2013/14:



Performance in previous two years:

2012/13: 

2011/12: 

	B1a (Offices)	B1b (Research + development)	B1c (Light industry)	B2 (General industry)	B8 (Storage or distribution)
Gross Employment Area (ha)	-	1.1507	0.0146	-	-
% on previously developed land	-	100%	100%	-	-


Figure 2: Employment development completed on previously developed land in 2013/14

2.8 Figure 2 shows, that of the small amount of employment development that was completed during the monitoring year, all was located on previously developed land. This indicator shows that the focus for employment development continues to be on brownfield land. This is positive and in accordance with the policies in Oxford’s Local Development Plan and the National Planning Policy Framework (NPPF).

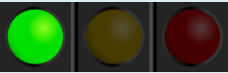
Indicator 4: EMPLOYMENT DEVELOPMENT ON ALLOCATED SITES


Target: Strengthen and diversify the economy and provide a range of employment opportunities (Oxford Core Strategy Policy CS27)

Performance against target 2013/14:



Performance in previous two years:

2012/13: 

2011/12: 

2.9 This indicator looks at developments completed on sites allocated for employment in Oxford’s Local Development Plan. Figure 3 shows that no employment development has been completed on allocated sites during the monitoring year.

	B1a (Offices)	B1b (Research + development)	B1c (Light industry)	B2 (General industry)	B8 (Storage or distribution)	Total
2013/14 Gross external floorspace (m²)	0	0	0	0	0	0
2012/13 Gross external floorspace (m ²)	9,097	1,924	0	0	0	11,021
2011/12 Gross external floorspace (m ²)	651	0	0	0	0	651

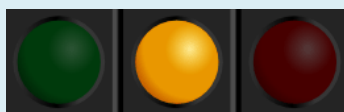
Figure 3: Employment development completed on allocated sites in 2013/14

2.10 Although no employment developments were completed on allocated sites in 2013/14, it is anticipated that the situation will improve in subsequent monitoring years. Planning permission was granted in August 2014 for medical research facilities, including office space, at the John Radcliffe Hospital (planning application reference 13/03369/FUL). Planning applications for the Former Travis Perkins Site on Chapel Road and Wolvercote Paper Mill were also under consideration at the time of writing, with both applications including employment uses.

Indicator 5: PLANNING PERMISSIONS FOR NEW CLASS B1 USES

Target: Strengthen and diversify the economy and provide a range of employment opportunities
(Oxford Core Strategy Policy CS27)

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:



Monitoring Year	B1a (Offices)	B1b (Research + development)	B1c (Light industry)
2013/14 (floorspace m²)	263	-	-
2012/13(floorspace m ²)	-	-	-
2011/12 (floorspace m ²)	-	30,638	-

Figure 4: Planning permissions granted for new Class B1 uses in 2013/14

2.11 Figure 4 shows that a small amount of B1 floorspace was granted planning permission this monitoring year. This was for B1a (office) use. However, planning permission was also granted for 3,509m² of floorspace for Class B1, B2 or B8 uses at the former DHL site on Sandy Lane, which may also contribute towards this target (although the precise breakdown between uses is unknown at present). This shows an improvement on the previous monitoring year when there were no planning permissions granted for new B1 uses.

2.12 A number of major applications for employment development are also likely to come forward in subsequent years, including the Northern Gateway (55,000m²), Oxpens and Oxford Railway Station.

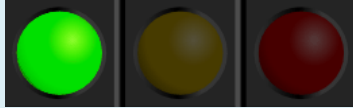
Indicator 6: LAND FOR KEY EMPLOYMENT USES

(Hospital healthcare, medical research and academic)

Target: Majority (more than 50%) of new hospital healthcare and medical research development to focus on Headington and Marston. 100% of new academic (teaching and study) development to focus on existing sites under the control of the universities.

(Oxford Core Strategy Policies CS29 & CS30)

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:



2.13 This indicator looks at developments permitted, under construction, and completed for B1a (office), B1b (research and development) and D1 (non-residential institution) uses related to Oxford’s universities and hospitals.

	B1a (Offices)	B1b (Research and development)	D1 (Non-residential institution)
Permitted - Gross internal floorspace (m ²)	-	-	48,000 (outline)
Commenced - Gross internal floorspace (m ²)	-	-	
Completed - Gross internal floorspace (m ²)	-	11,507	

Figure 5: Completions, commencements and permissions for B1a , B1b and D1 uses relating to hospital healthcare, medical research and academic uses in 2013/14

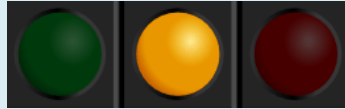
2.14 Figure 5 shows that no Class B1a floorspace related to Oxford’s hospitals and universities was permitted, commenced or completed during the monitoring year. However, 11,507m² of B1b floorspace was completed, with two University of Oxford medical research buildings being completed in June 2013. This development was on an existing university site.

2.15 Outline planning permission was granted for 48,000m² of Class D1 office floorspace at the Old Road Campus in Headington in July 2013. Planning permission has since been granted for the construction of the Big Data Institute medical research building, which was part of the reserved matters of the above outline permission. This development is on an existing University of Oxford site within the Headington and Marston area as envisaged in the Core Strategy.

Indicator 7: LOCATION OF NEW RETAIL DEVELOPMENT

Target: 100% of new A1 retail development to be within the six areas of Oxford’s retail hierarchy
(Oxford Core Strategy Policy CS31)

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:



2.16 Policy CS31 of the Core Strategy sets out Oxford’s retail hierarchy. It states that a sequential test should be applied when assessing applications for new retail development.

Application Reference	Site	Description of Development	Within the six areas of Oxford’s retail hierarchy?
13/02557/OUT (Committee resolved to grant permission subject to the completion of a legal agreement)	Westgate	Outline application for retail-led mixed use development providing A1 (retail), A2 (finance and professional services) and/or A3 (restaurants and cafes) and/or A4 (public house, etc.) and/or A5 (hot food takeaways) uses, C3 (residential) and D2 (assembly and leisure) uses.	Yes – City centre (primary shopping area) and edge-of-city centre.
13/01383/OUT	Barton	Outline application for residential-led mixed used development including a maximum of 2,500m ² (gross) Class A1, A2, A3, A4 and A5 uses (with a maximum of 2,000m ² (gross) foodstore Class A1).	No - Creation of a new commercial centre

Figure 6: A1 (retail) developments granted planning permission in 2013/14

2.17 Figure 6 shows planning permissions granted for new A1 retail development within the monitoring year. Although only two permissions were granted in 2013/14, they were both for major retail developments.

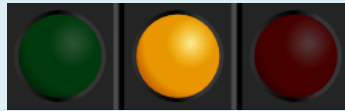
2.18 The majority of the proposed Westgate development falls within the primary shopping area, although the anchor department store sits just outside of this, in an edge-of-city centre (primary shopping area) location. Both of these locations form part of Oxford’s retail hierarchy. The proposed development was considered appropriate to the role and function of the city centre.

2.19 The retail development proposed at Barton forms part of a wider residential development. The retail element is to form part of a local centre that will serve the new community’s needs. The Inspector’s report on the Barton AAP examination stated: *“Policies BA10 and BA11 make provision for a Local Centre including a 2,000 square metres convenience retail use and a multi-purpose community hub ... The provision of these facilities within the strategic development site is consistent with the requirements of the Core Strategy and will promote the creation of a sustainable new community, rather than simply a vast new housing estate. These policies are underpinned by robust evidence, including a retail assessment”.*

Indicator 8: MARKET AND VITALITY INDICATORS

Target: Local Plan targets for A1 uses on designated frontages in the city and district centres should be met (Saved Oxford Local Plan Policies RC3 & RC4)

Performance against target 2013/14:

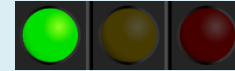


Performance in previous two years:

2012/13:



2011/12:



Vacancy Rates

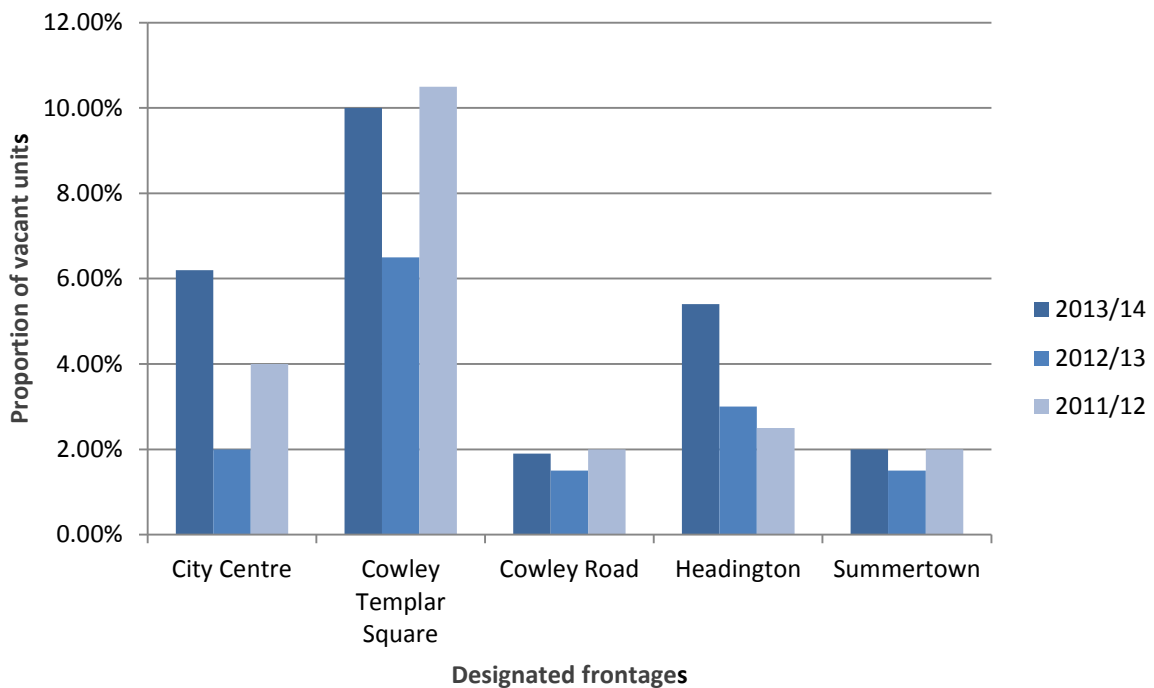


Figure 7: Percentage of vacant shops in the city and district centres (February 2014 Retail Survey)

2.20 The proportion of vacant units is one of the key market indicators used to measure the vitality and viability of existing centres. The economic conditions during the monitoring year for businesses continued to be challenging. The proportion of vacant units in the city centre increased in comparison to the previous year, rising from 2% to 6%. However, compared with national vacancy rates for city centres this is still relatively low. There has also been a slight increase in vacancies in Headington district centre, whilst Cowley Templar Square’s levels have increased significantly from the previous year to 10%. Summertown and Cowley Road both show very low vacancy rates of only 2%.

Vitality

	Local Plan Target for A1 (Retail)	Actual A1 (Retail)	Actual A2 (Financial & professional services)	Actual A3, A4, A5 (Food & drink)	Other Uses (Not falling under Class A)
City Centre	75%	77.73%	9.48%	11.38%	1.41%
Cowley Road	65%	50.33%	9.93%	32.47%	7.27%
Cowley Templar Square	65%	74.73%	12.09%	8.80%	4.40%
Headington	65%	64.29%	16.07%	11.61%	8.03%
Summertown	65%	64.00%	21.00%	11.00%	4.00%

Figure 8: Proportion of Class A uses on designated frontages (Retail Survey February 2014)

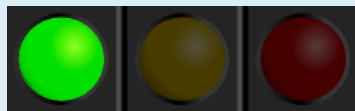
2.21 The range of uses is another important measure of the vitality and viability of city and district centres. The city centre continues to maintain a high proportion of A1 retail uses, showing the importance and strength of the retail sector, but also the supporting role played by the service sector comprising both offices and food and drink.

2.22 In relation to the district centres, Templar Square is the only one that is exceeding the Local Plan target, although Headington and Summertown only fall marginally below. Cowley Road continues to be the exception and falls significantly behind in terms of the proportion of retail. This is due to the high proportion of food and drink businesses which contribute strongly to the character of the area.

Indicator 9: SUPPLY OF SHORT STAY ACCOMMODATION

Target: Net growth in short-stay accommodation bedrooms against 2007 baseline of 2559 serviced bedrooms (Oxford Core Strategy Policy CS32)

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:



2.23 There was a net increase of nine short-stay accommodation bedrooms in the 2013/14 monitoring year. Although this represents a relatively small increase, this is set against a longer-term background of considerable activity in the sector. This has included, for example, the commencement of work on an 87 bedroom hotel on land adjacent to the Priory Public House on Grenoble Road. An application has also recently been allowed on appeal for a new 83 bedroom hotel at the former Bathroom warehouse site on Abingdon Road. A further planning permission has been granted for the conversion of an office building to a 66 bedroom hotel on the Cowley Road.

Summary: Vibrant Sustainable Economy

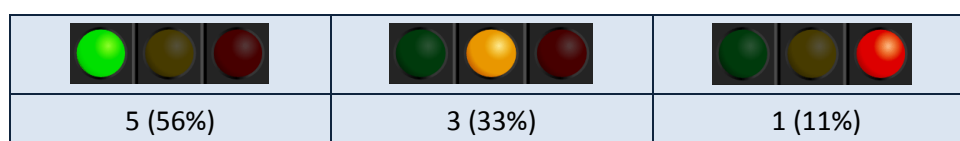


Figure 9: Summary of performance against economic indicators in 2013/14

2.24 Figure 9 shows that the majority of economic indicators met, or made progress towards meeting, their targets in the 2013/14 monitoring period. Key economic targets met include:

- A good supply of employment land (240.45 ha) to support economic growth up to 2026.
- 100% of employment development completed on previously developed land.
- No loss of key employment sites.
- Two Oxford University medical research buildings completed on University owned land, and outline permission granted for a major D1 research development at the Old Road campus.
- Net increase in short stay accommodation bedrooms in the city.

2.25 There were however, a number of indicators that scored an amber rating, indicating limited progress towards targets:

- Oxford’s city and district centres continue to provide a high proportion of retail units, with the majority meeting, or within 1%, of Local Development Plan targets. The exception to this is Cowley Road where there are a much higher proportion of food and drink units (Classes A3, A4 and A5).
- Planning permission was granted for a small amount of new Class B1 uses. However there are other significant employment generating applications in the pipeline (e.g. Northern Gateway, Oxpens and Oxford Station).
- Retail development permitted on the strategic site at Barton does not fall within Oxford’s retail hierarchy as set out by Core Strategy Policy CS31. However, the inclusion of retail development within a wider residential scheme was seen to promote the creation of a sustainable new community, rather than simply a vast new housing estate. The decision was underpinned by robust evidence, including a retail assessment.

2.26 Indicator 4 was the only economic indicator to score a red rating for underperformance against the target. This is because no employment developments were completed on allocated sites in 2013/14. However, it is anticipated that the situation will improve in subsequent monitoring years as planning permission was granted in August 2014 for medical research facilities, including office space, at the John Radcliffe Hospital (planning application reference 13/03369/FUL). Planning applications for the Former Travis Perkins Site on Chapel Road and Wolvercote Paper Mill were also under consideration at the time of writing, with both applications including employment uses. It is also relevant to note that this indicator relates to B-class employment uses, but other developments such as the Old Road campus will generate additional employment in the city.

Meeting Housing Needs

Indicator 10: HOUSING TRAJECTORY

(Planned housing and provision, net additional dwellings in previous years, the reporting year and in future years plus the managed delivery target)

Target: 8,000 dwellings between 2006 and 2026

(Oxford Core Strategy Policy CS22)

Performance against target 2013/14:

Awaiting SHLAA

Performance in previous two years:

2012/13:



2011/12:



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

3.2 Figure 10 shows net additional dwellings completed since the start of the Core Strategy period (2006/07). This takes into account dwellings gained and lost through new build completions, demolitions, changes of use and conversions.

Year	Dwellings Completed (net)
2006/07	821
2007/08	529
2008/09	665
2009/10	257
2010/11	200
2011/12	228
2012/13	213
2013/14	70
Total:	2,983

Figure 10: Net additional dwellings completed since the start of the Core Strategy period

3.3 Traditionally, the City Council has produced our own Strategic Housing Land Availability Assessments (SHLAA) annually. The data and housing trajectory within these SHLAAs is normally inserted within the Annual Monitoring Report (AMR) of the same year under this indicator.

3.4 This year is different. In July 2014, the City Council commissioned consultants URS to produce a SHLAA for Oxford. This is because we required an extra level of independence in order to demonstrate the extent to which Oxford is able to meet its housing need within its own administrative boundaries. This is in the light of the housing need identified for Oxford in the Strategic Housing Market Assessment (GL Hearn, April 2014) and the need for each of the Oxfordshire Local Planning Authorities, under Duty to Co-operate, to work effectively to meet Oxford’s unmet housing need.

3.5 The URS SHLAA is expected to be completed in early October 2014 and will become the Oxford SHLAA for 2014. It will contain the most up to date housing trajectory for Oxford. For this reason, this indicator has not yet been completed.

Housing completions

3.6 The number of housing completions during 2013/14 was 70 dwellings. This is a drop from previous years but this will be a very short term dip. The number of dwellings granted

planning permission during 2013/14 was 1,350. These include the outline permission at Barton for 885 dwellings plus the City Council’s sites in the Affordable Homes Programme. The Barton site will require approval of the reserved matters application before construction can commence but the remaining sites would be expected to be completed in either 2014/15 or 2015/16 resulting in a much increased housing delivery compared to 2013/14.

Student accommodation and housing numbers

- 3.7 To date, student accommodation has not been counted as dwellings for housing land supply purposes. However, the Planning Practice Guidance (PPG) has introduced the requirement that student accommodation should be counted in housing land supply figure. It states *“All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market.”*
- 3.8 The question of the ‘amount of accommodation it releases in the market’ is not defined and it appears to be up to Local Authorities to determine. It is estimated that houses in Oxford, when occupied by students that house share, may contain between 4-6 students per house. Many houses in Oxford are inter-war semi-detached properties or Victorian terraces with 3 bedrooms plus a living room/dining room sometimes used as a fourth bedroom. There are also many larger properties, in North Oxford in particular, that may house 6 or more students each.
- 3.9 A local estate agent suggested 4-5 students per house was most common, although some student houses are as small as studio flats and a few houses can accommodate up to 9 students.
- 3.10 Using this information, the assumption will be that five student rooms would release the equivalent of one dwelling in the housing market. In assessing the contribution of student rooms to housing delivery, the number of student rooms will be divided by five. For example, a development of 100 student rooms will be assessed as delivering 20 ‘dwellings’.

Number of student rooms completed during 2013/14	720
Number of equivalent ‘dwellings’	144

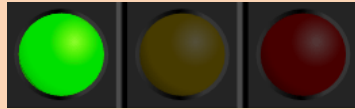
Figure 11: Student housing completions and equivalent ‘dwellings’ 2013/14

- 3.11 In line with the PPG, this figure could legitimately be added to the 70 traditional dwelling completions during 2013/14 totalling 214 completions. Future AMRs and Housing Trajectories will incorporate the completion of student accommodation into the figures.

Indicator 11: PERCENTAGE OF ALL NEW DWELLING COMPLETIONS (GROSS) ON PREVIOUSLY DEVELOPED LAND

Target: 90% or more of new dwellings on previously developed land (2009-2014)
75% or more of new dwellings on previously developed land (2014-2026)
 (Oxford Core Strategy Policy CS2)

Performance against target 2013/14:



Performance in previous two years:



3.6 The NPPF does not contain a target for development on previously developed land (PDL) and leaves it to local authorities to determine the most appropriate target. The Core Strategy includes a target of 90% of new housing on PDL during the period 2009-2014, reflecting the desire to encourage an efficient use of land.

3.7 The definition of PDL was amended in July 2010 by the coalition Government to exclude private residential gardens. This does not mean that private residential gardens are necessarily greenfield land, as there is no formal national definition of greenfield land since the revocation of the Town and Country Planning (Residential development on Greenfield Land) (England) Direction 2000 in 2007. As this target was set out when garden land was still considered PDL, the local target is monitored on that basis.

3.8 Figure 12 shows that 100% of housing completions in 2013/14 were on PDL. Of these, 37.7% of dwellings were built on garden land, demonstrating that this type of development is an increasingly important source of new dwellings for Oxford’s housing supply. In this context, ‘garden land’ includes all development within the curtilage of existing dwellings. These houses may have been built on areas that were previously occupied by buildings and/ or hard-standing, rather than on gardens in the sense of areas of greenery. No houses were built on greenfield land within the monitoring period.

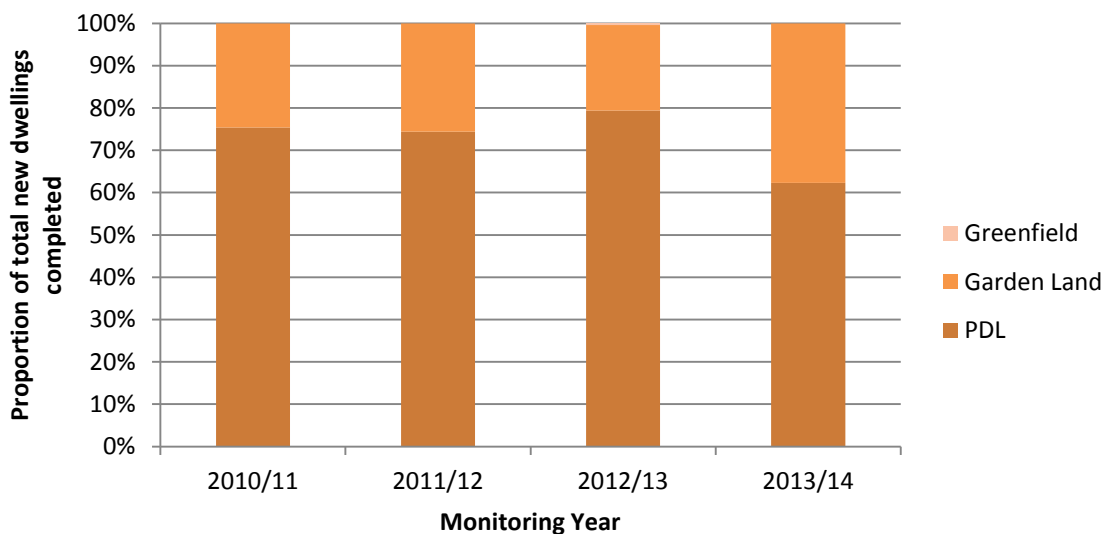


Figure 12: Percentage of dwellings completed on PDL, Garden Land and Greenfield Land

Indicator 12: MIX OF HOUSING COMPLETED BY SIZE

Target: 95% of schemes to comply with the Balance of Dwellings SPD
(Oxford Core Strategy Policy CS23)

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:



Overall Mix of Housing Delivered

3.9 Figure 13 shows dwellings completed in 2013/14 by the number of bedrooms. The number of 1 bedroom dwellings completed was significantly higher than any other category and made up 61.8% of the total. The number of 2 and 3 bedroom dwellings completed was much lower, with the lowest gains in 4 and 5+ bedroom dwellings. Losses of 2, 3 and 4 bedroom dwellings were highest, which is likely to be a result of changes of use from residential (C3) to HMO (C4) and conversions (where one larger dwelling is converted to provide multiple smaller units).

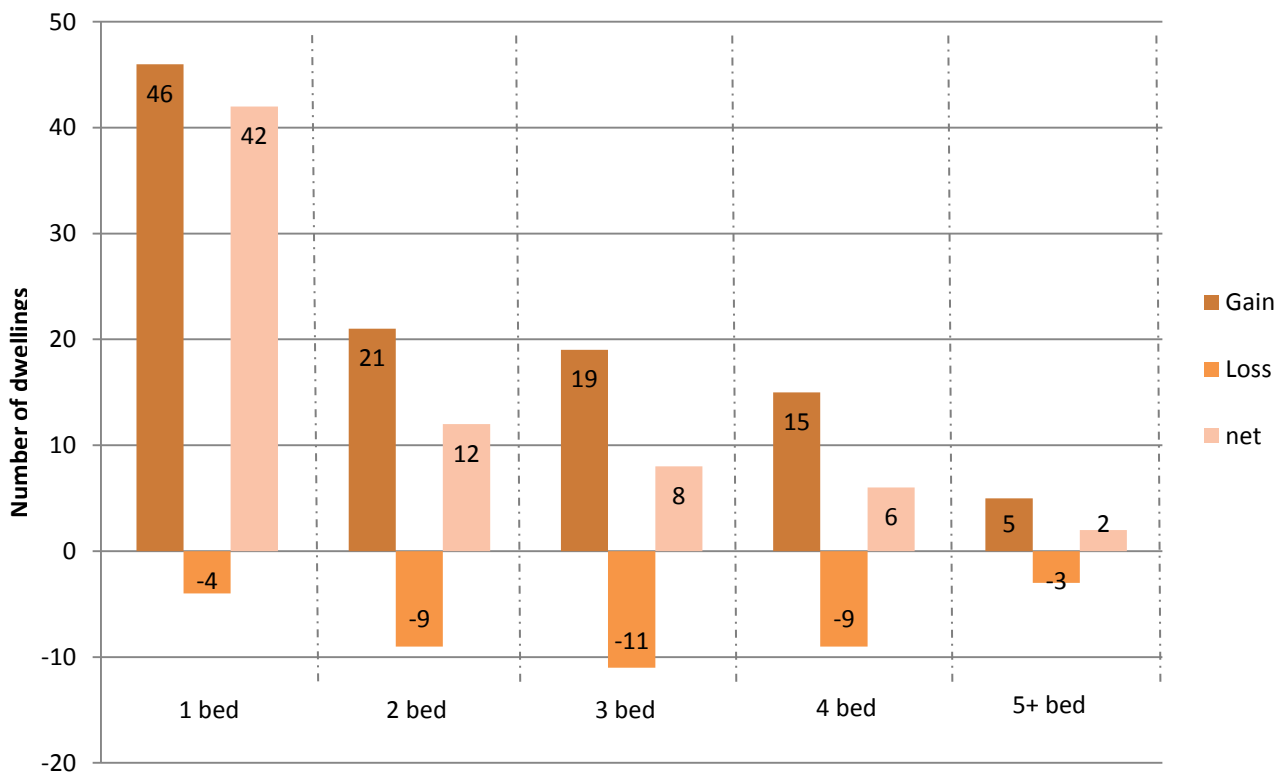


Figure 13: Dwellings completed in 2013/14 by the number of bedrooms

3.10 The Balance of Dwellings (BoDs) SPD was adopted in January 2008 with the aim of preventing the loss of family dwellings and their supply in new developments. Figure 14 shows the mix of dwellings completed over time. From 2010/11 onwards the proportion of 1 bedroom dwellings completed has significantly increased. This is likely to be due to there being few large housing sites being developed where a greater mix of dwellings could be achieved, as well as

increasing conversions and garden land development. The requirements of the BoDs SPD only apply to sites of 4 or more dwellings.

3.11 Although the number of one bedroom dwellings has increased, Figure 14 shows a much greater mix of 2, 3 and 4+ bedroom dwellings being completed in 2013/14 than in previous years.

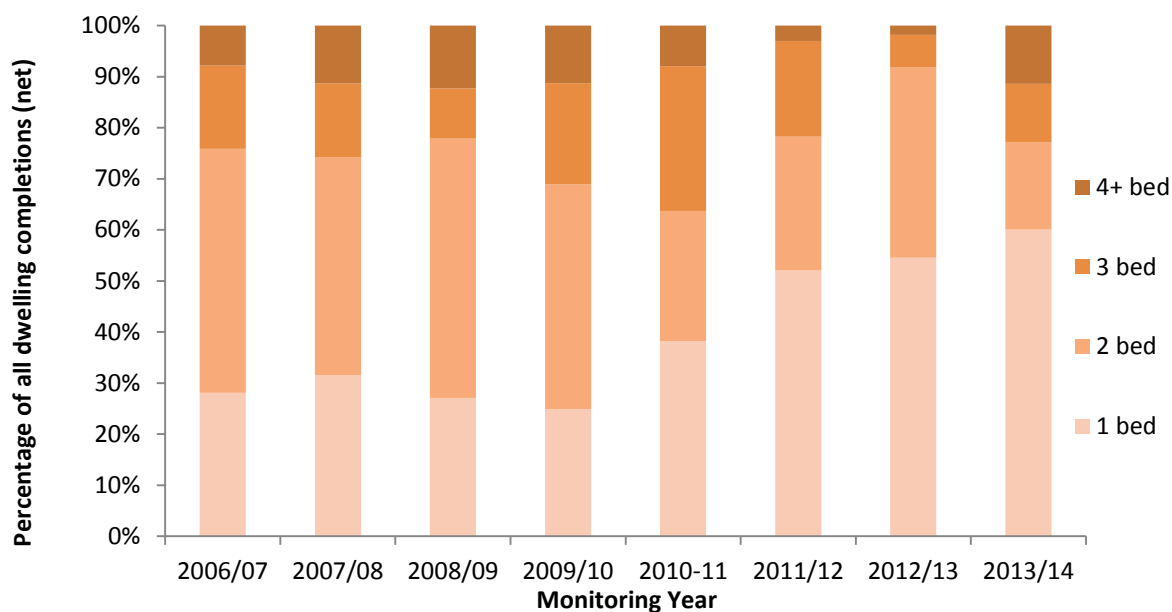


Figure 14: Mix of dwellings completed: Trends over time

Compliance with the Balance of Dwellings SPD

3.12 The BoDs SPD sets out the mix of dwellings expected on sites of 4 or more dwellings taking into consideration their location and local pressures on family housing. Figure 15 shows the proportion of completed developments that met the requirements of the BoDs SPD in 2013/14. This analysis also highlights where developments were within 5% of the requirements to allow for cases where site specific factors meant that full compliance was very difficult. Figure 15 excludes sites of 1-3 dwellings as there are no specific mix of dwelling targets for these sites in Oxford's Local Development Plan apart from an overarching policy of 'no net loss in family dwellings' (Policy HP1 of the Sites and Housing Plan).

	Number of completed sites assessed	Proportion in full compliance	Proportion within 5% compliance	Proportion not in compliance
Strategic Site	0	-	-	-
City Centre	0	-	-	-
District Centre	0	-	-	-
Red Area (Most significant pressure for family dwellings)	1	0%	100%	0%
Amber Area (Considerable pressure for family dwellings)	4	0%	25%	75%
Green Area (Lower pressure for family dwellings)	0	-	-	-

Figure 15: Proportion of completed sites that comply with the requirements of the Balance of Dwellings SPD

3.13 Figure 14 shows that five residential developments completed in 2013/14 met the threshold for applying the BoDs SPD due to their size and/or location. Three of these developments in 'amber' parts of the city were not in compliance with the SPD:

Application Reference 10/02135/FUL - Demolition of end of terrace house. Erection of 4 x 1 bedroom flats. Amendments to 09/02720/FUL.

The principle of 4x1 bedroom flats on this site had already been established by the granting of planning permission in 2007, prior to the adoption of the BoDs SPD. This permission was subsequently renewed in early 2010 and could still be implemented at the time of this application.

Planning Application 08/01961/FUL - Demolition of existing property to create 4x3 bed houses, 3x1 bed apartments and 1x2 bed duplex apartment.

Although this development is shown as not being in compliance with the BoDs SPD, this is only by a very small margin. The development complies with BoDs in terms of its proportions of 2 and 3 bedroom dwellings and is just outside of the requirements for 1 bedroom dwellings at 37.5% (the BoDs SPD target is 0-30%).

Planning Application 08/01536/FUL - Conversion of extended building to form 1 x 3 bedroom flat and 3 x 1 bedroom flats.

This application was refused by committee but subsequently allowed at appeal.

Indicator 13: DENSITY OF DEVELOPMENT

Target: City and district centres to deliver higher density residential development than within the wider district areas (Oxford Core Strategy Policy CS1)

Performance against target 2013/14:



Performance in previous two years:



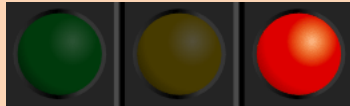
3.14 The Core Strategy target relates to the city and district centres delivering higher density developments than other parts of the city. In 2013/14 no sites of 10 or more dwellings were completed, meaning that it is not possible to provide a useful calculation of density.

Indicator 14: AFFORDABLE HOUSING COMPLETIONS (GROSS) AND TENURE

Target: Affordable housing completions as set in the Corporate Plan

Tenure split of affordable housing should be at least 80% social rented and up to 20% intermediate (including shared ownership, intermediate rental and affordable rental)
 (Oxford Core Strategy Policy CS24, Sites and Housing Plan Policy HP3 & Affordable Housing and Planning Obligations SPD)

Performance against target 2013/14:



Performance in previous two years:



Affordable Housing Completions

3.15 The Core Strategy set targets for the number of affordable housing units to be delivered each year up to 2011/12. It is stated that targets for subsequent years will be set in the Corporate Plan. The Corporate Plan for 2013-2017 set a target of delivering 4 affordable homes for rent in 2013/14.

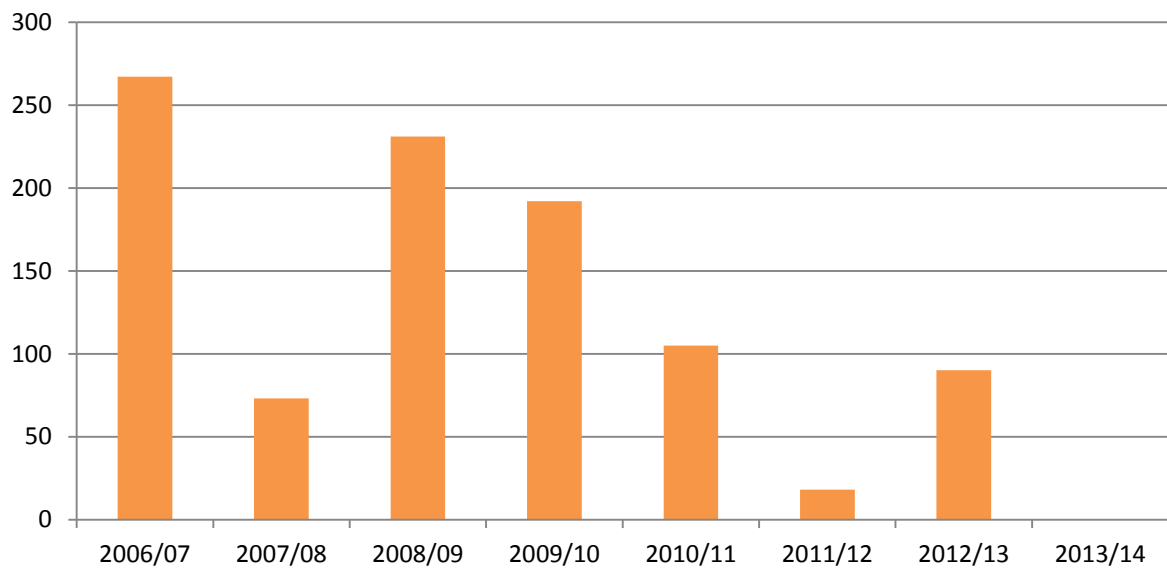


Figure 16: Gross affordable dwelling completions 2006/07 to 2013/14

3.16 Figure 16 shows that there were no affordable housing completions during the monitoring year. Although this is disappointing, it is not unexpected as there were no permissions granted in the previous monitoring year. The Corporate Plan target for 2013/14 also reflects this, being low at only 4 units. Affordable housing delivery is expected to rise in subsequent years as planning permission was granted for 599 (gross) affordable homes during the monitoring year, representing a potential net gain of 493 affordable dwellings if all schemes are implemented. 220 of these homes (114 net) are proposed on Oxford City Council sites. A further 354 affordable homes have been granted outline permission at the Barton Strategic site, a joint

venture between the City Council and a private developer. The 2014-2018 Corporate Plan sets a higher target of 180 affordable homes to be delivered in 2014/15.

Affordable Housing Tenure

3.17 It is not possible to measure the tenure split of affordable housing delivered during 2013/14 as there were no affordable housing completions.

Indicator 15: PROPORTION OF AFFORDABLE HOUSING WHERE THERE IS A POLICY REQUIREMENT

Target: 50% provision of affordable housing on qualifying sites. Contributions from commercial development where there is a need for affordable housing.

(Oxford Core Strategy Policy CS24 & Sites and Housing Plan Policy HP3)

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:



3.18 In 2013/14 planning permission was granted for 10 applications that met the threshold for applying Sites and Housing Plan Policy HP3's requirement for a minimum of 50% affordable housing. Seven of these applications were made by the City Council, two by private developers and one was a joint venture between the City Council and a private developer.

3.19 The City Council's applications are not assessed as part of this indicator as this could skew the results. However, it can be noted that of these applications, all meet the 50% affordable housing target, with many delivering 100% affordable housing. There were also two City Council applications that did not meet the threshold for applying Policy HP3 (as they were for less than 10 dwellings), which also delivered 100% affordable housing.

3.20 Figure 17 summarises the qualifying applications made by private developers that were granted planning permission during 2013/14. It shows that the average proportion of affordable housing delivered was 45%, just below the Core Strategy and Sites and Housing Plan targets.

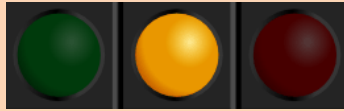
Date of decision	Application reference	Site	Proportion of affordable housing
18.10.2013	13/01383/OUT	Barton Strategic Site	40%
18.10.2013	13/00631/FUL	Barton Cricket Ground	50%
18.10.2013	13/00739/FUL	Lawn Upton House	45%
Average proportion			45%

Figure 17: Provision of affordable housing on qualifying sites 2013/14

Indicator 16: STUDENTS AND PURPOSE BUILT STUDENT ACCOMMODATION

Target: No increase in academic floorspace if there are more than 3,000 students outside of accommodation provided by the relevant university. (Oxford Core Strategy Policy CS25)

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:



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

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

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

University of Oxford

3.24 The University of Oxford states that there were 22,108 students attending the university as of 1 December 2013.

3.25 A number of agreed exclusions apply to the data:

- Students with a term-time address outside of the city (347)
- Students living within the city prior to entry onto a course (323)
- Visiting students (494) or those not attending the institution (10)
- Part-time students (2,117)
- Postgraduate research students past year four of study or assumed to be writing up (422)
- Students working full time for the NHS (DClinPsyc Students)(45)
- Specific course exclusions (e.g. BTh Theology)(88)
- Students who are also members of staff (241)
- Students living with their parents (100)
- Students on a year abroad (332)

3.26 This leaves 17,589 full-time students with accommodation requirements. At 1 December 2013 there were 14,569 accommodation places provided by the university across the city. This leaves a total of 3,020 students living outside of university provided accommodation, marginally above the Core Strategy target.

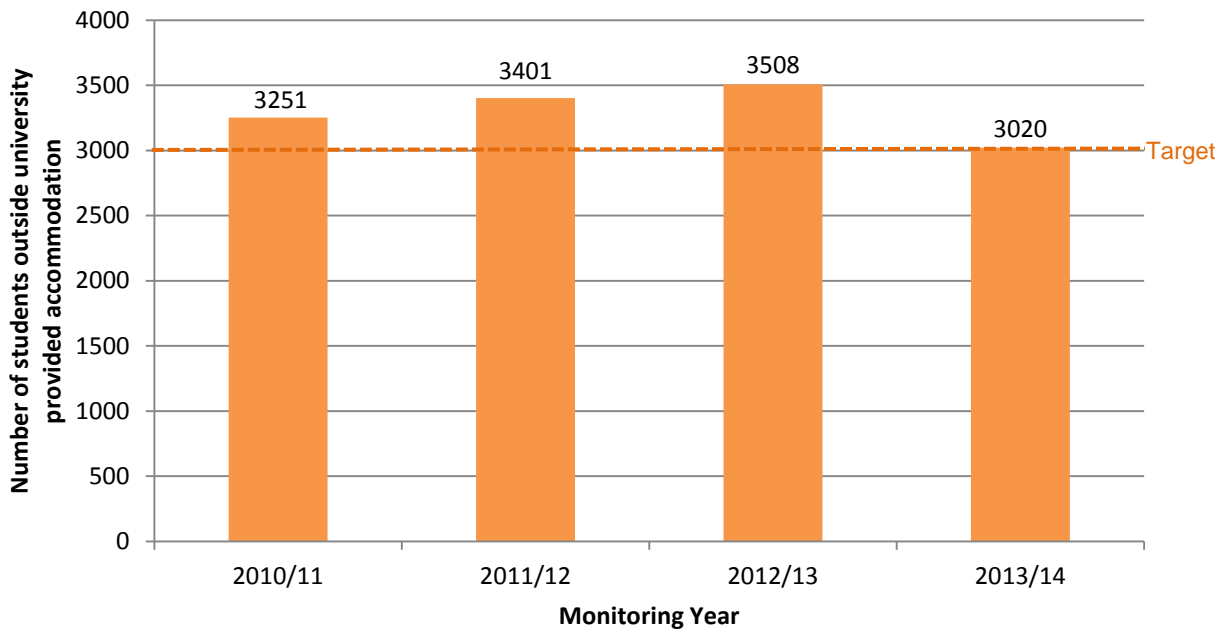


Figure 18: Number of Oxford University students living outside of university provided accommodation in recent monitoring years

3.27 Figure 18 shows that the number of students living outside of university accommodation is significantly lower than in previous monitoring years. The University of Oxford state that there were 537 additional accommodation places available in 2013 compared to the same point in 2012. At 1 December 2013 there were also 209 accommodation units under construction and the University holds planning permission for another 418 units. The University is therefore expected to meet this requirement in the next monitoring year.

Oxford Brookes University

3.28 Oxford Brookes University states that there were a total of 17,053 students attending the university as of 1 December 2013.

3.29 A number of agreed exclusions apply to the data:

- Students living outside Oxford or living within the city prior to entry onto a course (3,519)
- Part-time students (2,676)
- Students studying at franchise institutions (1,896)
- Students studying outside Oxford (i.e. Swindon campus) (218)
- Placement students away from the university (425)

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

3.31 Taking into account these exclusions, at 1 December 2013 there were 8,319 full-time students in need of accommodation and 5,247 places in accommodation provided by Oxford Brookes. The accommodation provided by Oxford Brookes comprised 3,816 places in university halls of residence; 987 places in private halls of residence with Oxford Brookes nomination agreements; and 444 places in other properties managed by the university. This results in 3,072 students without a place in university provided accommodation.

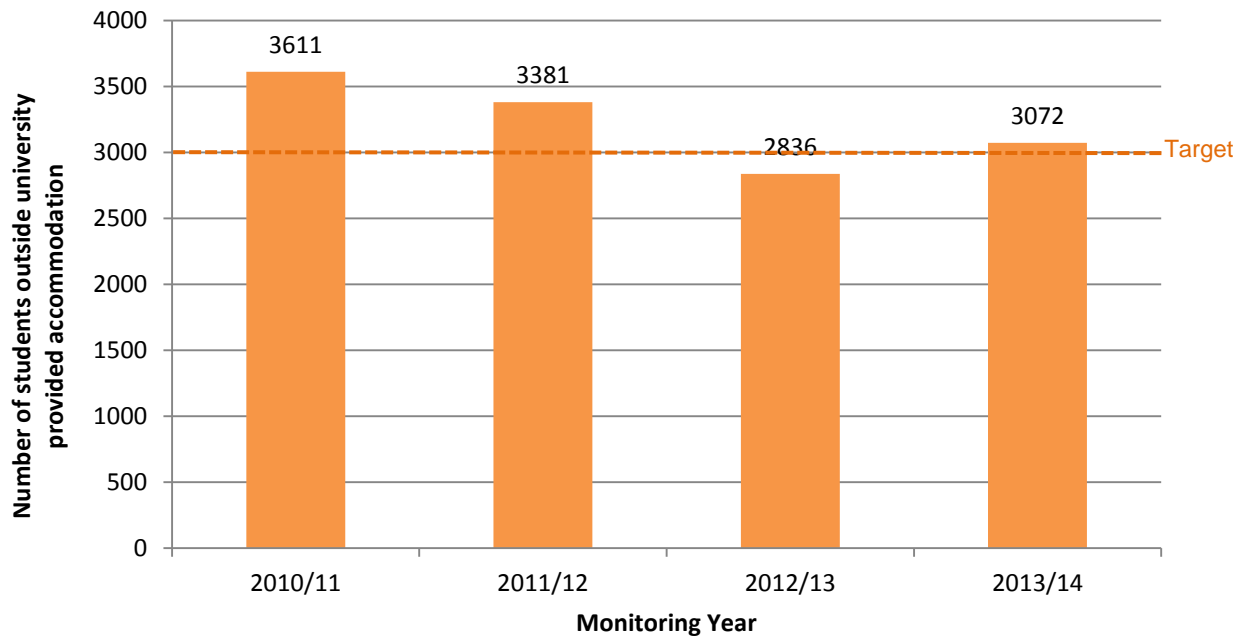


Figure 19: Number of Oxford Brookes students living outside of university provided accommodation in recent monitoring years

3.32 Figure 19 shows that the number of Oxford Brookes students living outside of university provided accommodation has increased when compared to the previous monitoring year. This is because the number of full-time on-site Oxford Brookes students increased in 2013 when compared to the same date in 2012. The university has explained that this was a result of volatile market conditions, following changes to government policy, which made it very difficult for Brookes (as well as other universities) to predict student behaviour and market (i.e. other universities') responses. In the event Brookes recruited above target resulting in a figure just above the 3,000 threshold. The university adds that the increase in students living outside of university provided accommodation is significantly less than the increase in student numbers, demonstrating the effectiveness of actions taken to provide and encourage use of university accommodation. Oxford Brookes halls of residence occupancy rates have risen from 87% in 2012/13 to 96% in 2013/14. There were also an additional 95 student places in halls of residence and 51 places in nominated halls in 2013/14 when compared to the previous monitoring year. Oxford Brookes have taken compensatory action in the 2014 recruitment round by recruiting to lower targets. It is therefore anticipated that the Core Strategy target will be met in the next monitoring year.

Summary: Meeting Housing Needs

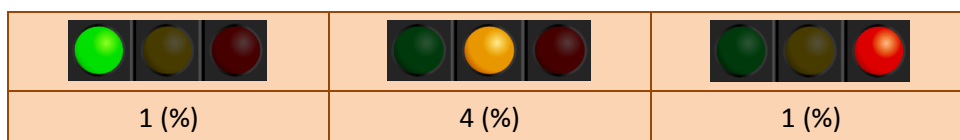


Figure 20: Summary of performance against housing indicators in 2013/14

3.33 There continues to be significant demand for new housing in the city and meeting housing needs is one of the City Council’s top priorities. However, Oxford faces a number of challenges and constraints in being able to bring forward new housing, as reflected by the number of housing indicators that scored amber or red ratings.

3.34 Performance against indicators in 2013/14 has highlighted some key trends:

- 100% of housing delivered was on previously developed land (when taken to include garden land as when the Core Strategy was adopted).
- There has been a significant increase in the proportion of housing delivered on garden land (37.7% of all residential completions in 2013/14).
- 61.8% of dwellings completed were 1 bedroom, the highest proportion in recent years.
- A greater mix of 2, 3 and 4+ bedroom dwellings were delivered than in recent years.

3.35 The majority of residential developments completed in 2013/14 were small scale, with none delivering 10 or more dwellings. The requirements of the Balance of Dwellings (BoDs) SPD only apply to sites of 4 or more residential units in certain areas, and therefore many of the applications would not have needed to comply with these targets, hence the large proportion of one bedroom dwellings delivered.

3.36 Only 5 sites met the thresholds for applying the BoDs SPD. Of these, none were in full compliance, although 40% were within 5% of the targets. Full details of the 3 applications that did not comply with the BoDs SPD are given in paragraph 3.11. It is clear that in two cases there were specific circumstances that meant that BoDs was not complied with. The other case was only just outside of the 5% margin of meeting the requirements.

3.37 Although it is disappointing that there were no affordable housing completions during the monitoring year, this was not unexpected. There were no permissions granted for affordable housing in the previous monitoring year and the Corporate Plan target for 2013/14 was relatively low, at only 4 units. Affordable housing delivery is expected to rise in subsequent years as planning permission was granted for 599 (gross) affordable homes during the monitoring year, representing a potential net gain of 493 affordable dwellings if all schemes are implemented. 220 of these homes (114 net) are proposed on Oxford City Council sites. A further 354 affordable homes have been granted outline permission at the Barton Strategic site, a joint venture between the City Council and a private developer. The 2014-18 Corporate Plan sets a higher target of 180 affordable homes to be delivered in 2014/15, reflecting expectations that affordable housing delivery is set to increase in subsequent monitoring years.

Strong Active Communities

Indicator 17: PROGRESS AGAINST SITE-SPECIFIC REGENERATION MEASURES

Target: *Individual targets have been set for each priority regeneration area*
(Oxford Core Strategy Policy CS3)

Performance against target 2013/14:

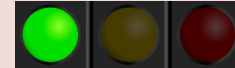


Performance in previous two years:

2012/13:



2011/12:

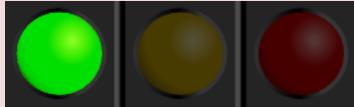


- 4.1 The Core Strategy identifies five priority areas for regeneration in Oxford: Barton, Blackbird Leys, Northway, Rose Hill and Wood Farm. Physical regeneration is to be housing led, with a focus on improving the quality and mix of housing. Individual targets have been developed for each of the priority areas based upon their specific circumstances.
- 4.2 Key targets for Blackbird Leys, Northway and Wood Farm centred around Council owned tower blocks. The Council has now committed to a programme of tower block refurbishment which includes: Evenlode Tower (Blackbird leys), Windrush Tower (Blackbird Leys), Plowman Tower (Northway) and Foresters Tower (Wood Farm). The aims of this project are to:
- Successfully deliver works to the communal structure of the tower blocks, together with additional insulation, replacement of windows, replacement heating, communal electrics and lift refurbishment;
 - Reduce heat loss and provide more improvements to achieve energy savings;
 - Make enhancements to the physical appearance of the blocks;
 - Reduce fire risk; and
 - Increase quality of life for residents.
- 4.3 A significant amount of work has been undertaken during the monitoring period towards delivering this project, with detailed schemes under development. This has included a large amount of consultation with tower block residents and discussions with the Oxford Design Review Panel. The physical refurbishment is due to start in 2015.
- 4.4 Another key target identified in the Core Strategy is to provide a new swimming pool in Blackbird Leys. Work on the new swimming pool complex at Blackbird Leys Leisure Centre is currently in progress and is due to be completed by the end of 2014.
- 4.5 The redevelopment of Wood Farm Primary School/Slade Nursery School to include enhanced facilities for the wider community is also a Core Strategy target. Work was completed in October 2013.

Indicator 18: PERMISSIONS CONTRARY TO THAMES VALLEY POLICE ADVICE

Target: 0% of planning permissions granted contrary to Thames Valley Police objection
(Oxford Core Strategy Policy CS19)

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:



4.6 In 2013/14 no planning permissions were granted contrary to Thames Valley Police objection.

Indicator 19: NEIGHBOURHOOD PLANNING

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

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:

N/A

4.7 The 2011 Localism Act introduced new rights and powers for communities and individuals to enable them to get directly involved in planning for their areas. Neighbourhood planning will allow communities to come together through a parish council or neighbourhood forum and produce a neighbourhood plan. Neighbourhood plans are about developing land in a way that is sympathetic to the needs of local stakeholders and that gives local people a greater say in where new development should go and what it should look like. Once plans are adopted they will become an important consideration when making decisions on planning applications.

4.8 Two neighbourhood forums were formally designated at a City Executive Board Meeting on 22 January 2014. These neighbourhood Forums are:

- Wolvercote (relating to the Wolvercote neighbourhood area, which follows the Wolvercote ward boundary); and
- Summertown/St Margaret's (relating to the Summertown/St Margaret's neighbourhood area, which follows the ward boundaries).

An application to designate the Headington Neighbourhood Forum will also be considered during the next monitoring year.

4.9 The designation of neighbourhood forums is the first step towards the creation of neighbourhood plans. Neighbourhood forums will now be spending time developing their neighbourhood plans.

Indicator 20: WEST END AREA ACTION PLAN

Target: *The Area Action Plan sets targets to monitor progress*

Performance against target 2013/14:



Performance in previous two years:

2012/13: Multiple Indicators

2011/12: Multiple Indicators

4.10 The West End AAP aims to regenerate and transform a key part of the city centre in line with Oxford's aspiration to be a world class city. Progress has been slow in previous years as different sites within the West End have different land owners and there are no specific site allocations. However, significant progress has been made on some major West End projects during the 2013/14 monitoring period:

Oxford Station

4.11 Oxford Station is a gateway to the city, but is in need of significant upgrading in terms of operational performance and passenger provision. A tripartite agreement has been formed between Oxford City Council, Oxfordshire County Council and Network Rail for the redevelopment of Oxford Station. During the monitoring year consultants were commissioned to help develop a masterplan for the station area and the project is expected to continue to make progress during 2014/15 with a public exhibition, architectural competition and establishment of funding.

Frideswide Square

4.12 Frideswide Square is one of Oxford's most important public spaces, yet it is dominated by traffic and highway infrastructure, making it difficult for pedestrians and cyclists to negotiate. Detailed plans for improvements to Frideswide Square have now been confirmed and phase 1 is due to be implemented from September to December 2014. Phase 2 will then follow from February to December 2015. The plans involve remodelling the road by removing the traffic lights, significantly reducing the amount of road space and providing an enhanced public space.

Oxpens

4.13 The Oxpens site is one of the most significant development opportunities within the city centre. The Oxpens Master Plan SPD was adopted in November 2013 and sets out a framework for the future development of the site. The SPD aims to encourage high quality development that realises the site's potential to make a valuable contribution to the life and economy of the city through the delivery of new housing (for market sale and affordable housing), flexible office space, a hotel, local facilities and public open space.

Westgate

4.14 An outline application was submitted in September 2013 for the redevelopment of the Westgate Centre (reference 13/02557/OUT). This was considered by the West Area Planning Committee in March 2014 who resolved to support the application. If the application is not

recovered by the Secretary of State for his own determination, officers can issue the decision notice upon the completion of a suitable legal agreement. A reserved matters application is expected to be received by the Council in September/October 2014.

Indicator 21: BARTON AREA ACTION PLAN

Target: *The Area Action Plan sets targets in order to monitor progress*

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12: N/A

4.15 Policy CS7 of the Core Strategy allocates land in the north of the city between Barton and Northway (known as land at Barton) for a predominately residential development of 800 - 1,200 new dwellings. This 36 hectare site is the largest residential development opportunity in the city.

4.16 The Barton Area Action Plan (AAP) sets out the vision and policies that will guide development on this important site. The AAP sets its own targets and indicators in order to measure how the policies are being applied. As the AAP was only recently adopted (during the previous monitoring year) it is too early to begin to monitor the targets in detail. However, it is important to note that significant progress has been made in bringing this development forward, as outline planning permission was granted in September 2013 (seeking means of access) for the erection of a maximum of 885 residential units (Class C3); a maximum of 2,500 m² gross Class A1, A2, A3, A4 and A5 uses (with a maximum of 2,000 m² gross food store Class A1); a maximum of 50 extra care housing units; and a maximum of 7,350 m² GEA. Work is now progressing on preparing reserved matters applications.

Summary: Strong Active Communities

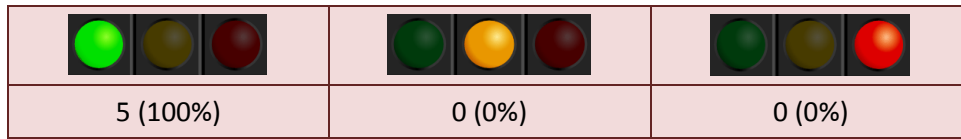


Figure 21: Summary of performance against strong, active communities indicators in 2013/14

4.17 Figure 21 shows that all the strong, active communities indicators either met their targets, or data demonstrated significant progress towards meeting targets, during the 2013/14 monitoring year. This is extremely positive and is a result of significant progress on a number of key projects:

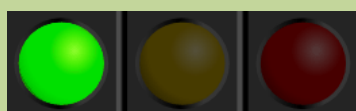
- Refurbishment of Oxford’s tower blocks is scheduled to commence in 2015 following a large amount of public consultation and work on detailed designs during the monitoring year. This will help to improve the quality of life of residents, as well as improving both the tower blocks’ energy efficiency and physical appearance.
- Work on Blackbirds Leys Leisure Centre, including the provision of a new swimming pool, is due to be completed by the end of 2014.
- Two neighbourhood forums were formally designated in January 2014, with a further application to designate the Headington Neighbourhood Forum expected to be considered during 2014/15. The designation of neighbourhood forums is the first step towards the creation of neighbourhood plans. Neighbourhood forums will now be spending time developing their neighbourhood plans.
- A masterplan has been produced for Oxford Station, and the project is expected to continue to make progress during 2014/15 with a public exhibition, architectural competition and the establishment of funding.
- Work is expected to commence on public realm improvements at Frideswide Square in September 2014.
- The Oxpens Masterplan SPD was adopted in November 2013 and sets out a framework for the future development of this important, city centre site.
- Outline permission was granted for the redevelopment of the Westgate Centre in March 2014, with a reserved matters application expected to be received in September 2014.
- Outline planning permission was granted in September 2013 for a major residential development at Barton.

Cleaner Greener Oxford

Indicator 22: CHANGES IN AREAS OF BIODIVERSITY IMPORTANCE

Target: No net reduction in areas designated for their intrinsic environmental value i.e. SAC, SSSI, RIGS and locally designated sites (Oxford Core Strategy Policy CS12)

Performance against target 2013/14:



Performance in previous two years:



5.1 Figure 22 provides details of the various categories of sites designated for their intrinsic environmental importance in Oxford. It shows that in 2013/14 there was no change in the area of any of these designated sites.

Designation	2011/12 (Area - ha)	2012/13 (Area - ha)	2013/14 (Area - ha)	Change (Area - ha)
Sites of Special Scientific Interest (SSSI)	278.24	278.24	278.24	No change
Special Areas of Conservation (SACs)	177.1	177.1	177.1	No change
Local Wildlife Sites	125.44	125.44	125.44	No change
Sites of Local Interest for Nature Conservation (SLINCs)	202.5	202.5	202.5	No change
Local Nature Reserves (3 Sites)	6.63	6.63	6.63	No change
Regionally Important Geological or Geomorphological Sites (RIGS) (2 Sites)	2.0	2.0	2.0	No change

Figure 22: Area of sites designated for their intrinsic value in Oxford (Natural England Data)

Indicator 23: PERMISSIONS CONTRARY TO ENVIRONMENT AGENCY ADVICE

Target: 0% of planning permissions to be approved contrary to formal Environment Agency Objection (Oxford Core Strategy Policy CS11)

Performance against target 2013/14:



Performance in previous two years:



5.2 In 2013/14 there were no planning applications approved contrary to formal Environment Agency objection.

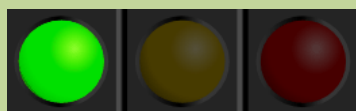
Indicator 24: DEVELOPMENT COMPLYING WITH NATURAL RESOURCES IMPACT ANALYSIS REQUIREMENTS

Target: 100% of planning permissions granted to comply with NRAI requirements

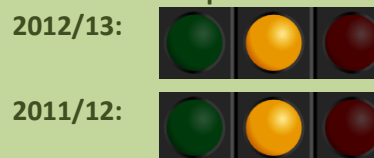
Minimum of 20% on-site renewable energy from qualifying sites

(Oxford Core Strategy Policy CS9 & Saved Local Plan Policy CP18)

Performance against target 2013/14:



Performance in previous two years:



5.3 The Natural Resource Impact Analysis (NRAI) SPD requires developments of 10 or more dwellings, or non-residential developments of 2,000m² or more, to submit an NRAI. The NRAI SPD requires qualifying developments to provide 20% of the development's energy requirements to be met by renewable and low carbon technologies, as well as a range of complementary sustainability measures including energy efficiency. A completed NRAI checklist, that rates the development's use of natural resources, must be submitted with each application. Rarely is the City Council likely to approve a development where a score of at least 6 out of 11 is not achieved, including at least the minimum standard in each section. The Sites and Housing Plan, through Policy HP11, now includes the requirement for qualifying residential developments to include the NRAI checklist as part of an energy statement. This was introduced as a result of changes to the Building Regulations in early 2014.

5.4 Figure 23 lists all the developments permitted in 2013/14 that required a NRAI or Energy Statement, their total score against the NRAI checklist and the proportion of renewable energy proposed to be produced on site.

Date of Decision	Application Reference & Site	Development	NIRA Checklist Score	Proposed on-site Renewable Energy Generation
18.10.13	09/01315/FUL Oxford University Sports Ground Iffley Road	Demolition of existing pavilion. Construction of new building to accommodate 3 indoor tennis courts plus 6 external courts, to replace existing.	7/11	23.7% of the site's energy needs to be met by ground source heat pumps and a solar thermal system.
18.10.13	10/01006/FUL University Running Ground Iffley Road	Demolition of existing sports hall, grandstand and ancillary buildings. Erection of new sports centre and Eton Fives' courts.	6/11	26% of the site's energy needs to be met by CHP (Combined Heat and Power) and solar hot water heating.
18.10.13	12/01116/CT3 1-30 Bradlands Mill Lane	Demolition of existing buildings. Erection of 3 storey sheltered accommodation comprising 49 flats with ancillary communal space and facilities.	8/11	Between 30-39% of the site's energy needs to be met by solar panels and PV.
18.10.13	12/01228/FUL Luther Court Luther Street	Erection of new buildings comprising 42 self-contained flats and 82 student study rooms.	9/11	20% of the site's energy needs to be met through a combined heat and power system.

24.05.13	12/03115/FUL Plot 8600 & 8400 Alec Issigonis Way	Construction of motor vehicle dealership.	8/11	21.5% of the site's energy needs to be met through a combination of heat pump technology and biofuel Combined Heat and Power.
25.09.13	12/03278/FUL Former Cowley Community Centre Barns Road	Erection of 4 storey building comprising community centre, retail and workshop unit on ground floor together with 40 "car-free" residential flats.	8/11	At least 20% of the community centre and workshop unit's energy needs to be met by an air source heat pump. Solar panels on the roof of the building will not result in the flats generating 20% of their energy needs on site. Other methods of on-site energy generation were assessed and found to be inappropriate for a number of reasons. Whilst the Council's policy requirement is not quite met with respect to the residential element of the scheme, this is partially offset by the community centre and workshop elements which exceed the planning policy criteria.
25.09.13	12/03280/FUL Northway Centre Maltfield Road	Demolition of existing buildings. Erection of 47 residential units and community centre.	10/11	53% of the community centre's energy needs to be met by PV solar panels and air source heat pumps. 10% of the residential unit's energy needs to be met by a large solar PV array. Other renewable energy sources have been considered but were found to be technically and financially unviable. However, sustainable building methods will be used and the community building contributes significantly to the renewable energy provisions for the site overall.
25.09.13	12/03281/FUL Former Community Centre Westlands Drive	Demolition of existing building. Erection of 21 flats.	-	10% of the site's energy needs to be met by a large solar PV array. The Energy Strategy states that the alternative renewable energy options to achieve the 20% target are deemed to be technically and financially unfeasible and instead the strategy focuses on improving the fabric of the new building and using high efficiency systems.
23.05.13	13/00119/FUL Radcliffe Observatory Quarter	University School of Government	8/11	At least 20% of the site's energy needs to be met by a ground source heat pump system and PV array.

18.10.13	13/00631/FUL Cricket Ground Barton Road	Erection of 30 residential units	6/11	20% of the site's energy needs to be met by PV systems on a number of houses with suitably sized areas of south facing roofs.
18.10.13	13/00739/FUL Lawn Uption House	Erection of 22 residential units.	7/11	20% of the site's energy needs to be met by solar PV panels.
03.02.14	13/00832/FUL Former Ruskin College Site Walton Street	Redevelopment of existing student accommodation and teaching site comprising the demolition of buildings and erection of 90 student study rooms, 3 Fellows/Staff residential rooms, teaching facilities, library archive and social space.	8/11	32% of the site's energy needs to be met by air source heat pumps and a solar thermal system.
18.10.13	13/01119/FUL Former DHL Site Sandy Lane West	Erection of 3 units providing 3,509m ² of accommodation for Class B1 (Business), Class B2 (General Industrial) or Class B8 (Storage or Distribution) use.	8/11	20% of the site's energy needs to be met by PV panels.
24.10.13	13/01940/CT3 Rose Hill Sports Ground	Demolition of existing sports pavilion. Erection of 2 storey community centre.	8/11	20% of the site's energy needs to be met by PV panels.

Figure 23: Qualifying developments' compliance with the NIRA SPD where planning permission was granted in 2013/14

5.5 In 2013/14, 14 applications that qualified for submitting a NRIA were granted planning permission. Of these applications, 13 achieved the required score of 6 out of 11, with nine applications achieving scores of 8 or higher. This suggests that the NRIA continues to provide a useful measure of the sustainability of new developments and that the targets remain both relevant and achievable.

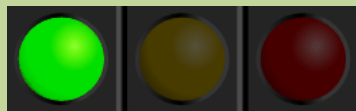
5.6 A total checklist score was not included with one application, but it did include a detailed report showing that all the NRIA requirements had been considered.

5.7 The NRIA SPD sets a minimum standard of 20% of all qualifying developments' energy needs to be met by renewable energy generated on site. Only one application was unable to meet this target and this was due to the specific limitations of the site (as detailed in Figure 23). It should also be noted that a number of applications were able to exceed this target, with some proposing to meet significantly higher proportions of the development's energy requirements through renewable energy generated on site.

Indicator 25: DEVELOPMENT IN THE GREEN BELT

Target: No inappropriate development in the Green Belt unless specifically allocated in Oxford's Local Development Plan (Oxford Core Strategy Policy CS4)

Performance against target 2013/14:



Performance in previous two years:



5.8 Figure 24 provides details of planning permissions granted for development in the Green Belt during the monitoring year. It shows that no inappropriate development was permitted in the Green Belt during 2013/14.

Location	Application Reference	Development	Reason for Approval
Victoria Arms Mill Lane	13/00702/FUL	Erection of single storey front extension to from dining space, and single storey extension to existing garage to form office. Erection of first floor extension over existing garage with formation of internal link to main building to form extended first floor living accommodation. Insertion of first floor dormer window to rear	Small scale extensions to an existing public house that would not detract from the rural and open aspect of the site.
Falcon Rowing & Canoe Club Meadow Lane	13/01655/EXT	Application to extend the time limit for implementing planning permission 09/01918/FUL: Demolition of existing boathouse and redevelopment of boathouse with club facilities, associated storage and landscaping.	This was an application to extend the time period allowed for implementing a permission granted in 2010. There had been no changes to national or local policy, or other material considerations, that meant that the development would now be considered unacceptable.
1 Cowley Place	13/03059/FUL	Reinstatement of failed river bank wall.	As the proposals sit mainly below water level and are vegetated the visual impact will be minimal and in fact an improvement on the current collapsed wall. Therefore it will not detract from the views from across the river.

Figure 24: Planning permissions granted for development in the Green Belt in 2013/14

Indicator 26: WASTE AND RECYCLING

Target: Reduction in residential waste per household.

Increase the percentage of total household waste that is recycled and composted.

(Oxford Core Strategy Policy CS10)

Performance against target 2013/14:



Performance in previous two years:



Waste

5.9 The baseline figure for residual household waste in the Core Strategy was 727kg per household (2007/08) with a target of reducing this to 715kg by 2010/11. Performance has well exceeded this target, as identified in previous monitoring reports. As a result progress is now measured against Corporate Plan targets. Figure 25 shows that the average residual waste per household in 2013/14 exceeded the Corporate Plan target.

	2011/12	2012/13	2013/14	Corporate Plan Target 2013/14
Residual waste per household (kg)	410.96	422.6	422.18	445

Figure 25: Residual waste per household in Oxford

Recycling

5.10 The baseline figure given in the Core Strategy for the proportion of total household waste recycled or composted was 19% (2005/06), with a target of increasing this to at least 45% by 31st March 2015 and at least 55% by 31st March 2020. In the monitoring year 2013/14, 44.88% of household waste was recycled or composted, indicating good progress towards meeting the Core Strategy target in March 2015.

Indicator 27: HERITAGE ASSETS AT RISK

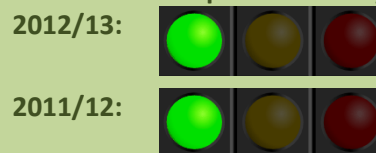
Target: A decrease in Heritage Assets at risk or no net increase in Heritage Assets at risk

(Oxford Core Strategy Policy CS18)

Performance against target 2013/14:



Performance in previous two years:



5.11 English Heritage’s ‘Heritage at Risk Programme’ was launched in 2008 as a way of understanding the overall state of England’s historic sites. In particular, the programme identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development.

Heritage Asset	Condition	Priority Category
Church of St Thomas the Martyr St Thomas Street	Poor	C – Slow decay, no solution agreed
Swing Bridge, Near Rewley Road	Very Bad	B – Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not implemented

Figure 26: Heritage assets at risk in Oxford 2013/14 (English Heritage)

5.12 Figure 26 shows that two of Oxford’s heritage assets were identified as being at risk within the monitoring year. Although this represents an increase in the number of heritage assets at risk when compared to 2012/13, the total number remains low, particularly given the number of heritage assets within the city. Figure 27 shows that there has been no net increase in heritage assets at risk when compared to the Core Strategy baseline.

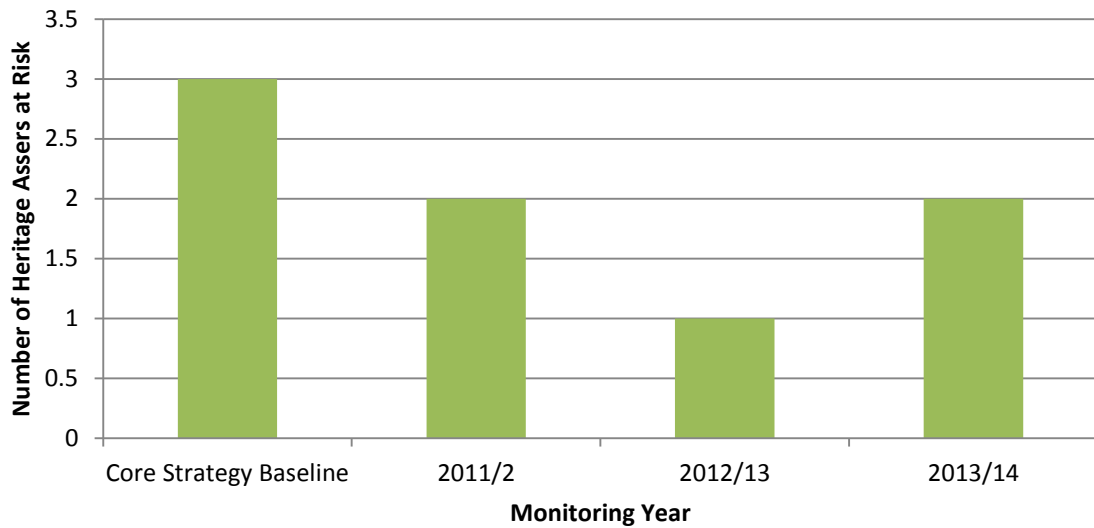
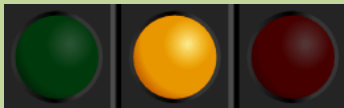


Figure 27: Number of heritage assets at risk in 2013/14 compared to recent monitoring years and the Core Strategy Baseline


Indicator 28: APPLICATIONS INVOLVING THE TOTAL, SUBSTANTIAL OR PARTIAL DEMOLITION OF A LISTED BUILDING


Target: 0% Listed Building Consents or planning permissions approved by the City Council that involve the total, substantial or partial demolition of a listed building
(Oxford Core Strategy Policy CS18)

Performance against target 2013/14:



Performance in previous two years:

2012/13: 

2011/12: 

5.13 During the 2013/14 monitoring year, 11 applications were received for the total, substantial or partial demolition of a listed building. These applications are summarized in Figure 28.

Application Reference	Address	Description	Decision	Reason
13/01011/LBD	Warneford Hospital	Refurbishment of High Dependence Lounge and Treatment Room. Separation of Clinic Room and Treatment Room with addition of new doorway of the main corridor for access.	WITHDRAWN	N/A
13/01012/LBD	Freuds Café Walton Street	The demolition and reconstruction of the boundary wall with 119 Walton Street (Freud's Cafe) and Plot L of the Radcliffe Observatory Quarter.	APPROVED	The proposal accords with the special character, setting, and features of the listed building.
13/01075/LBD	Former Ruskin College Site, Walton Street	External alterations including demolition of south and west facades of 1913 building, demolition of 1930's, 1960's and 1980's extensions, and removal of existing roof. Erection of four storey extension to rear to provide 90 student study rooms, 3 Fellows/Staff residential rooms, teaching/lecture facilities, library archive and social space. Erection of replacement roof.	APPROVED	The proposal accords with the special character, setting, and features of the listed building.
13/01191/LBD	37 St John Street	Demolition of existing rear garden extension. Erection of two storey rear extension and new chimney stack to rear, erection of new garden store and alterations to north and west boundary walls.	APPROVED	The proposal accords with the special character, setting, and features of the listed building.
13/01333/LBD	7 Norham Gardens	Demolition of existing conservatory, toilet block and garage. Erection of two storey extension (including increase in ridge height), porch and conservatory, new garage and garden studio.	APPROVED	The proposal accords with the local development plan and national advice on managing the historic environment.
13/01425/LBD	Worcester College, Walton Street	Erection of building between Nuffield building and kitchen, to provide kitchen ancillary uses and plant room. Various demolitions including changing/store building, stores/extension to Nuffield building, fire escape, steps, platform, windows to form new openings, walls to kitchen; walls, floor, ceiling and finishes.	APPROVED	The proposal accords with the special character, setting, and features of the listed building.
13/01801/LBD	St Cross College	Demolition and rebuilding of existing boundary walls.	REFUSED ALLOWED AT APPEAL	The Inspector considered that the application had considerable merit and accords with the Local Development Plan.
13/02051/LBD	Warneford Hospital	Alterations including removal and reconstruction of existing single storey extension of High Dependency Lounge and Treatment Room. Installation of metal framed glazing and separation of Clinic Room and Treatment Room with addition of new doorway of the main corridor for access.	APPROVED	The proposal accords with the special character, setting, and features of the listed building.

13/02961/LBD	Former Radcliffe Infirmary, Woodstock Road	Demolition of single storey range between wings of Outpatients Building, including original stairs and internal partitions. Erection of new 3 storey extension between wings and 3 storey south-west extension, insertion of new partitions, stairs and lift, insertion of mezzanine level and changes to approved roof profile.	APPROVED	The proposal accords with the special character, setting, and features of the listed building.
14/00590/LBD	124 Kingston Road	Extensions and alterations including removal of rear conservatory and erection of single storey rear extension.	APPROVED	The proposal accords with the special character, setting, and features of the listed building.
14/00829/LBD	Lawn Upton House, Sandford Road	Demolition of existing garden building (for erection of new single storey dwelling).	APPROVED	The proposal accords with the special character, setting, and features of the listed building.

Figure 28: Applications involving the total, substantial or partial demolition of a listed building 2013/14

5.14 Figure 28 shows that 10 applications for the total, substantial or partial demolition of a listed building were granted listed building consent in 2013/14. Although this is in conflict with the target for this indicator, in the majority of cases it was considered that the proposals would not harm the special character, setting or features of the listed building. In each case the recommendations of English Heritage were taken to consideration. In one case listed building consent was refused, but planning permission was subsequently granted at appeal. In this case the Inspector had regard to the special qualities of the listed building.

Indicator 29: APPLICATIONS INVOLVING DEMOLITION OF A BUILDING THAT CONTRIBUTES TO THE CHARACTER AND APPEARANCE OF A CONSERVATION AREA

Target: 0% conservation area consents approved by the City Council contrary to officers’ and English Heritage’s recommendation (Oxford Core Strategy Policy CS18)

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:



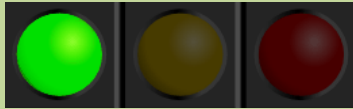
5.15 Conservation area consent was granted for four applications received in the monitoring year. 0% of these consents were granted by the City Council contrary to officers’ and English Heritage’s recommendations.

5.16 Conservation area consents were abolished on the 1 October 2013. This indicator will therefore be removed from future monitoring reports.

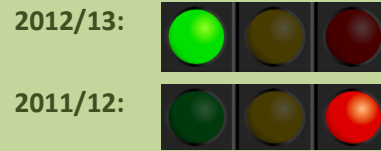
Indicator 30: APPEALS ALLOWED WHERE CONSERVATION POLICIES ARE CITED AS A REASON FOR REFUSAL

Target: 80% of appeals dismissed where conservation policies are cited as a reason for refusal (Oxford Core Strategy Policy CS18)

Performance against target 2013/14:



Performance in previous two years:



5.17 The conservation policies are the saved historic environment policies taken from the Oxford Local Plan 2001-2016. There were six appeals where these policies had been cited as a reason for refusal and of these, one appeal was allowed:

Application reference: 13/01428/FUL
Address: 8 Mill Lane, Iffley
Description of development: Erection of two storey extension to side and addition of new first floor and room in the roof and changes to the fenestration
Reason for Refusal: Impact on conservation area

5.18 This means that 83% of appeals citing conservation area policies as reasons for refusal were dismissed in 2013/14, in line with the Core Strategy target. Performance against this indicator in recent years is shown in Figure 29.

	2011/12	2012/13	2013/14
Number of appeals where conservation policies were cited as a reason for refusal	3	11	6
Number of these appeals that were allowed	3	2	1
Percentage of these appeals that were dismissed	0%	82%	83%

Figure 29: Number of appeals where conservation policies were cited as a reason for refusal 2011-12, 2012/13 & 2013/14

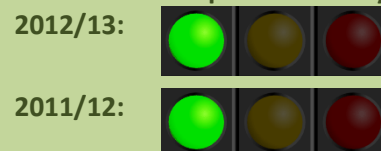
Indicator 31: TREE PRESERVATION ORDERS (TPOs)

Target: 0% of applications for felling trees that are the subject of a TPO to be approved by the City Council contrary to officers' recommendations (Oxford Core Strategy Policy CS18)

Performance against target 2013/14:



Performance in previous two years:



5.19 There were no permissions granted for the felling of trees subject to a TPO contrary to officers' recommendations in 2013/14.

Indicator 32: LOSS TO OTHER USES OF PUBLIC OPEN SPACE, OUTDOOR SPORTS AND RECREATION FACILITIES

Target: No net loss to other uses of publically accessible open space, outdoor sports and recreation facilities (Oxford Core Strategy Policy CS21)

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:



5.20 In 2013/14 no planning applications were permitted where there would be a net loss of publically accessible open space, outdoor sports or recreation facilities.

5.21 Planning application 13/00631/FUL for the erection of 30 residential units at the former Cricket Ground on Barton Road was approved by committee in July 2013, however the cricket ground had been unused for many years, was overgrown and had no public access. The site had been allocated for residential development by Sites and Housing Plan Policy SP3 and the development included the provision of new publically accessible open space.

Indicator 33: NUMBER OF PARKS WITH GREEN FLAG STATUS

Target: Renew the Green Flag status for parks that have already achieved this award. Aim to produce more successful winners of this award (Oxford Core Strategy Policy CS21)

Performance against target 2013/14:



Performance in previous two years:

2012/13:



2011/12:

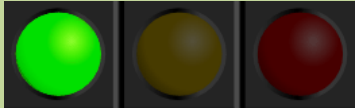


5.22 The Green Flag Award was founded in 1996 as a way of recognising the best green spaces across the country. It has now come to be the international standard for parks and green spaces in Europe. Four of Oxford's seven large parks have previously been awarded Green Flag status: Cutteslowe and Sunnymead; Hinksey; Florence; and Bury Knowle. These awards were retained in the July 2013 re-assessments. In addition to this, Blackbird Leys Park became the fifth Oxford park to receive a Green Flag Award in summer 2013.

Indicator 34: TRAFFIC GROWTH AT INNER AND OUTER CORDONS

Target: Inner Cordon - no more than 0% growth
Outer Cordon - no more than 0.2% average annual growth
 (Oxford Core Strategy Policy CS14)

Performance against target 2013/14:



Performance in previous two years:



5.23 Oxfordshire County Council monitors traffic flows at two ‘cordons’ in Oxford; the inner and outer cordons. Each of these is made up of a number of monitoring locations. The traffic counts from each location are combined to produce the overall inner and outer cordon traffic counts.

5.24 The average weekday inbound flow of vehicles from 07:00-19:00 is recorded for each calendar year. The inner cordon count provides an indication of the average number of vehicles entering central Oxford on any given weekday, whilst the outer cordon count provides an indication of the number of vehicles entering Oxford across the city boundary.

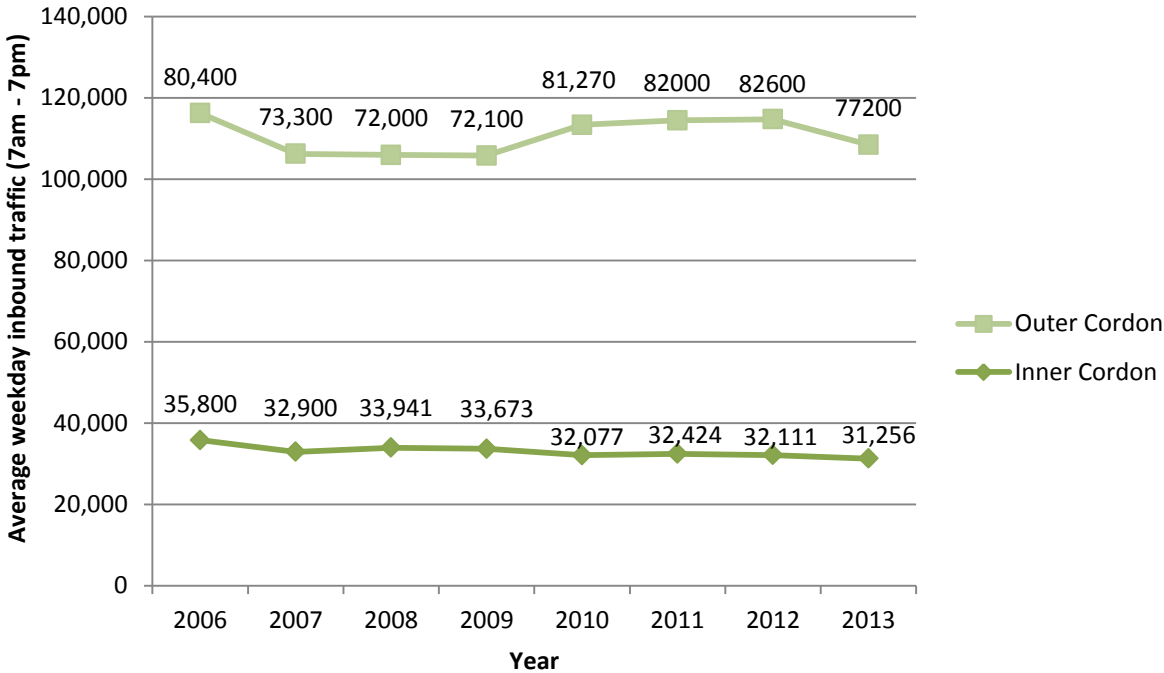


Figure 30: Average weekday inbound traffic at the Inner and Outer Cordons 2006 – 2013*

*Note: In 2010 an additional outer cordon monitoring location was added on Oxford Road, North of Bagley Wood. Data from two outer cordon monitoring locations (Oxford Road and Beaumont Road) was unavailable for 2013.

5.25 Figure 30 shows that inner cordon traffic flows have decreased over time when compared to the 2006 Core Strategy baseline. It is difficult to compare the 2013 outer cordon figures with previous years as data from two monitoring locations was unavailable, however traffic flows have shown a slight decrease at a number of outer cordon monitoring locations suggesting that overall traffic growth, if any, is likely to be minimal.

Summary: Cleaner, Greener Oxford

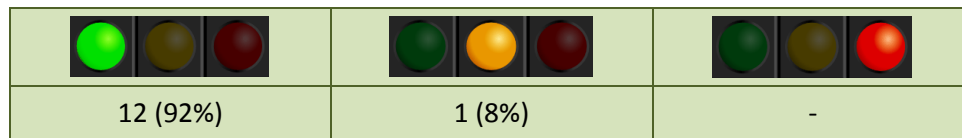


Figure 31: Summary of performance against environmental indicators in 2013/14

5.26 Figure 31 shows that the majority of environmental indicators met or made good progress towards their targets in 2013/14. A summary of indicator performance that scored green ratings is given below:

- No net reduction in areas designated for their intrinsic environmental value i.e. SAC, SSSI, RIGS and locally designated sites.
- No planning applications approved contrary to formal Environment Agency objections.
- 14 applications were approved that required a Natural Resource Impact Analysis (NRIA). One application had not identified an overall NRIA rating, but had submitted a detailed report showing that the use of natural resources had been fully considered. Of the 13 applications that had identified an overall rating, all achieved the minimum score of 6 out of 11, however 9 achieved a score of 8 or higher. 13 of the applications also demonstrated that at least 20% of the site’s energy needs would be met through renewable energy generated on site.
- No inappropriate development permitted in the Green Belt.
- Residual household waste per household has decreased slightly when compared with the previous monitoring year. The proportion of residential waste that is recycled or composted increased to 44.88%, showing good progress towards the meeting the Core strategy target of 45% by March 2015.
- No net increase in heritage assets at risk in the city when compared to the Core Strategy baseline.
- 0% of conservation area consents were granted contrary to officer and English Heritage advice.
- 83% of appeals that cited conservation policies as a reason for refusal were dismissed by Inspectors at appeal.
- There were no permissions granted for the felling of trees subject to a TPO contrary to officers’ recommendations in 2013/14.
- No applications were permitted where there would be a loss of publicly accessible open space, outdoor sports or recreation facilities.

- A net increase in the number of Oxford's parks that have achieved Green Flag status.
- Average weekday traffic flows at the inner cordon have decreased over time when compared to the 2006 Core Strategy baseline. This means that fewer vehicles are entering central Oxford. Data for the Outer Cordon shows that traffic flows at many monitoring locations have decreased slightly when compared the previous monitoring year.

5.27 Indicator 28 was the only environmental indicator to score an amber rating. This was due to listed building consent being granted for 10 applications for the total, substantial or partial demolition of a listed building in 2013/14. However, all of the applications were considered to accord with the special character of the listed building and considered the views of English Heritage.

Efficient, Effective Council

Duty to Co-operate

- 6.1 The Localism Act 2011 introduced the Duty to Co-operate in relation to planning sustainable development. This duty requires local planning authorities to co-operate with other local planning authorities, county councils and other prescribed bodies, as defined by the Town and Country Planning (Local Planning (England) Regulations 2012) (as amended), in maximising the effectiveness of the preparation of development plan documents. This requirement came into force on 15 November 2011.
- 6.2 The Duty requires those bodies to:
- engage constructively, actively and on an on-going basis with other Duty to Co-operate bodies on the preparation of plans and supporting activities;
 - have regard to activities of other Duty to Co-operate bodies; and
 - consider joint approaches to plan making.
- 6.3 The Duty relates to the following matters:
- sustainable development or use of land that would have a significant impact on at least two planning areas;
 - sustainable development or use of land for, or in connection with, infrastructure that is strategic and would have a significant impact on at least two planning areas; and
 - a planning matter that falls within the remit of a county council or would have a significant impact on a county matter.
- 6.4 The only development plan document that the City Council prepared during 2013/14 was the Northern Gateway Area Action Plan (AAP), which had reached the options stage by the end of the monitoring year. Consultation took place with the prescribed statutory bodies and with the other Oxfordshire councils on the Sustainability Appraisal Scoping Report in November 2013, followed by consultation with all the Duty to Cooperate bodies on the options document in February 2014. A stakeholder workshop was held on the 24 March 2014, to which many of the Duty to Cooperate bodies were invited. A large number of one-to-one meetings have also been held with a range of stakeholders throughout the plan preparation process, including with various Duty to Cooperate bodies and in particular with Oxfordshire County Council. Full details of how the City Council has complied with the Duty to Cooperate in respect of the Northern Gateway AAP will be set out in a statement that will be published alongside the submission version of the Plan in October 2014.
- 6.5 More generally, the City Council has been actively involved in a number of cross boundary and joint partnership relationships which have informed the preparation of the various elements of the Oxford Local Plan. This includes the Oxfordshire Spatial Planning and Infrastructure Partnership (SPIP); the Oxfordshire Local Enterprise Partnership (LEP); the Oxford Strategic Partnership (OSP); the Oxfordshire Skills Board; the Health and Wellbeing Board; the Oxfordshire Local Transport Board; the Oxfordshire Leaders Group; the Oxfordshire Chief Executives Group; City and County Bilateral meetings; the Oxfordshire Area Flood Partnership; the Oxford Green and Blue Spaces Network; the Oxford Regeneration Programme Partnership and the Oxfordshire Planning Policy Officers Group. These meetings are attended either by lead Members and/or by a range of senior officers.

6.6 During 2013/14, a particularly relevant exercise in relation to the Duty to Cooperate was the preparation of a new Strategic Housing Market Assessment (SHMA) for the county. This study identified the need for housing both across the county, and by individual district, up to 2031 and will form a key part of the evidence base for emerging Local Plans in the other districts. The SHMA was jointly commissioned by all of the Oxfordshire authorities and an officer working group, including an officer from the City Council, managed the consultants during the project. The SHMA findings were published in summary form in March 2014, with the full report being published in April 2014. The City Council has subsequently made strong representations on emerging Local Plans in the county with the aim of ensuring that they allocate sufficient land to accommodate the full Objectively Assessed Need for the whole county, including housing need that cannot be met in Oxford because of intrinsic environmental constraints and the city's tightly drawn administrative boundaries.

Local Development Scheme Monitoring

6.7 The Local Development Scheme (LDS) sets out the work programme and resources required for the preparation of documents to be included in Oxford's Local Development Plan. The current LDS covers the period 2011-2014. A LDS for 2014-2017 is expected to be adopted during the next monitoring year.

6.8 Figure 32 sets out progress against documents due to be developed and/or adopted during the 2013/2014 monitoring period.

Document	Timescale	Progress
Community Infrastructure Levy (CIL) Charging Schedule	Adoption April 2013	The CIL charging schedule was approved by Full Council on 30 September 2013 and came into effect in Oxford on 21 October 2013.
Northern Gateway AAP	Start July 2012* - Adoption December 2014*	Work on the AAP has progressed in line with the amended LDS schedule. The Preferred Options were published in February 2014, with a subsequent period of consultation during February/March 2014. The AAP should move on to the Proposed Submission stage and adoption during the next monitoring year.
Affordable Housing and Planning Obligations SPD	Start October 2012 - Adoption October 2013	The SPD was adopted by the City Council on 11 September 2013.
Development Management DPD	Start October 2012 - Examination November 2014	The City Council has not yet made a decision on whether it will still produce a Development Management DPD. Many other local authorities are now reverting to a single Local Plan and the City Council will need to consider the pros and cons of such an approach.
Low Carbon (inc. NRIA) SPD	Start April 2013 - Adoption April 2014	This document is likely to be moved to the LDS work programme for 2014-17. Timetable to be confirmed.

* Amended timescale approved by Full Council on 14th July 2014

Figure 32: Progress on documents due to be developed and/or adopted during 2013/14

6.9 In addition to the documents set out in the LDS, progress has also been made on a number of other SPDs:

- **Oxpens Masterplan SDP** - Adopted November 2013.
- **Jericho Canalside SPD** - Adopted December 2013.
- **Diamond Place SPD** - Preparatory work, including early stakeholder & community engagement, undertaken during the monitoring year.
- **Oxford Station SPD** - The previous AMR reported that it was likely that work would start on an SPD for Oxford Station during the monitoring period. Oxford City Council, Oxfordshire County Council and Network Rail have now entered into a tripartite agreement and a Masterplan has been developed.

Appeal Decision Monitoring

6.10 57 planning appeals (excluding enforcement appeals) were determined during the monitoring year. Figure 33 provides a summary of these decisions.

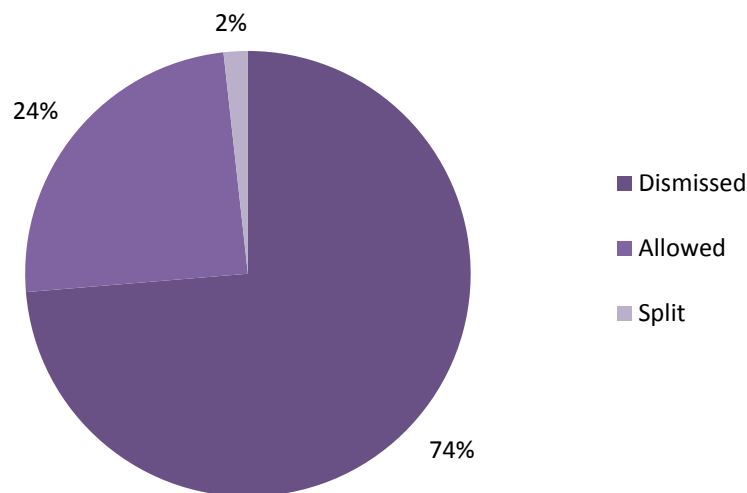


Figure 33: Planning appeal decisions (excluding enforcement) 2013/14

6.11 Appeal decisions are monitored in order to better understand how planning policies in Oxford’s Local Development Plan are interpreted and applied by Inspectors, including whether they are considered to be up-to-date and compatible with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). In the majority of cases, Inspectors considered the policies in Oxford’s Local Development Plan to be consistent with the objectives of the NPPF and PPG. A summary of the main policy issues raised by Inspectors is provided below:

Sites and Housing Plan Policy HP4 – Affordable Homes from Small Housing Sites

6.12 The Sites and Housing Plan was adopted towards the end of the previous monitoring year, so we are just beginning to see these policies being applied and tested by Inspectors at appeal. Policy HP4 of this Plan requires a financial contribution towards delivering affordable housing in Oxford from small housing sites with the capacity for 4-9 dwellings. Inspectors commented on Policy HP4 in three appeals:

- *Application reference: 12/02821/FUL (66 Cricket Road, OX4 3DQ) APPEAL DISMISSED*
This application was for the erection of a detached bungalow within the rear garden of an existing dwelling. Permission had previously been granted in 2012 for a detached building towards the front of the site to provide two flats. The Inspector agreed with the City Council that if planning permission were granted for the bungalow, together with the extant permission for two flats, there would be capacity for three new dwellings on the site. These, together with the existing house, would make four properties in total meaning that a contribution towards affordable housing would be required.

The appellant highlighted a similar case at 110 Oliver Road, where three new dwellings were proposed within the garden of an existing house. In that case a financial contribution was not required because there were no changes or alterations to the existing property. As the existing house at 66 Cricket Road would require alterations to accommodate the building of the two flats, the Inspector considered that it was different to the case at Oliver Road and that a contribution towards the supply of affordable housing would be fairly and reasonably related to the development proposed.

- *Application reference: 13/00036/FUL (Land Rear Of 2-14 Jack Straws Lane, OX3 0DL) APPEAL DISMISSED*
The Inspector commented that Policy HP4 is clear in its requirements but that they were provided with no evidence to support the City Council's assertion that the site could reasonably accommodate four or more dwellings, leading the Inspector to conclude that a financial contribution towards affordable housing would not be required.
- *Application reference: 13/00906/FUL (184 & 186 Headington Road, OX3 0BS) APPEAL DISMISSED*
This application sought to convert two adjoining HMOs into four flats (with each HMO being converted into two flats). The Inspector did not consider a financial contribution necessary under Policy HP4 as although the two properties are in the same ownership and are included in the same application, they could be developed individually meaning that they would fall under the three dwelling threshold of Policy HP4.

Saved Local Plan Policy RC4 – District Shopping Frontages

- 6.13 "In carrying out their retail surveys, the Council exclude any retail element of units with mixed or sui generis uses. This allows a consistent approach in accordance with definitions in the Use Classes Order and the drafting of LP Policy RC4. From what I can see Inspectors who have dealt with similar appeals in Headington have accepted this approach to the survey and I regard it as appropriate. In a previous appeal at 136 London Road the Inspector found that the threshold approach adopted by LP Policy RC4 was well founded and merited continued support and there is no evidence that this situation has changed. Policies CS1 and LP RC4 form a considered approach to the management of the different centres in Oxford, in accord with NPPF." *Application reference: 13/00023/FUL (106 London Road, OX3 9AJ) APPEAL DISMISSED*

Heritage Assets

- 6.14 In two appeals Inspectors commented that the requirements of the NPPF go beyond those set out in Oxford's development plan documents:
- *Application reference: 12/03053/OUT (Garages to the rear of 1, 3, 5, 7 & 9 Coppock Close) APPEAL DISMISSED.*
The Inspector highlighted the need to weigh harm to the conservation area against the public benefits of development (paragraphs 132 and 133 of the NPPF).

- *Application reference: 13/00640/FUL (38 St Bernard's Road, OX2 6EH) APPEAL DISMISSED*
The Inspector pointed to the NPPF's requirement for heritage assets to be conserved in a manner appropriate to their significance: the more important the heritage asset, the greater the weight should be.

Outdoor Amenity Space

6.15 In two appeals Inspectors commented that Oxford's Local Development Plan does not provide guidance or a formula for assessing the suitable amount of outdoor amenity space for residential dwellings. (Application references allowed and 13/01660/FUL - APPEALS ALLOWED.)

Transport Reasons for Refusal

6.16 Inspectors in three appeals referred to paragraph 32 of the NPPF that states development should only be prevented on transport grounds where the cumulative impacts of development are severe. (Application references 13/00656/VAR (DISMISSED), 13/00127/FUL (DISMISSED) and 12/02935/FUL (ALLOWED)).

Statement of Community Involvement Monitoring

6.17 The Statement of Community Involvement (SCI) sets out how the Council will involve the community and other stakeholders in planning decisions. The current SCI was adopted in 2006 (reviewed in 2009) and is now superseded in parts by the 2012 Planning Regulations. A comprehensive review is scheduled to take place in 2014/15.

6.18 All of Oxford's Local Plan Documents require a statement of compliance that shows how they have been produced in accordance with the measures set out in the SCI. Figure 34 summarises the consultations undertaken in 2013/14.

Document	Consultation Stage	Consultation Period	Methods Used	Outcomes / Comments
Northern Gateway AAP	Preferred Options	14 February - 28 March 2014	<ul style="list-style-type: none"> ▪ Summary questionnaire hand delivered to approximately 4,000 homes (362 responses). ▪ Direct letters/emails to 34 statutory consultees and 279 local groups. ▪ Online questionnaire (162 responses). ▪ Public workshop held at the Oxford Hotel which included a brief presentation and roundtable discussions led by City and County Council officers (over 80 attendees). ▪ Specific stakeholders (e.g. landowners, Neighbourhood Forum, Highways Agency) invited to participate in a workshop held at the Town Hall (over 30 attendees). ▪ Exhibitions at seven local venues including some drop-in sessions. ▪ Publicity via project webpage, social media, local newsletters and posters. ▪ Emails and letters (40 responses). 	The results of the consultation helped to inform the drafting of the Proposed Submission which will be consulted on during the 2014/15 monitoring period.
	Early consultation (informal)	Autumn/Winter 2013	<ul style="list-style-type: none"> ▪ Meetings with stakeholders (e.g. Environment Agency, Highways Agency), service providers (e.g. Local Education Authority, Emergency Services), and neighbouring authorities (e.g. Cherwell and South Oxfordshire District Councils) and local groups and organisations (e.g. representatives of Wolvercote Commoners and Engage Oxford). ▪ Close working with the Wolvercote Neighbourhood Plan Group, including officers assisting them in running a public workshop (over 100 attendees). 	The results of the early consultation helped to inform the drafting of the Preferred Options.

<p>Diamond Place SPD</p>	<p>Early consultation (informal)</p>	<p>4 September 2013</p>	<ul style="list-style-type: none"> ▪ A workshop was held at a meeting of the Summertown/St Margaret’s Neighbourhood Forum in the North Oxford Community Centre. A short presentation was given summarising the purpose and scope of the SPD, which was followed by roundtable discussions led by officers looking at the type of development that local people would like to see on the site (over 100 attendees). 	<p>The suggestions put forward at the workshop helped to inform the drafting of the Preferred Options which will be consulted on during the 2014/15 monitoring period.</p> <p>Participants were asked to provide feedback on the workshop. 49 responses were received:</p> <table border="1" data-bbox="1496 448 2047 719"> <thead> <tr> <th></th> <th>Good</th> <th>Ok</th> <th>Poor</th> </tr> </thead> <tbody> <tr> <td>Overall Opinion</td> <td>33</td> <td>13</td> <td>1</td> </tr> <tr> <td>Right Info.</td> <td>31</td> <td>15</td> <td>2</td> </tr> <tr> <td>Atmosphere</td> <td>48</td> <td>1</td> <td>0</td> </tr> <tr> <td>Discussion</td> <td>33</td> <td>13</td> <td>2</td> </tr> <tr> <td>Methods</td> <td>32</td> <td>2</td> <td>1</td> </tr> <tr> <td>Facilities</td> <td>24</td> <td>18</td> <td>7</td> </tr> <tr> <td>Location</td> <td>37</td> <td>11</td> <td>1</td> </tr> </tbody> </table> <p>Many additional, positive comments relating to the structure and facilitation of the event were also received. Addressing overcrowding and difficulties hearing speakers were the main improvements suggested.</p>		Good	Ok	Poor	Overall Opinion	33	13	1	Right Info.	31	15	2	Atmosphere	48	1	0	Discussion	33	13	2	Methods	32	2	1	Facilities	24	18	7	Location	37	11	1
	Good	Ok	Poor																																	
Overall Opinion	33	13	1																																	
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Discussion	33	13	2																																	
Methods	32	2	1																																	
Facilities	24	18	7																																	
Location	37	11	1																																	
<p>Affordable Housing SPD</p>	<p>Draft Document</p>	<p>12 April - 24 May 2013</p>	<ul style="list-style-type: none"> ▪ The draft SPD, supporting information and comment forms were made available online via the Council’s website, in paper form at the Council’s offices in St Aldate’s Chambers and in paper form at libraries within the city. ▪ An invitation to comment was sent to statutory bodies, known contacts within the development industry and registered providers of social housing. ▪ Press release. 	<p>The City Council reviewed the issues raised through the consultation and, where necessary, made changes to the SPD.</p>																																
<p>Jericho SPD</p>	<p>Draft Document</p>	<p>13 September - 25 October 2013</p>	<ul style="list-style-type: none"> ▪ Flyers hand delivered to approximately 1,000 addresses in Jericho and Rewley Park distributed by the Jericho Community 	<p>The City Council reviewed the issues raised through the consultation and, where necessary, made changes to the SPD.</p>																																

			<p>Association.</p> <ul style="list-style-type: none"> ▪ Direct invitations to comment sent by letter/email to statutory consultees, landowners, local interest groups, canal related organisations, heritage groups, neighbourhood organisations, people registered on the Council's online consultation portal and people who responded to the earlier consultation and requested further contact. 	
	Pre-production consultation	July 2013	<ul style="list-style-type: none"> ▪ Drop in event for people of Jericho held at the Jericho Community Centre on 10th July 2013 from 3:30-7:30pm. The event was mainly advertised through a flyer produced by the City Council and delivered by the Jericho Community Association to about 1,200 addresses. The event was also advertised on the Jericho Community Association's website (over 50 attendees). ▪ Meeting/telephone conversations with specific local interest groups and organisations. 	The approach to consultation on this SPD was to involve local people at the earliest stage to enable the City Council to gain a sample of views from the local community on their layout and design aspirations prior to drafting the SPD.
Oxpens SPD	Draft Document	17 June – 29 July 2013	A total of 143 responses from organisations and individuals were received including 38 letters/emails and 105 responses to the questionnaire.	The issues raised through the consultation were reviewed and, where necessary, changes were made to the SPD.

Figure 34: Summary of planning policy consultations undertaken in 2013/14

Community Infrastructure Levy Monitoring

- 6.19 The Community Infrastructure Levy (CIL) is a tariff in the form of a standard charge on new development to help the funding of infrastructure. The City Council is responsible for the collection of CIL payments, co-ordinating how the funds are spent and reporting this to the community.
- 6.20 The Oxford CIL Charging Schedule was approved by Council on 30 September 2013. It came into effect on the 21 October 2013 and applies to planning permissions issued from that date onwards. The amount paid in CIL charges is based upon the type and size of development, and certain exemptions may apply.
- 6.21 A list of infrastructure that will, or may, be wholly or partly funded by CIL is contained in the 'Regulation 123 List', which is available on the CIL page of the City Council's website. Although CIL will now be the principal mechanism by which developments contribute to the provision of infrastructure, affordable housing and some other (primarily on-site) infrastructure will continue to be delivered through planning obligations.
- 6.22 Regulation 62 of the CIL Regulations (as amended) states that:
- "A charging authority must prepare a report for any financial year ("the reported year") in which-*
- (a) it collects CIL, or CIL is collected on its behalf; or*
- (b) an amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has been spent."*
- 6.23 The financial year to which this report relates is 2013/14 and the information within it relates to the period from 21 October 2013 (when the Charging Schedule came into effect) to 31 March 2014. During the monitoring year only £7,064 was received in CIL charges. This is because the Charging Schedule only came into effect part way through the monitoring year, and because CIL is only payable upon commencement of development. It is expected that the amount collected will rise significantly in future monitoring years as works commence on more qualifying developments.
- 6.23 Figure 35 sets out the CIL monitoring information required by Regulation 62 (as amended).

Regulation 62 Reference	Description	Amount Collected /Project Title
(3)	Land payments made in respect of CIL charged by the City Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year:- (a) development consistent with a relevant purpose has not commenced on the acquired land; or (b) the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent.	£0.00
(3A)	Infrastructure payments made in respect of CIL charged by the City Council, and CIL collected by way of an infrastructure payment which has not been spent if at the end of the reported year the infrastructure to be provided has not been provided	£0.00
4(a)	Total CIL receipts for 2013/14	£7,064
4(b)	Total CIL expenditure for 2013/14	£0.00
4 (c) (i)	The items of infrastructure to which CIL (including land payments) has been applied	N/A
4 (c) (ii)	Amount of CIL expenditure on each item	£0.00
4 (c) (iii)	Amount of CIL applied to repay money borrowed, including any interest with details of the infrastructure items which that money was used to provide (wholly or in part)	£0.00
4 (c) (iv)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	£353.20 (5%)
4 (ca)	Amount of CIL passed to any local council (i.e. a parish council) under regulation 59A or 59B; and Any person under regulation 59(4) (i.e. to another person for that person to apply to funding the provision, improvement, replacement, operation or maintenance of infrastructure)	£0.00
4 (cb) (i)	Total CIL receipts that regulations 59E and 59F applied to (i.e. CIL recovered from parish councils because it hasn't been spent, or the neighbourhood element of CIL in areas that do not have parish councils)	£1,059.60
4 (cb) (ii)	The items to which the CIL receipts to which regulations 59E and 59F applied have been applied	N/A
4 (cb) (iii)	Amount of expenditure on each item	£0.00
4 (cc) (i)	Total value of CIL receipts requested from each local council under a notice served in accordance with regulation 59E	£0.00
4 (cc) (ii)	Any funds not yet recovered from each local council at the end of 2013/14 following a notice served in accordance with regulation 59E	£0.00
4 (d) (i)	Total amount of CIL receipts retained at the end of 2013/14, other than those to which regulation 59E or 59F applied (i.e. CIL recovered from parish councils, or the neighbourhood element of CIL in areas that do not have parish councils)	£6004.40
4 (d) (ii)	CIL receipts from previous years retained at the end of 2013/14 other than those to which regulation 59E or 59F applied	£0.00
4 (d) (iii)	CIL receipts for 2013/14 to which regulation 59E or 59F applied retained at the end of 2013/14	£1,059.60
4 (d) (iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of 2013/14	£0.00
4 (e) (i)	In relation to any infrastructure payments accepted, the items of infrastructure to which the infrastructure payments relate	N/A
4 (e) (ii)	In relation to any infrastructure payments accepted, the amount of CIL to which each item of infrastructure relates	N/A

Figure 35: CIL monitoring information required by CIL regulation 62 (as amended)

Financial Contributions towards Affordable Housing

6.24 Oxford's affordable housing policies are:

- Core Strategy Policy CS24 (affordable homes from residential and commercial development);
- Sites and Housing Policy HP3 (affordable homes from large housing sites);
- Sites and Housing Policy HP4 (affordable homes from small housing sites); and
- Sites and Housing Policy HP6 (affordable housing from student accommodation).

The implementation of these policies is supported by the Affordable Housing and Planning Obligations SPD.

6.25 Sites and Housing Plan Policies HP3, HP4 and HP6 include financial contributions toward affordable housing as a mechanism for providing affordable housing in the city. This is in addition to the CIL, which does not cover contributions towards affordable housing. Financial contributions will be used to support the delivery of affordable housing elsewhere in the city, in line with Oxford's Housing Strategy. Possible uses of financial contributions are:

- Increase the number of affordable homes that are being delivered using the City Council's own land;
- Provide additional resources for affordable housing schemes proposed by Registered Providers to provide more affordable units, or a greater proportion of social rented units;
- Extend or remodel existing affordable homes where this will help reduce priority housing needs in a cost-effective way (e.g. create family homes from small dwellings).

6.26 In 2013/14, £460,154.10 was received through legal agreements as financial contributions towards affordable housing.

Summary: Efficient, Effective Council

- 6.27 The City Council has been actively involved in a number of cross boundary and joint partnership relationships which have informed the preparation of the various elements of the Oxford Local Plan. During 2013/14, a particularly relevant exercise in relation to the Duty to Cooperate was the preparation of a new Strategic Housing Market Assessment (SHMA) for the county. The SHMA was jointly commissioned by all of the Oxfordshire authorities and an officer working group, including an officer from the City Council, managed the consultants during the project. The City Council has sought to involve other Duty to Cooperate bodies during the production of the Northern Gateway Area Action Plan, and full details will be set out in a statement that will be published alongside the submission version of the Plan in October 2014.
- 6.28 Progress has been made towards delivering some key planning policy documents during the monitoring year, specifically the CIL Charging Schedule, Affordable Housing and Planning Obligations SPD and Northern Gateway AAP. Work has also progressed on a number of other SPDs in addition to those identified in the LDS. The current LDS is now reaching the end of its life and a new LDS is due to be adopted before the next monitoring report.
- 6.29 This is the first time that appeal decision monitoring has been included in the Annual Monitoring Report. It provides useful insight into how Oxford's Local Development Plan Policies are interpreted and applied by Inspectors. Monitoring has shown that, in the majority of cases, Inspectors consider Oxford's policies to be up-to-date and consistent with the objectives of the NPPF and PPG. We have begun to see policies from the Sites and Housing Plan being tested at appeal, as well as identifying a small number of areas where policies may require updating in the future to more fully reflect the approach set out in national policy.
- 6.30 A number of consultations were undertaken on a range of documents in accordance with the approach set out in the SCI. The current SCI is due to be reviewed during the 2014/15 monitoring period and this may change the way that members of the public and other stakeholders are involved in the preparation of planning policy documents in the future.
- 6.31 The CIL Charging Schedule came into effect in Oxford in October 2013. During the monitoring year £7,064 was received in CIL charges. As the charging schedule only came into effect part way through the monitoring year, it is expected that the amount collected will rise significantly in subsequent years as works commence on more qualifying developments.
- 6.32 In 2013/14 £460,154.10 was received through legal agreements as financial contributions towards affordable housing.

Glossary

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

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 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.
Local Plan	A Local Plan is the term now used by the Government to describe a range of Local Development Documents that set out) setting out objectives and policies relevant to the development and use of land.
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.
Market indicators	A range of factors which provide a measure of the performance of a centre.
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%.
Registered Providers (RP's)	An organisation, usually a Housing Association, registered by the Homes and Communities Agency 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.
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
Tree Preservation Order	A legal order, that is made by the local planning authority, that prohibits the cutting down, uprooting, topping, lopping, willful damage or willful destruction of a tree or group of trees without the express permission of that authority.
Vitality indicator	One of the market indicators. It includes the proportion of vacant units.

Appendix 1: Core Strategy Sustainability Appraisal Monitoring

Topic (by SA objective)	Indicator	Who monitors, how frequently	Target	Threshold for remedial action	Reason for monitoring	Monitoring 2013/14
Population	Total no. residents	Oxfordshire County Council, Office of National Statistics	n/a	n/a	Context data on which SA predictions are based	See Snapshot of Oxford
	No. students	Univ. of Oxford, Oxford Brookes Univ.				See AMR Indicator 16
1. Flooding	Permissions contrary to Environment Agency advice on flooding grounds (CS11)	Oxford City Council, annual	0% approved contrary to formal objection		Significant areas of Oxford are in flood zone 3 – the Strategic Flood Risk Assessment for Oxford noted that about 5000 properties are at risk of flooding in Oxford	See AMR Indicator 23
	% developments accompanied by a Flood Risk Assessment (CS11)		100% of developments of 1ha in flood zone 1; 100% of developments in flood zone 2 or above			A random sample of 10 applications within Flood Zones 2 and 3 were reviewed. 90% of applications assessed included a flood risk assessment.
3. Housing	Total no. of net additional dwellings in Oxford (CS22)	Oxford City Council, annual	Relative to 2006/07: 5692 by 31 March 2016 8000 by 31 March 2026		The Core Strategy's housing allocation for Oxford is 8,000 to 2026.	See AMR Indicator 10
	No. students living outside university accommodation (CS25)		All increase in student numbers to be met by increase in purpose-built student accommodation	If >3000 students live outside university-provided accommodation, no additional planning permission given for additional teaching or administrative accommodation	The Core Strategy aims to avoid worsening the existing situation where students compete with other groups for accommodation; remedial action is stated in CS25	See AMR Indicator 16

Topic (by SA objective)	Indicator	Who monitors, how frequently	Target	Threshold for remedial action	Reason for monitoring	Monitoring 2013/14
	Mix of housing completed by house size (CS23)	Oxford City Council, annual	95% of schemes to comply with Balance of Dwellings SPD			See AMR Indicator 12
	Improve standard of housing (CS3)	Oxford City Council	100% of homes in regeneration areas exceed Decent Homes Standard by 2010			n/a
	% of new-build housing on qualifying sites achieving Building for Life criteria (CS18)	Oxford City Council, annual	95% to achieve level 14 or above			n/a
2. / 4. / 6.– 10. Urban renaissance, health, education, crime, vibrant communities, services and facilities, culture, leisure, recreation	Publicly accessible open space, outdoor sports and recreation facilities (CS21)	Oxford City Council	5.75 hectares / 1000 population		The SA noted that all of these topics would be positively affected by the Core Strategy. Most of them are interrelated (e.g. health is related to provision of health facilities; education to schools) so they are considered jointly. Provision of many of these services are outside the remit of Oxford City Council.	The Council's Green Spaces Strategy was updated in 2012 and it was found that a standard linked to population was no longer appropriate. The Green Space Strategy 2013-2027 instead focuses on protecting and enhancing existing green space and ensuring that new developments contribute to the provision of high-quality, multi-functional green space where it is required most.
	Quality of existing green spaces (CS21)	Oxford City Council	Renew and increase Green Flag status for parks in Oxford		Oxford's most deprived ward in health deprivation terms was Carfax; it rated in the worst 1% in the country.	See Indicator 33
	Access to community facilities (CS20)	Oxford City Council,	100% of developments that result in the loss of			There were no applications that resulted in the loss of a

Topic (by SA objective)	Indicator	Who monitors, how frequently	Target	Threshold for remedial action	Reason for monitoring	Monitoring 2013/14
			a community facility to make equivalent alternative provision or improvements to existing provision (unless the existing use is and will continue to be redundant)			community facility without providing equivalent alternative provision in 2013/14.
	Index of health deprivation for Oxford's 'super output areas'	CLG, periodic	Improve ranking, particularly of Carfax			See Oxford Snapshot
	Density of residential development (CS1)	Oxford City Council	City and district centres to deliver higher density residential development than within the wider district area			See AMR Indicator 13
	Provision and improvement of local primary healthcare facilities (CS15)	Oxford City Council, annual	As per CS15 monitoring			<u>Jericho</u> - health centre delivered. <u>West End</u> - no progress to date. <u>Barton</u> - may be included in the new Barton Community Hub as per the Barton AAP.
	Provision and improvement of local educational facilities (CS16)		As per CS16 monitoring			<u>Bayards Hill</u> – work underway. <u>Wood Farm</u> - completed. <u>Oxford Academy</u> – Completed. <u>Barton</u> – to be included in new

Topic (by SA objective)	Indicator	Who monitors, how frequently	Target	Threshold for remedial action	Reason for monitoring	Monitoring 2013/14
						development. Outline permission granted. <u>Rose Hill</u> – extended.
	Provision of other social infrastructure (CS17)		Multi-agency delivery means there is no one target.			n/a
	% of new developments that comply with 'Secured by Design' (CS19)		100% (i.e. 0% of planning permissions approved contrary to Thames Valley Police Objection)			See AMR Indicator 18
5. Poverty, regeneration areas	% affordable housing completions (CS23)	Oxford City Council, annual	50% on qualifying sites 150/yr in 2008-10 200/yr in 2010-12		Lack of affordable housing is a significant problem in Oxford	See AMR Indicator 14
	Extent of deprivation in Oxford relative to all areas nationally (CS3)	CLG, periodic	Reduce number of super output areas in Oxford in the 20% most deprived in England		Regeneration of Oxford's deprived areas – particularly at Barton, Blackbird Leys, Northway, Rose Hill and Wood Farm – is a priority of the Core Strategy.	See Oxford Snapshot
	No. households living in temporary accommodation (CS24)	Oxford City Council	698 in 2008/09 577 in 2009/10 536 in 2010/11		Oxford compares poorly with other areas of the South east in terms of overcrowded households. Almost one-third of Asian or Asian British people in Oxford live in overcrowded households.	113 households in temporary accommodation at the end of March 2014. (A reduction of 6% from March 2013).
	Timely progress of a regeneration plan for each of the regeneration areas in conjunction with other departments (CS3)	Oxford City Council	Timetable to be agreed corporately			See AMR Indicator 17

Topic (by SA objective)	Indicator	Who monitors, how frequently	Target	Threshold for remedial action	Reason for monitoring	Monitoring 2013/14
11. / 12. / 15. / 19. Air pollution, climate change, road congestion and pollution, energy efficiency, renewable energy	NOx levels in Oxford, particularly at Binsey and at Oxford Meadows SAC near the A34	Oxford City Council, periodic; also through Northern Gateway AAP	Progressive decrease in NOx, NO and ozone levels	30µg/m ³ NOx (threshold level for vegetation) triggers action	Air quality at Oxford Meadows adjacent to the A34 was identified as a possible problem in the HRA	See Northern Gateway Preliminary Air Quality Assessment.
	Inner and outer cordon traffic counts (CS14)	Oxfordshire County Council	Inner cordon: no growth Outer cordon: no more than 0.2% average annual growth		Air Quality Management Area covers the whole city Increased congestion and air pollution was identified as a key likely impact of increasing people living and working in Oxford	See AMR Indicator 34
	% people travelling to work by private motor vehicle	Census, every 10 years	No increase in current level of 43.3%			See Oxford Snapshot
13. Biodiversity	Condition of Port Meadow SSSI; integrity of Oxford Meadows SAC	Natural England		significant 'in combination' impact	Core Strategy should not, 'in combination', significantly affect the integrity of Oxford Meadow SAC	Natural England Assessment last made 6 July 2010. 3 units in favourable condition. 1 unit unfavourable but recovering. ¹
	Change in populations of biodiversity importance (CS12)	Thames Valley Environmental Records Office	No net reduction in BAP priority habitats and species, i.e. 96 priority species, 326.7 hectares priority habitat			See AMR Indicator 22
	Change in areas of biodiversity importance (CS12)		No net reduction in SAC (177.1ha), SSSI (278.2ha), CONS (63.5ha), SLINC (202.5ha), LNR (11.5ha, 3 sites), RIGS (2)			See AMR Indicator 22

Topic (by SA objective)	Indicator	Who monitors, how frequently	Target	Threshold for remedial action	Reason for monitoring	Monitoring 2013/14	
14. Countryside and historic environment	No. heritage assets at risk (CS18)	Oxford City Council, annual	No net increase from 0 Registered Parks and Gardens, 0 Conservation Areas, 1 Listed Building, 2 Sched. Monuments		Oxford's heritage contributes to the quality of life of its residents, and helps to support its economy, including tourism. The proposed monitoring aims to respond to points made at the Core Strategy Examination.	See AMR Indicator 27	
	No. developments involving demolition or substantial demolition of a listed building, or of a building or structure that contributes to the character / appearance of a Conservation Area (when contrary to officer's/English Heritage recommendation) (CS18)		0			See AMR Indicator 29	
	Development of a Heritage Plan for Oxford City (CS18)		Completion by 2015			Work on the Heritage Plan is currently in progress.	
	Length of footpaths, bridleways and permissive rights of way per person	Oxfordshire County Council	No decrease			Footpaths and bridlepaths allow access to the countryside and to services, and support good health	Public rights of way in Oxfordshire 2006: 2,602 miles ² 2014: 2,600 miles ³
	Inappropriate development in the Green Belt (CS4)	Oxford City Council, annual	None unless specifically allocated by the LDF			By allocating sites in the LDF to meet identified needs, pressures for	See AMR Indicator 25

Topic (by SA objective)	Indicator	Who monitors, how frequently	Target	Threshold for remedial action	Reason for monitoring	Monitoring 2013/14
	% of new dwelling completions on previously developed land (CS2)		2009/14: 90+% 2014/26: 75+%		speculative development on Green Belt or other greenfield land should be reduced.	See AMR Indicator 11
	Employment developments on previously developed land (CS2)		No development on greenfield unless specifically allocated		By allocating sites in the LDF to meet identified needs, pressures for speculative development on Green Belt or other greenfield land should be reduced.	See AMR Indicator 3
16. / 17. / 19. Natural resources, waste generation and disposal, energy efficiency and renewable energy	Water use per person per day	Thames Water	130 litres, from 164 litres in 2004		South East Plan SA has identified water use as being a key problem in the South East.	Data unavailable at the time of publication
	Developments complying with NRIA requirements (CS9)	Oxford City Council, annual	100% compliance	NRIA minimum standard is 1 pt		See AMR Indicator 24
	Average % energy produced by on-site renewables in new developments (CS9)		20% on-site renewable energy from qualifying sites throughout the plan period		See AMR Indicator 24	
	Residential waste per household (CS10)	Oxfordshire Joint Municipal Waste Partnership	2008/09 – 725kg 2009/10 – 723 kg 2010/11 – 715 kg		Although the Core Strategy has no direct impact on waste generation and recycling, it has indirect impacts in terms of site layout, recycling of	See AMR Indicator 26
	Rate of total household waste recycling and composting in		40%+ by 31 March 2010 45%+ by 31 March 2015 55%+ by 31 March 2020			See AMR Indicator 26

Topic (by SA objective)	Indicator	Who monitors, how frequently	Target	Threshold for remedial action	Reason for monitoring	Monitoring 2013/14
	Oxfordshire (CS10)				construction materials etc.	
18. Water and soil quality	Quality of Oxford's rivers	Environment Agency, every 6 years as part of RBMP	Achievement of 'good' status by 2027 at the latest		The Water Framework Directive requires all inland waters to achieve at least 'good status' by 2015, or if this is not possible, then 2021 or 2027. SUDS are a key way of achieving this in an urban environment.	RBMP review due to be undertaken in 2015. ⁴
	Incorporation of Sustainable Urban Drainage System in all relevant new developments	Oxford City Council				There have not been enough major developments completed during the monitoring year to assess this. This indicator will be monitored in future years.
20. Skilled workforce, high employment economic growth, economic innovation	Total no. new Use Class B jobs created in Oxford (CS27)	Oxford City Council, annual	7500+ by 2026		Oxford has an important role to play in the future prosperity of the area and further economic growth is envisaged to reflect its position	The Core Strategy baseline for total jobs in Oxford in 2010/11 was 101,900. Total jobs in Oxford has now risen to 109,000 ⁵ . It is not possible to say how many of these jobs were generated by new Class B developments as the categories used by the Office for National Statistics are not the same as the Use Classes Order.
	% economically active	NOMIS, quarterly	Increasing			78.1% of people aged 16-64 in Oxford are classed as 'economically active'. This shows a slight increase when compared to the 2010/11

Topic (by SA objective)	Indicator	Who monitors, how frequently	Target	Threshold for remedial action	Reason for monitoring	Monitoring 2013/14
						baseline of 77.6% and is slightly above the national average of 77.4%. It is important to note that 60% of people in Oxford aged 16-64 who are classed as 'economically inactive' are students. This is significantly higher than the national average (26.1% of economically inactive people). ⁶
	New retail, office and leisure development in the city centre and district centres	Oxford City Council, annual	As per targets set in the Core Strategy monitoring framework			See AMR Indicators 5 and 7
	Average length of stay	Oxford City Council, sporadic	Increasing		Most sustainable tourists are those that stay longer and spend more	Data unavailable at the time of publication.
	Average spend		Increasing			Data unavailable at the time of publication.
	Supply of short-stay accommodation (CS32)		Net increase			See AMR Indicator 9

¹ Natural England Website [http://www.sssi.naturalengland.org.uk/special/sssi/unitlist.cfm?sssi_id=1000153] Accessed 7.08.2014

² Oxfordshire County Council (2006) 'Oxfordshire Rights of Way Improvement Plan 2006-2014'

³ Oxfordshire County Council (20014) 'Consultation Draft Oxfordshire Rights of Way Management Plan 2014-24'

⁴ DEFRA & Environment Agency (2009) 'Water for life and Livelihoods: River Basin Management Plan Thames River Basin District'

⁵ Office for National Statistic (2011) Business Register and Employment Survey

⁶ Office for National Statistics: NOMIS Official Labour Market Statistics April 2013 - March 201

Appendix 2: Sites and Housing Plan Monitoring

Policy Number	Policy Title	Monitoring Target	Monitoring 2013/14
HP1	Changes of use to existing homes	100% of planning permissions granted in Oxford to result in no net loss of a whole self-contained residential unit to any other use. (AMR to report only on number of known cases not complying with the policy.)	5 planning permissions were granted in 2013/14 that would result in the net loss of a whole self-contained residential unit. 4 of these applications were for changes of use from C3 residential to C4 HMO. This is not considered to be a permanent loss of a dwelling as the unit is still in residential use and can convert back to a single residential unit at any time without requiring planning permission. 1 application (13/01146/FUL) was for the conversion of two adjoining dwellings into one residential unit. The Council report states: "The proposals will result in the loss of a dwelling house, however no change of use is proposed and the houses could be converted to one dwelling without the need for planning permission."
HP2	Accessible and adaptable homes	100% of approved planning applications for new home(s) to be endorsed by Oxford City Council Access Officer. (Only developments of 4 or more homes (gross) to be monitored.)	This monitoring target is no longer relevant as Oxford City Council does not have an Access Officer.
HP3	Affordable homes from general housing	50% provision of affordable housing on sites of 10 or more homes (gross). (Core Strategy Policy CS24 indicator.)	See AMR Indicator 15
HP4	Affordable homes from small housing sites	No set target for sites of 4 to 9 homes – AMR will include a report on the financial contributions collected for affordable housing.	See AMR section on financial contributions towards affordable housing (p.57).
HP5	Location of student accommodation	95% of sites approved for uses including new student accommodation to be in one of the following locations: <ul style="list-style-type: none"> • on or adjacent to an existing university or college academic site, or hospital and research site • in the City or a district centre 	100% of planning permissions for new student accommodation granted in 2013/14 met the locational requirements set by Policy HP5.

		<ul style="list-style-type: none"> located adjacent to a main thoroughfare. 																																					
HP6	Affordable homes from student accommodation	No set target – AMR will include a report on the financial contributions collected for affordable housing from development sites of 20 or more student bedrooms.	See AMR section on financial contributions towards affordable housing (p.57).																																				
HP7	Houses in multiple occupation	No set target – AMR will include a report on the number of applications determined for the creation of new HMOs within each ward, and of these the number approved.	<p>A summary of the applications for new HMOs determined during 2013/14 is given below:</p> <table border="1"> <thead> <tr> <th>Ward</th> <th>HMO applications determined</th> <th>HMO applications approved</th> </tr> </thead> <tbody> <tr> <td>Churchill</td> <td>3</td> <td>3</td> </tr> <tr> <td>Cowley</td> <td>3</td> <td>2</td> </tr> <tr> <td>Cowley Marsh</td> <td>1</td> <td>1</td> </tr> <tr> <td>Headington</td> <td>2</td> <td>2</td> </tr> <tr> <td>Iffley Fields</td> <td>3</td> <td>2</td> </tr> <tr> <td>Jericho & Osney</td> <td>1</td> <td>1</td> </tr> <tr> <td>Lye Valley</td> <td>1</td> <td>1</td> </tr> <tr> <td>Marston</td> <td>1</td> <td>1</td> </tr> <tr> <td>North</td> <td>1</td> <td>1</td> </tr> <tr> <td>Quarry & Risinghurst</td> <td>1</td> <td>1</td> </tr> <tr> <td>St Clements</td> <td>3</td> <td>2</td> </tr> </tbody> </table>	Ward	HMO applications determined	HMO applications approved	Churchill	3	3	Cowley	3	2	Cowley Marsh	1	1	Headington	2	2	Iffley Fields	3	2	Jericho & Osney	1	1	Lye Valley	1	1	Marston	1	1	North	1	1	Quarry & Risinghurst	1	1	St Clements	3	2
Ward	HMO applications determined	HMO applications approved																																					
Churchill	3	3																																					
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Iffley Fields	3	2																																					
Jericho & Osney	1	1																																					
Lye Valley	1	1																																					
Marston	1	1																																					
North	1	1																																					
Quarry & Risinghurst	1	1																																					
St Clements	3	2																																					
HP8	Residential moorings	Nil applications approved that are subject to an unresolved objection by the body responsible for management of the relevant river channel or waterway.	No applications for residential moorings received during the monitoring year.																																				
HP9	Design Character and context	95% of new-build completions on sites of 10 or more homes should achieve ‘green’ for every aspect of Building for Life that applies to the development.	There were no completions of residential developments of 10 or more homes in 2013/14.																																				
HP10	Developing on residential gardens	No target proposed for this policy. Implementation depends heavily on the site context, therefore a target would not be appropriate.	Monitoring is not required.																																				
HP11	Low carbon homes	95% of approved planning applications for 10 or more dwellings to demonstrate that 20% of their on-going energy requirements will be from renewable or low-carbon	See AMR Indicator 24																																				

		sources. (Core Strategy Policy CS9 indicator.)	
HP12	Indoor space	Nil applications approved that involve the creation of a self-contained dwelling that has less than 39m ² of accommodation measured internally (i.e. gross internal floorspace) (AMR to assess a sample of new homes completed during the monitoring year.)	Four C3 residential developments (excluding certificates of lawfulness) were completed in 2013/14 where planning permission was granted after the adoption of the Sites and Housing Plan in February 2013. None of these involved the creation of a self-contained dwelling with a gross internal floorspace of less than 39m ² .
HP13	Outdoor space	No target proposed for this policy. Implementation depends heavily on the site context, therefore a target would not be appropriate.	Monitoring is not required.
HP14	Privacy and daylight	No target proposed for this policy. Implementation depends heavily on the site context, therefore a target would not be appropriate.	Monitoring is not required.
HP15	Residential cycle parking	100% of approved planning applications for any of the residential developments included in the policy to comply with minimum cycle parking standards. (AMR to assess a sample of new homes completed during the financial year.)	Four C3 residential developments (excluding certificates of lawfulness) were completed in 2013/14 where planning permission was granted after the adoption of the Sites and Housing Plan in February 2013. 100% of these complied with minimum cycle parking standards, either as detailed in the application or as enforced by condition.
HP16	Residential car parking	Nil approved planning applications for any of the residential developments included in the policy to exceed the maximum number of parking spaces permissible. (AMR to assess a sample of new homes completed during the financial year. For the purposes of monitoring, the maximum number of parking spaces permissible will be highest number permitted in the matrix in Appendix 8, irrespective of the allocated/unallocated split, but taking account of the mix of unit sizes.)	Four C3 residential developments (excluding certificates of lawfulness) were completed in 2013/14 where planning permission was granted after the adoption of the Sites and Housing Plan in February 2013. None of these developments exceeded the maximum number of parking spaces permissible.

