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OXFORD CITY COUNCIL

Local Development Framework

Annual Monitoring Report

March 2007 - April 2008









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Contents

1. INTRODUCTION

This is Oxford City Council's fourth Annual Monitoring Report (AMR) of planning policies of the Local Development Framework. It covers the period 1st April 2007 – 31st March 2008. The Planning and Compulsory Purchase Act 2004 (Section 35) requires every local planning authority to submit an AMR to the Secretary of State containing information on the implementation of the Local Development Scheme (LDS) and the extent to which policies set out in Local Development Documents (LDDs) are being achieved.

Monitoring is essential to establish what is happening now and what may happen in the future and to compare these trends against existing policies and targets to determine what needs to be done. It provides a crucial feedback loop and information on the performance of policies. As the delivery of sustainable development and sustainable communities is a key focus of planning, monitoring provides a check on whether those aims are being achieved. Monitoring will also enable us to identify the need to review 'saved' Local Plan policies and future Development Plan Documents (DPDs), and respond more quickly to changing priorities and circumstances.

This report covers the following aspects of planning policy monitoring:

- **Local Development Scheme monitoring -** This reviews whether the targets and milestones for LDD preparation as set out in the LDS have been met.

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

Oxford has adopted an objectives-policies-targets-indicators approach to ensure relevant and effective monitoring. The indicators are divided into those required by the government (core indicators), local indicators selected as being particularly relevant to Oxford and useful to supplement the core indicators, or contextual indicators. The existing targets in the Local Plan vary in their precision but more detailed targets will be integrated into DPDs. Significant effects indicators will be included in the next AMR when DPDs are adopted with related sustainability appraisals.

Where appropriate, the report shows how policy monitoring links to national targets. Key monitoring areas in the report provides valuable information for the City Council's corporate objectives on housing, particularly affordable housing, improving the local environment and tackling climate change and promoting environmental resource management. Oxford's Sustainable Community Strategy was progressed during 07/08 and has subsequently been adopted in summer 2008. Links to the Sustainable Community Strategy have also been included on affordable housing targets.

The data sources for compiling this report includes information from planning applications granted permission, information from site visits of developments that have commenced and been completed, vacancy rates of business premises, retail surveys in city and district centres, information from Thames Valley Environmental Records Centre, information from Thames Valley Energy and information from the Higher Education Standards Agency, the University of Oxford and Oxford Brookes University.

2. SNAPSHOT OF OXFORD

Area	17.6 square miles, 46 sq km	
Population	151,000 approximately (including approximately 30,000 students)	
Housing	Number of private households in Oxford	54,000
	% of owner-occupiers in Oxford (% of owner-occupiers in the South East – 73.2%)	53.7%
	% private rented sector accommodation (% of private rented sector accommodation in the South East – 8.8%)	17.5%
	Number of households living in temporary accommodation (2007)	568
	Number of Council homes (approx)	8,000
	Comparison of the average cost of a dwelling in Oxford with average mortgage (joint) 2007	£293,071 (roughly 10 times average income)
	% of new dwellings completed above 50 dwellings per hectare (on sites of 10 or more dwellings)	38.7%
Economy, retail & tourism	Number of businesses in Oxford (approx)	3,400
	Number of jobs in Oxford	106,000
	% of working age population who are in employment (2007)	72%
	Unemployment levels (2007)	6.7%
	Number of areas in Oxford graded to be amongst the most deprived areas in England (for low skills, low incomes, and high levels of crime) Index of Multiple Deprivation 2007	18
	Number of visitors to Oxford per year	9.3 million
Environment	% of Green Belt land (much of this being flood plain)	27%
	Local estimates of CO2 emissions - Total emissions per capita (2006)	7.21 tonnes
	Local estimates of CO2 emissions – Total emissions for Oxford (2006)	1075 ktCO2
Transport	% of Oxford's workforce travelling to work by car (lowest proportion in the South East)	43%
	% of Oxford's workforce living outside Oxford's boundary (approx)	50%

Data sources – Oxford City Council statistics page, Oxfordshire Data Observatory, Office for National Statistics, Department for the Environment, Food & Rural Affairs Environmental Protection Statistics

3. SUMMARY OF KEY FINDINGS

Local Development Scheme - Progress has been achieved in the Local Development Framework, with the Examination into the West End Area Action Plan taking place in January 2008 and adopted in June 2008 together with progress on the Core Strategy Development Plan Document. The City Council has also been assisting the successful implementation of key policies in the Oxford Local Plan with the adoption of 3 Supplementary Planning Documents on Planning Obligations, Telecommunications and Balance of Dwellings.

Housing – The Oxford Local Plan 2001-2016 set a strategic target for Oxford of 6,500 dwellings over the Plan period (an annual average of 433 dwellings). There were 529 dwellings completed in 07/08. This is still 100 dwellings more than the Oxford Local Plan target but it is 292 less than in 06/07. Since the start of the Local Plan period, 65% of the 15 year target for dwellings has already been achieved and Oxford is on track to exceed the target. The Strategic Housing Land Availability Assessment demonstrates enough sites have been identified in order to meet the 5-year rolling supply of deliverable housing sites from 08/09. Further sites will be required in future years in order to meet the emerging Regional Spatial Strategy target of 400 dwellings per annum. The mix of market dwellings completed continues the trend in previous years with a skew towards 1 and 2-bed dwellings. This is to be expected as this reflects completions, and the Balance of Dwellings SPD was only adopted on January 2008. The affordable dwelling mix is better although it also shows a skew towards 2-bed dwellings. The implementation of the Balance of Dwellings SPD should improve the mix delivered from developments, and help to reduce the loss of family dwellings.

73 units of affordable housing were completed. This is lower than the target in the Housing Strategy of 150 affordable dwellings per year. However, this is largely due to the number of phased schemes being partially completed, and is expected to increase again next year. Oxford is now almost achieving the target of requiring 50% affordable dwellings on sites developed by private developers with a capacity of 10 or more dwellings.

Student numbers and accommodation - The number of full-time students at the University of Oxford in the 2006/07 academic year was 18,160. There were 12,690 full-time students at Oxford Brookes (7,075 studying at campuses in Oxford). Of these, over 17,500 students live in university provided accommodation. Both universities were under the 3,500 Local Plan limit on the number of students living in private sector accommodation. As well as plans for additional academic accommodation, there are a number of student accommodation schemes being proposed (about 2,000 student rooms, several have planning permission and others at pre-application stage) that would be restricted to occupation by students of the two universities.

Business, retail and tourism development – just over 29,500 m^2 of business floorspace was completed. This is less than the previous year when just under 41,000m^2 was developed. This year a significant proportion of the increase in floorspace has been within the research and development sector, which is key to the future success of Oxford's established knowledge-based cluster. There continues to be new development in the university and health sectors, which are key sectors in Oxford's economy. This development is part of the sustained investment within these sectors over recent years, and is part of a long-term rolling programme. Overall, the amount of land lost from employment use has been less than previous years. This land has been redeveloped principally for student accommodation and residential use.

The retail and leisure sectors have shown only a modest increase in additional floorspace. The city and district centres are still generally performing well. Whilst retail underpins these centres there continues to be a good diversity of uses. The current level of vacancies for the Cowley centre (Templars' Square) is higher than previous years.

New hotel bedspaces were completed in Broad Street. Work has also started on converting 2 buildings to short stay accommodation. However, 3 guest houses on arterial roads changed to residential use.

Environment –14 applications were made that required Natural Resource Impact Analysis statements to be submitted. Nearly all of these met the requirement for 20% of energy to be generated from renewables. Environment Agency advice regarding flood risk was followed when making decisions on planning applications.

Transport - 88% of completed non-residential developments complied with car parking standards, and 73% complied with disabled parking standards. The rate of compliance with minimum cycle parking standards has improved slightly on previous years, but remains low at 43%. Officers will need to employ greater vigilance in future in negotiating and ensuring compliance with conditions of cycle parking provision and there may be a need to review cycle parking provision policy in the future to ensure greater clarity and effective implementation.

4. LOCAL DEVELOPMENT SCHEME

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

Oxford's LDS sets out the work programme for, and resources required to prepare, the documents that will form part of the Local Development Framework (LDF). The first LDS was brought into effect in March 2005 and covered the period 2005-2008. Revision of the LDS began in early 2006, although the second LDS was never formally brought into effect, as circumstances continued to change even after it was submitted. The third LDS covering the period 2007-2010 was submitted to GOSE in March 2007 and formally brought into effect in July 2007. Again revision of the LDS (for the period 2008-2011) began in Spring 2008 and was formally brought into effect in November 2008.

Monitoring period April 2007 to end March 2008
During this period work continued on the production of the following documents:

- Core Strategy DPD
- Oxford's West End Area Action Plan DPD
- Planning Obligations SPD
- Telecommunications SPD
- Balance of Dwellings SPD

Core Strategy (DPD): The consultation process on the Preferred Options Document ran from the 30th March 2007 until 11th May 2007; this was in line with the milestone set in the 2007-10 LDS. The City Council also published a Further Preferred Options document for consultation between Friday 7th March and Friday 18th April 2008. This latter document had the same status as the original Preferred Options document but covered additional issues that had emerged in the interim.

Oxford's West End AAP (DPD): The AAP was submitted to the Secretary of State in June 2007. The AAP was examined in January 2008 in line with LDS milestone set in the LDS 2007-2010.

Planning Obligations (SPD): this was adopted in April 2007 in line with the LDS milestone.

Telecommunications (SPD): this was adopted in September 2007 in line with LDS milestone.

Balance of Dwellings (SPD): this was adopted in January 2008, one month behind the milestone set in the LDS due to the timing of committee dates and 'lead in' times..

Other documents: the first LDS had made provision for the production of a Transport and Accessibility DPD and a Site Allocations DPD. These documents were delayed in the second (informal) LDS and the third LDS delayed the Site Allocations document further and deleted the Transport document entirely due to a change in priorities. The third LDS included a new document on Flooding (SPD); this has subsequently been removed from the LDS 2008-11due to the publication of a new national Planning Policy Statement on Flood Risk.

Progress since April 2008

Whilst not forming part of the monitoring period covered by this AMR, an update on progress against the milestones of the LDS since April 2008 is provided for information. Subsequent progress has also been good, with the adoption of the West End Area Action Plan in June 2008, and the submission of the Core Strategy in November 2008. More details on this progress will be reported in next year's AMR.

Conclusions

The City Council has shown a strong commitment to delivering the LDF and has met the challenging targets it set itself. Whilst there have been some occasions when the planned timetable has had to be reviewed, the vast majority of these have been relatively minor changes of one or two months, some as a result of changing circumstances beyond the control of the City Council. It is considered that these minor amendments to the timetable have not had any significant effect on the overall programme, and that major progress has been made. This year has seen the number of adopted documents rise to seven, with a further adoption and submission made in the months since April 2008.

The Oxford Local Development Framework currently (December 2008) comprises:

- Oxford Local Plan 2001-2016 – adopted November 2005, policies saved 2008
- Oxford Core Strategy 2026 – submitted
- Oxford's West End Area Action Plan – adopted June 2008
- Affordable Housing SPD – adopted November 2006
- Natural Resources Impact Analysis SPD – adopted November 2006
- Parking Standards, Transport Assessments and Travel Plans SPD – adopted February 2007
- Telecommunications SPD – adopted September 2007
- Planning Obligations SPD – adopted April 2007
- Balance of Dwellings SPD – adopted January 2008
- Statement of Community Involvement – adopted February 2006
- Oxford's Local Development Scheme 2008-2011
- Fourth Annual Monitoring Report – December 2008

5. THEMES

HOUSING

NEW HOUSING

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

Indicators/type of indicator		Targets	On target?
1 core	**Housing trajectory (planned housing & provision, net additional dwellings in previous years, the reporting year & in future years plus the managed delivery target)** [1]	1/4/2001 to 31/3/2016, 6500 dwellings (Oxford Local Plan); 1/4/2006 to 31/3/2026, 8000 dwellings (emerging Regional Spatial Strategy)	✓ ✓
2 core	**Percentage of all new dwelling completions (gross) on Previously Developed Land (PDL)**	60% of new dwellings on PDL (emerging Regional Spatial Strategy) 95-100% new housing on PDL (Oxford Local Plan)	✓ ✗
3 local	**Mix of housing completed by size**	To influence a balance of mix of dwellings depending on the capacity and location of the site (Balance of Dwellings Supplementary Planning Document)	?

1. Housing Trajectory

Net additional dwellings are provided in Figure 1 for the period since the start of the adopted Local Plan period in 2001/02. Net additional dwellings include new build completions, minus demolitions, plus any gains or losses through change of use and conversions.

Figure 1: Net additional dwellings in previous years and the reporting year

Year	Net completed additional dwellings
2001/02	439
2002/03	267
2003/04	578
2004/05	669
2005/06	943
2006/07	821
2007/08	**529**

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

Figure 2 shows net additional dwellings expected to come forward from deliverable sites over the next 5-year period beginning at the current monitoring year (2008/09). The sites that make up these figures are taken initially from Tables 17 and 18 of the Strategic Housing Land Availability Assessment 2008 (SHLAA) which have then been updated to reflect the position of each of the sites using 2007/08 monitoring data.

Figure 2: Net additional dwellings from deliverable sites

Site category (taken from the SHLAA)	**Net additional dwellings from deliverable sites (2008/09-2013/14)**
Residential allocated sites	879
Employment sites	0
Non-residential allocated sites	0
Suitable sites with planning permission (large)	309
Suitable sites with planning permission (small)	286
Site where permission refused but principle acceptable (large)	18
Suitable sites pending decision (large)	15
Basic desktop study	310
Detailed map survey	0
Open space	100
Green belt land	140
Core Strategy strategic sites	0
Nature conservation sites	0
Total	*2,057*

The target within the emerging Regional Spatial Strategy (RSS) is 400 dwellings per year which equates to 2,000 dwellings over the 5-year period. Figure 3 demonstrates that during the 5-year period from 2008/09, Oxford is likely to deliver 102.8% of its target. This is excluding dwellings from windfall sites.

Figure 3:

$$\frac{2{,}057}{2{,}000} \times 100 = \underline{102.8\%}$$

There are two plans applying across the housing trajectory, the adopted Oxford Local Plan and the emerging RSS as detailed in the target section above, therefore two housing trajectories and monitors are required. The data is set out in Figures 4 and 7 and this is shown in graphical form in figures 5-6 and 8-9.

Figure 4: Housing trajectory data against adopted Oxford Local Plan target of 433 dwellings per year

	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	Totals
Residential allocated sites (deliverable)								176	176	176	176	175				879
Residential allocated sites (developable)								144	144	144	143	143	73	73	73	937
Employment sites								2	2	2	2	2	4	3	3	20
Non-residential allocated sites								0	0	0	0	0	0	0	0	0
Suitable sites with planning permission (large)								150	100	59	0	0				309
Suitable sites with planning permission (small)								200	70	58	0	0				328
Sites where permission refused but principle acceptable								4	4	4	3	3				18
Suitable sites pending decision								3	3	3	3	3				15
Basic desktop study								62	62	62	62	62	19	18	18	365
Detailed map survey																0
Open space								20	20	20	20	20				100
Green belt land								28	28	28	28	28				140
Core Strategy strategic sites														125	175	300
Nature conservation sites																0
Large windfall sites																0
Small windfall sites																0
Actual completions	439	267	578	669	943	821	529									4246
Total completions	439	267	578	669	943	821	529	789	609	556	437	436	96	219	269	7657
Cumulative completions	439	706	1284	1953	2896	3717	4246	5035	5644	6200	6637	7073	7169	7388	7657	-
Housing target	433	433	433	433	433	433	433	433	433	433	433	433	433	433	433	6500
Cumulative requirement	433	867	1300	1733	2167	2600	3033	3467	3900	4333	4767	5200	5633	6067	6500	-
Monitor	6	-161	-16	220	729	1117	1213	1568	1744	1867	1870	1873	1536	1321	1157	-
Manage	433	433	466	435	413	360	309	282	209	143	60	-34	-191	-335	-888	-

Figure 5: Housing trajectory against adopted Oxford Local Plan target of 433 dwellings per year

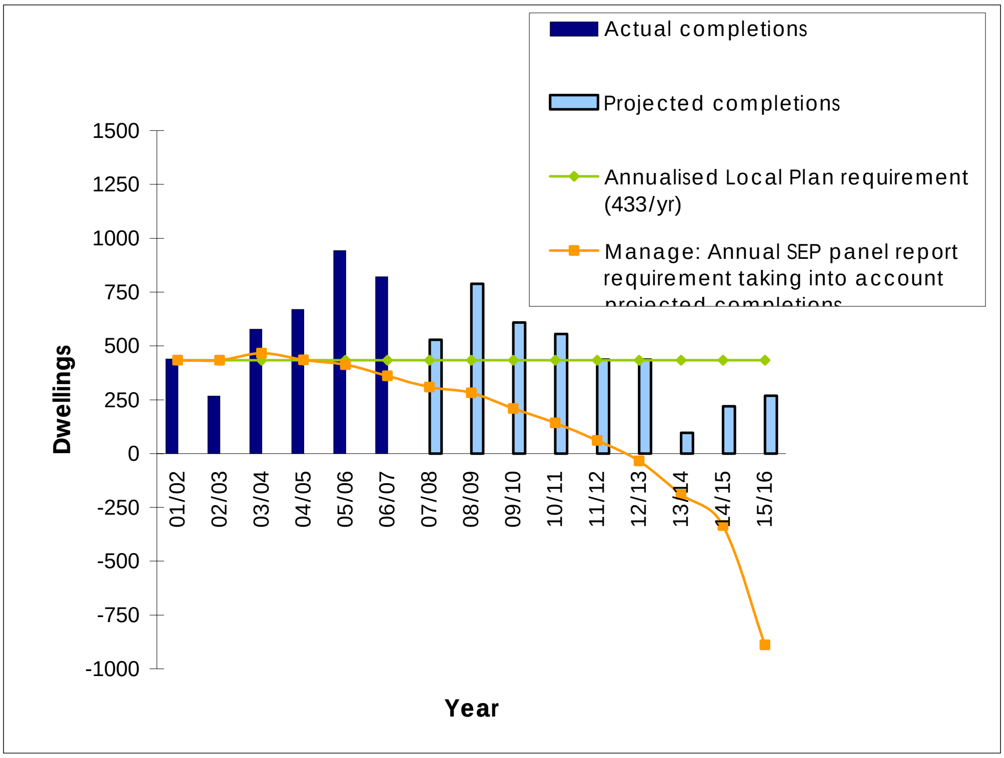


Figure 6: Housing monitor against adopted Oxford Local Plan target of 433 dwellings per year

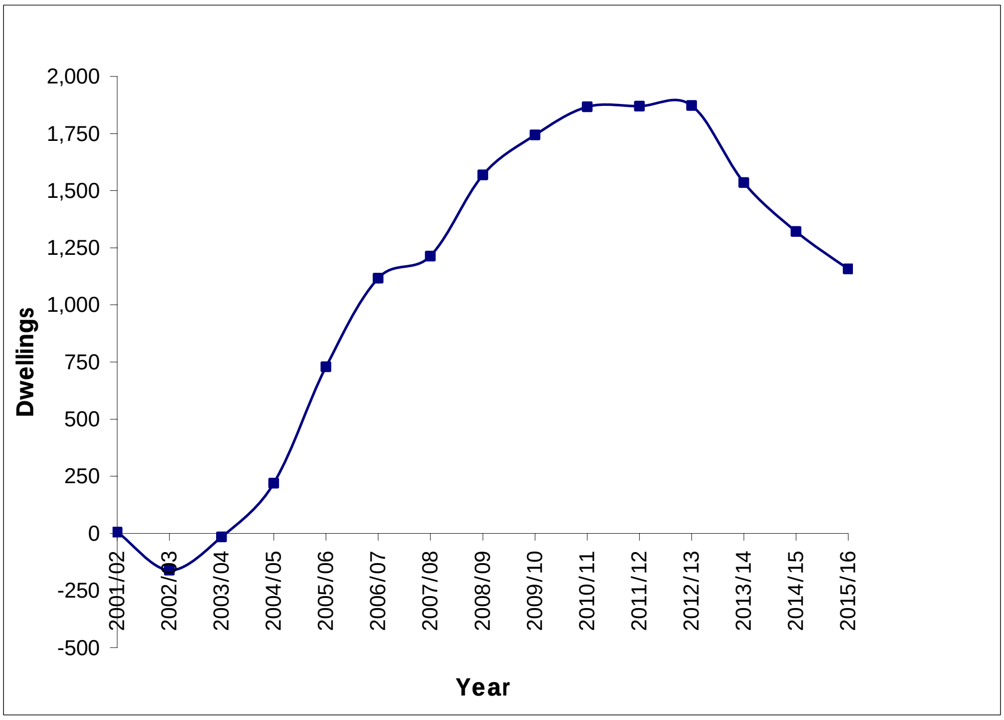


Figure 7: Housing trajectory data against emerging RSS target of 400 dwellings per year

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Totals
Residential allocated sites (deliverable)			176	176	176	176	175														879
Residential allocated sites (developable)			144	144	144	143	143	73	73	73	73	73	27	0	0	0	0	0			1110
Employment sites			2	2	2	2	2	4	3	3	3	3									26
Non-residential allocated sites																					0
Suitable sites with planning permission (large)			150	100	59	0	0														309
Suitable sites with planning permission (small)			200	70	58	0	0														328
Sites where permission refused but principle acceptable			4	4	4	3	3														18
Suitable sites pending decision			3	3	3	3	3														15
Basic desktop study			62	62	62	62	62	19	18	18	18	18									401
Detailed map survey																					0
Open space				20	20	20	20	20													100
Green belt land				28	28	28	28	28													140
Core Strategy strategic sites									125	175	200	175	125								800
Nature conservation sites																					0
Large windfall sites																					0
Small windfall sites																					0
Actual completions	821	529																			1350
Total completions	821	529	741	609	556	437	436	144	219	269	294	269	152	0	0	0	0	0	0	0	5476
Cumulative completions	821	1350	2091	2700	3256	3693	4129	4273	4492	4761	5055	5324	5476	5476	5476	5476	5476	5476	5476	5476	
Housing target	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
Cumulative requirement	400	800	1200	1600	2000	2400	2800	3200	3600	4000	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000	
Monitor	421	550	891	1100	1256	1293	1329	1073	892	761	655	524	276	-124	-524	-924	-1324	-1724	-2124	-2524	
Manage	400	378	369	348	331	316	308	298	311	319	324	327	335	361	421	505	631	841	1262	2524	2524

Figure 8: Housing trajectory against emerging RSS target of 400 dwellings per year

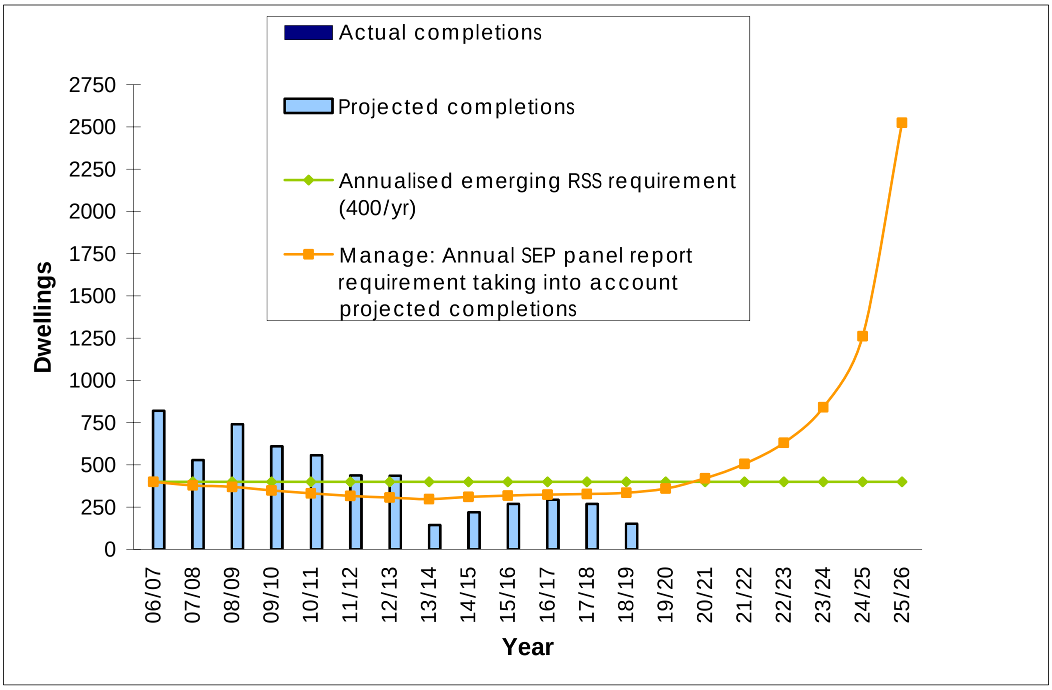
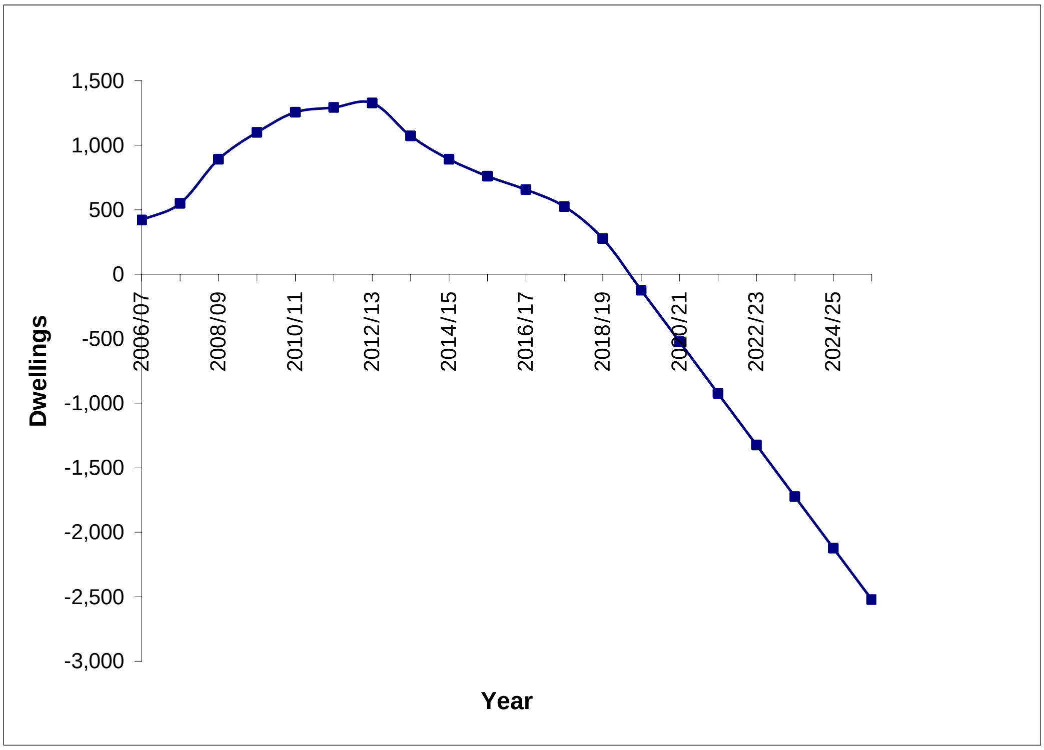


Figure 9: Housing monitor against emerging RSS target of 400 dwellings per year



2. Percentage of all new dwelling completions (gross) on Previously Developed Land (PDL)

Gross new dwelling completions for 2007/08 was 632 dwellings. Only one non-previously developed land site was developed (land to the west of Leafield Road) which delivered 38 dwellings therefore 594 dwellings were delivered on PDL. Figure 10 shows that 93.9% of gross new dwelling completions were on PDL. Figure 11 compares the proportion with previous years

Figure 10:

$$\frac{594}{632}$$

Figure 11:

Year	Percentage of gross housing completions on PDL
2001/02	98.60%
2002/03	93.00%
2003/04	95.00%
2004/05	99.87%
2005/06	99.43%
2006/07	100.00%
2007/08	**93.98%**

The proportion of dwellings completed on PDL far exceeds the requirement of 60% set out in the emerging RSS but falls short of the City Council's own Oxford Local Plan target of 95-100%. The greenfield site that gained planning permission on appeal had the principal of developing the site determined by the Planning Inspectorate.

3. Mix of housing

Figures 12 and 13 show the mix of dwellings completed by number of bedrooms split into market and affordable dwellings.

Figure 12: Market dwelling completions by number of bedrooms in 2007/08

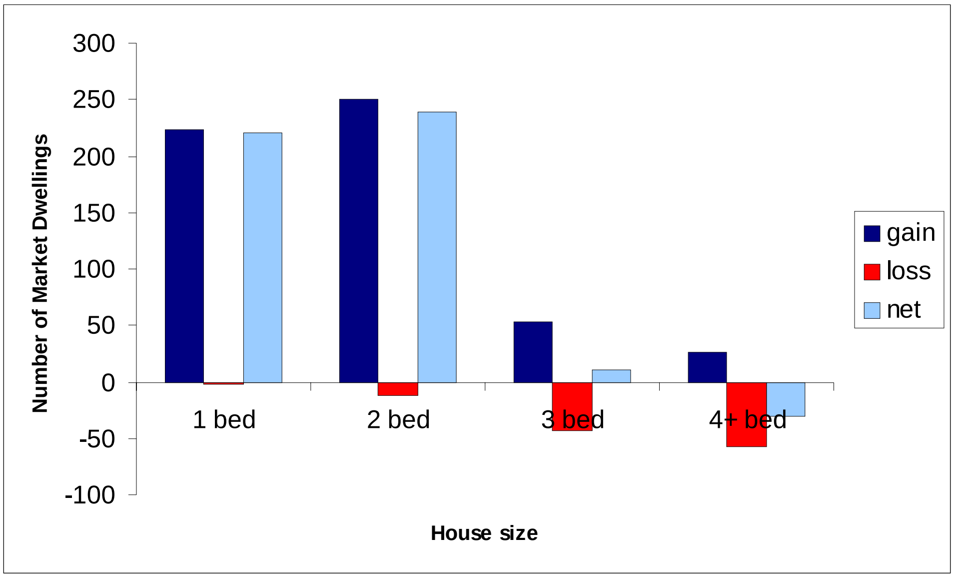


Figure 13: Affordable dwelling completions by number of bedrooms in 2007/08

The size of market dwellings completed during 2007/08 was significantly skewed towards one and two bed units. The loss in 3 and 4 bed market houses significantly affects any gain in 3 and 4 bed market houses many of which are as a result of conversions of family houses into flats.

The Balance of Dwellings Supplementary Planning Document was adopted in January 2008 and seeks to improve the mix delivered from developments and places some restrictions on the loss of family dwellings. It is likely that future monitoring reports will show a reduced loss of family dwellings and a better mix of family units being developed.

CONCLUSIONS

Through the Strategic Housing Land Availability Assessment (2008) and updated using this years monitoring data, enough sites have been identified in order to meet the 5-year rolling supply of deliverable housing sites based on the emerging Regional Spatial Strategy target as required by Planning Policy Statement 3 (PPS3).

The housing trajectories show that the Local Plan target of 433 dwellings per year until 2016 is likely to be exceeded. It is also shown that further sites will be required in future years in order to meet the emerging Regional Spatial Strategy target of 400 dwellings until 2026. However, PPS3 is clear that local authorities are not expected to be able to identify all sites in that make up the final target (paragraph 55, PPS3).

The proportion of dwellings completed on Previously Developed Land far exceeds the requirement of 60% set out in the emerging Regional Spatial Strategy but falls short of the Council's own target of 95-100%.

The mix of market dwellings completed is not particularly balanced and shows a skew towards 1-bed and 2-bed dwellings. The affordable dwelling mix is slightly better although it shows a skew towards 2-bed dwellings.

AFFORDABLE HOUSING			
OBJECTIVE: To secure a good proportion and mix of affordable housing to help meet housing needs.			
	Indicators/type of indicators	**Targets**	**On target?**
4 core	**Affordable housing completions (gross) and tenure [2]**	150 new affordable dwellings per year (Housing Strategy for Oxford 2005-2008). Tenure split of affordable housing should be 80% social rented, 20% shared ownership (Oxford's Affordable Housing Supplementary Planning Document)	✗
5 local	**Proportion of affordable housing permissions where there is a policy requirement**	50% provision of affordable housing on qualifying sites (Oxford Local Plan).	✗

4. Affordable housing completions

The core indicator requires that gross affordable housing completions are recorded shown by social rented and intermediate housing as shown in Figure 14. For the purposes of recording this target, key worker dwellings (of which there were 6) are included within intermediate housing. These affordable housing completions include those delivered by Registered Social Landlords (RSLs).

Figure 14:

	Social rented dwellings (gross)	**Intermediate dwellings/shared ownership (gross)**	**Total (gross)**
2007/08	46	33	79
Policy requirement	80%	20%	100%
Actual %	58%	42%	100%

Figure 15: affordable housing completions over previous years

Year	**Net total dwelling completions**	**Net affordable dwelling completions (excluding key worker dwellings)**	**Proportion of total dwellings that are affordable**
2001/02	439	71	16.2%
2002/03	267	46	17.2%
2003/04	578	141	25.7%

[2] Links to National Indicator 155 – number of affordable homes delivered (gross)

2004/05	673	186	27.6%
2005/06	943	167	17.7%
2006/07	821	267	32.5%
2007/08	**529**	**73**	**13.7%**

Whilst there as been a drop in the number of affordable dwellings completed, this figure is likely to increase again next year due to a number of phased schemes being completed or partially complete. These include Eagle Iron Works, Former St Augustine's School and the Rose Hill Orlit development. Where phased or large schemes contribute a significant proportion to the total affordable dwellings, then their delivery is not necessarily evenly spread year on year resulting in peaks and troughs in affordable housing delivery.

Affordable housing is one of the key themes of Oxford's Sustainable Community Strategy 2008-2012. The Oxford Strategic Partnership (OSP) has set a target of 1,200 new dwellings in Oxford for the period April 2008 and March 2011 of which at least 50% should be affordable on developments over 10 units. The OSP has appointed a select committee to focus on exploring innovative solutions to increase the amount of truly affordable housing. A report on its findings will be published in the near future.

5. Proportion of affordable housing permissions where there is a policy requirement

Figure 16 shows the average proportion of affordable housing permitted on sites during each year. Where reserved matters applications are included, the proportion is calculated from that permission rather than the outline to ensure the most accurate representation of the affordable housing achieved on each site.

Reserved matters permissions are based upon the affordable housing required through a planning obligation at the outline stage and so are not necessarily representative of the policy requirements during the year in which reserved matters permission is granted. Reserved matters applications are excluded from the final row to ensure accurate representation of permissions based on the policy requirement of that year.

Figure 16 also excludes sites where housing was provided by registered social landlords and/or the local authority. This is because they often provide greater than 50% which would distort the figures. This way of recording is an improvement on previous monitoring reports.

Figure 16: Proportion of affordable housing completed

	2003/04	**2004/05**	**2005/06**	**2006/07**	**2007/08**
Policy requirement	30%	30%	30% / 50%	50%	50%
Average % of affordable housing permitted on all sites (including reserved matters)	43.3%	34.5%	42.6%	37.6%	47.6%
Average % of affordable housing permitted on sites (excluding reserved matters)	43.3%	34.2%	48.8%	48.9%	47.6%

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

Figure 17: cash contributions received

	2003/04	2004/05	2005/06	2006/07	2007/08
From residential development	0	£100,000	0	0	**0**
From commercial development	0	0	0	£40,000	**0**

CONCLUSIONS

The overall number of affordable housing dwellings completed was lower than previous years though this is probably due to the peaks and troughs that often occur due to the construction phasing on large sites. Affordable housing completions are expected to increase in the next few years following the completions of large sites currently under construction.

The tenure achieved does not match the required 80% social rented and 20% shared ownership proportions as set out in the Affordable Housing SPD but again this is due to the phased completions. The sites not involving phased completions do match the 80%, 20% split.

The majority of sites delivering affordable housing were via registered social landlords but the proportion achieved by private developers required to deliver 50% affordable housing almost achieved that target.

OTHER HOUSING			
OBJECTIVE: To assess the quality of new housing development, assess student numbers, student accommodation and potential impact upon the availability of private sector housing, and monitor gypsy and traveller pitches.			
Indicators/type of indicators		**Targets**	**On target?**
6 core	**Housing quality – Building for Life assessments**	To show the level of quality in new housing development	**x**
7 local	**Students and purpose built student accommodation**	Any increase in student numbers should be matched by an equivalent increase in purpose built student accommodation.	✓
8 core	**Net additional Pitches (Gypsy & Traveller)**	To show the number of gypsy and traveller pitches delivered (new national core output indicator)	n/a*

*cannot state target until outcome of South East Plan Partial Review is known

6. Housing quality – building for life assessments

This is a new core indicator for this year. The indicator asks that an assessment is made of the quality of completed developments of 10 dwellings or more against the Commission for Architecture and Built Environment (CABE) Building for Life criteria.

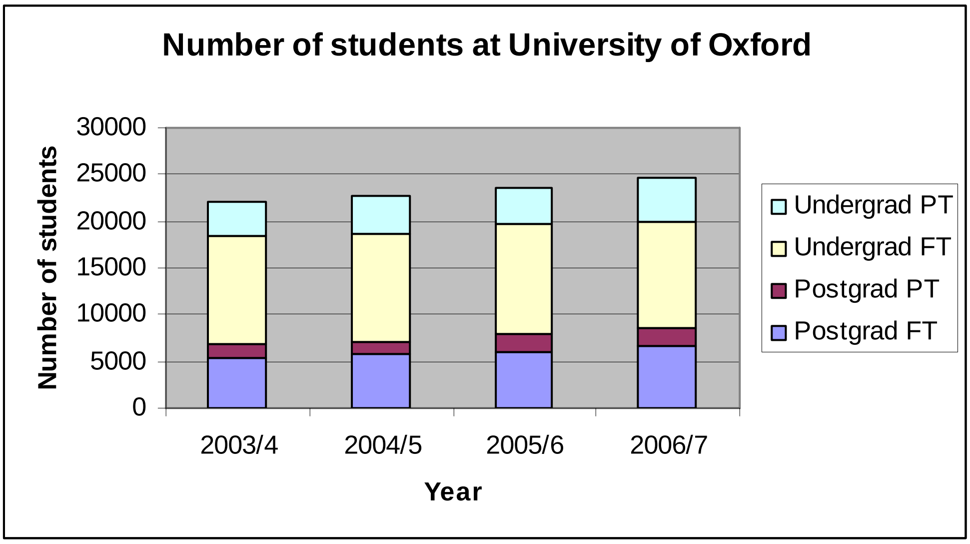
The City Council seeks 50% affordable housing on developments of 10 or more dwellings. This requirement is secured by planning obligation. The planning obligation also requires that affordable housing is constructed to the Joseph Rowntree Foundation Lifetime Homes Standard. This standard contains specific measurable criteria for the quality of development. In the monitoring period, 73 affordable dwellings were completed to the Lifetime Homes Standard.

A more detailed assessment of standards for quality development will be undertaken during the next monitoring period to determine whether to apply the CABE Building for Life criteria to future developments.

7. Students and purpose built student accommodation

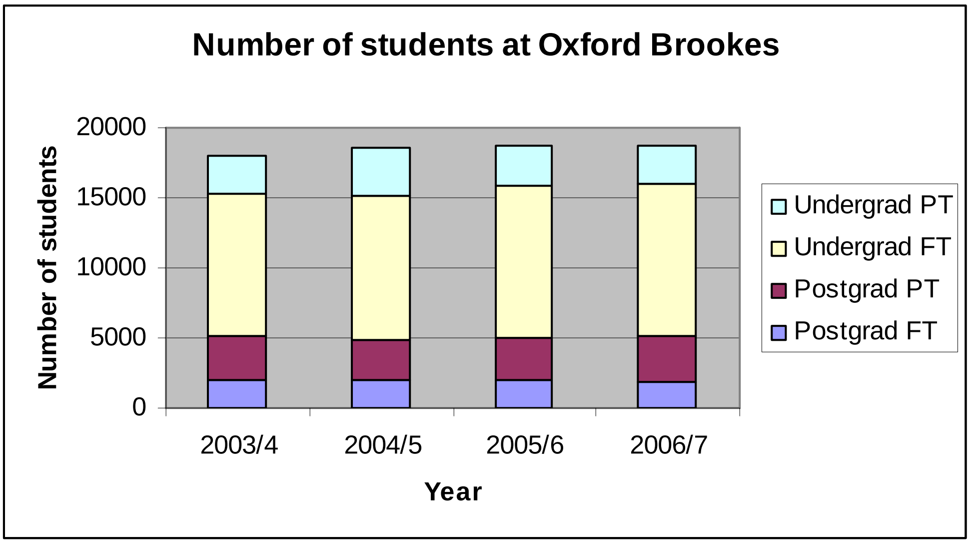
In previous years it has been difficult to gather data on student numbers and student accommodation as the AMR monitoring period (April to March) does not co-inside with the period which universities use to complete their returns to the government. As such data from the universities has had to be adapted to fit the AMR period. In an effort to make the data collection procedure more robust, the decision has been taken to report the data collected and submitted on an annual basis by the universities to the Higher Education Statistics Agency (HESA). In order to transfer to these new arrangements this year, it is necessary to revert to the data submitted to the HESA for the academic year 2006/7. It is considered however that the benefits that this new procedure brings (basing the data on the official returns that the universities make to the government) are worth persevering with for this “transitional” year.

Figure 18: Number of students at the University of Oxford
Source: Higher Education Statistics Agency



The chart above illustrates that there were some 24,640 students at the University of Oxford during the academic year 2006/07. There were 8,500 postgraduates and 16,140 undergraduates. This is a slight increase from that shown in the same data source for the previous year (2005/06) of 23,620.

Figure 19: The number of students at Oxford Brookes University
Source: Higher Education Statistics Agency



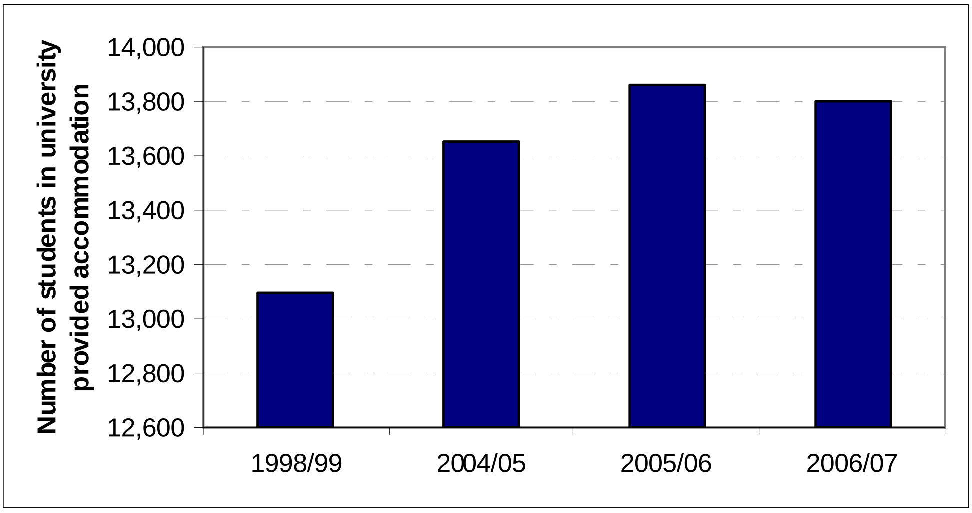
The chart above shows that in the academic year 2006/07, there were 18,770 higher education students enrolled at Oxford Brookes University (OBU). This figure includes students based at franchise organisations and students based at the OBU campuses outside the city, at Wheatley and Harcourt Hill. This is a slight increase of 45 students on the number for the previous year from the same data source.

Oxford Brookes have been able to provide more details on these figures so that we can better assess the number of students based within the city. Figure 20 shows that out of a total of 12,690 full-time higher education students at Brookes, some 7,075 were based at campuses within the city.

Figure 20:

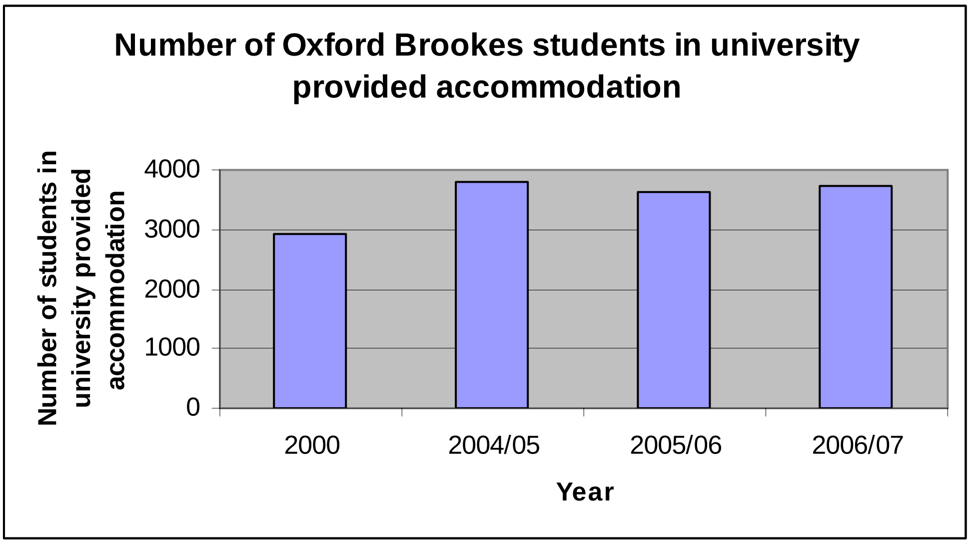
Total full-time higher education students	12,690
Full time higher education students based inside Oxford	7,075
Full time higher education students based outside Oxford	4,410
Number of students on a sandwich year	395
Number of students at franchise organisations	810

Figure 21: Provision of student accommodation by the University of Oxford
Source: Information supplied by the University of Oxford



The University of Oxford state that they provided some 13,799 units of student accommodation during the academic year 2006/07 (through the colleges and University). This was slightly fewer than the previous year but higher than that provided before 2005/06. There were 18,160 full-time students at the university (see figure 18 above). This figure needs to be discounted to take account of the visiting students who do not reside in Oxford for most of the year and students who do not need to be accommodated as they were abroad or living with their parents. This leaves 17,020 full-time students who need to be accommodated. As 13,799 were in provided accommodation, this leaves some 3,221 living outside provided accommodation.

Figure 22: Provision of student accommodation by Oxford Brookes University
Source: Information supplied by Oxford Brookes University



Oxford Brookes University state that they provide some 3,742 units of student accommodation. This is a slight increase on the number provided during the previous academic year (3,639).

Oxford Brookes University have carried out some further analysis based on the postcodes provided by students in their registered addresses and concluded that some 3,425 full-time students were living within Oxford but not in either university provided accommodation or their family home as shown below.

Figure 23: Oxford Brookes University data on postcode address of students

	Institution maintained property	At home	Away from home	Total
Within Oxford	3,271	1,123	3,425	7,819
Outside Oxford	471	2,636	1,316	4,423
Total	3,742	3,759	4,741	12,242

It should be noted that the data provided to the Higher Education Statistics Agency covers the whole academic year whereas the postcode analysis is a snap-shot data set; this means that the total figures for full-time students in the two data sets are not quite comparable (12,690 and 12,242 respectively). The City Council is working with Oxford Brookes to refine the data collection so that this issue does not arise in future years.

Oxford Local Plan policies restrict the expansion of teaching/administrative accommodation where the number of full-time students living in Oxford outside university provided accommodation exceeds 3,500 per university in the academic years up to 2008, and 3,000 after that date in order to mitigate the impact of students living in private sector housing on the general housing market. Both universities were under the limit. It is anticipated that improvements can be made to the data collection for next year's Annual Monitoring Report, particularly in the case of Oxford Brookes University.

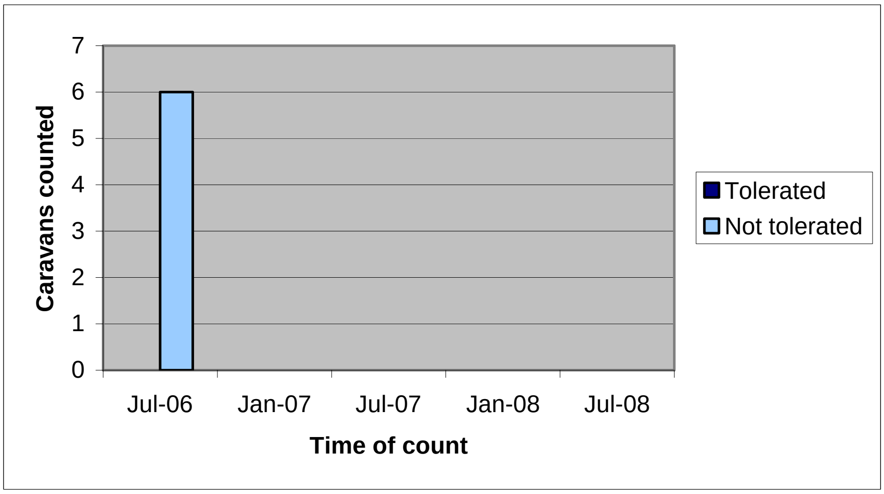
As well as plans for additional academic accommodation, there are a number of student accommodation schemes being proposed (about 2,000 student rooms, several have planning permission and others at pre-application stage) that would be restricted to occupation by students of the two universities.

8. <u>Net additional pitches (Gypsy and Traveller)</u>

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

Monitoring of gypsy and traveller settlements across Oxfordshire is carried out by the Oxfordshire County Council Gypsy and Traveller Liaison team on a bi-annual basis. The monitoring includes both authorised and non-authorised sites, and has provided a basis upon which to informally assess gypsy and traveller accommodation needs in Oxfordshire. At July 2008, no unauthorised encampments were found in Oxford by a County-wide monitoring survey.

Figure 24: Gypsy and traveller caravan counts from July 2006



The South East England Regional Assembly (SEERA) is in the process of conducting a partial review of the South East Plan to allocate pitch numbers to be provided through district local development frameworks, however this is not due to be adopted until 2010. SEERA have recently consulted on options for providing some 1,064 gypsy and traveller pitches, and a further 274 travelling showpeople plots, across the region. These initial options suggest provision in Oxford of between 0 and 9 gypsy and traveller pitches, and an additional 0-1 travelling showpeople plot.

Conclusions – Other housing

Currently Oxford does not use CABE Building for Life criteria but uses instead Joseph Rowntree Foundation Lifetime Homes Standard and this standard is applied to affordable dwellings secured under planning obligations.

The number of full-time students living in Oxford at the University of Oxford in the 2006/07 academic year was 18,160. There were 12,690 full-time students at Oxford Brookes (7,075 studying at campuses in Oxford). Of these, over 17,500 students live in university provided accommodation.

The regional planning process will eventually determine targets for delivery of gypsy and traveller pitches in Oxford. Until such targets are made more explicit, and given recent caravan counts do not indicate any pressing need, there are no pitches planned at the current time in Oxford, therefore this indicator is not strictly relevant at present.

ECONOMY, RETAIL AND TOURISM

EMPLOYMENT

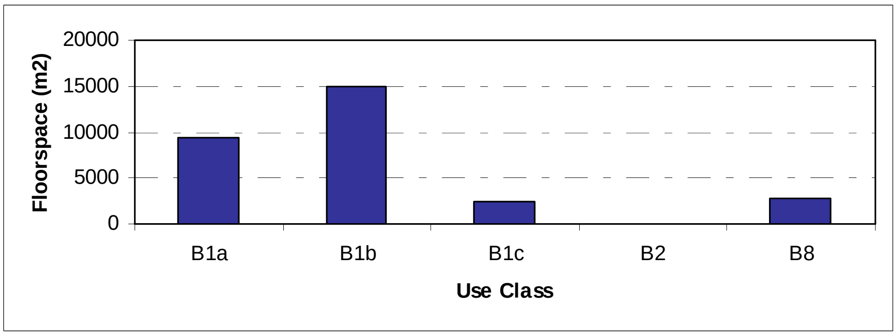
OBEJECTIVE: To achieve sustainable levels of economic growth and diversity, on previously developed land where possible, to maximise job opportunities for the local workforce, maintain a strong economy and promote regeneration.

Indicators/type of indicator		Targets	On target?
9 core	**Amount of land developed for employment by type and in allocated sites**	Supporting regionally important sectors and clusters. Need to provide a range of sites and premises to support business growth (emerging Regional Spatial Strategy).	✓
10 core	**Employment developments on previously developed land**	Urban focus and regeneration, promotes 60% of all new development on previously developed land (emerging Regional Spatial Strategy).	✓
11 local	**Land developed for other key employment uses**	Supporting regionally important sectors and clusters. New development should continue to build on Oxford's strengths in education, healthcare and research and development (emerging Regional Spatial Strategy and Oxford Local Plan).	✓
12 local	**Planning permissions for new Class B1 uses**	Need to provide a range of small medium and large B1 developments to promote a diversity of opportunities for businesses and the local workforce. (emerging Regional Spatial Strategy and Oxford Local Plan).	✓
13 core	**Employment land supply by type**	Need for range of land and premises for different employment uses (emerging Regional Spatial Strategy and Oxford Local Plan).	✓
14 local	**Losses of employment land in key employment areas. Amount of employment lost to residential development**	That little employment land is lost so that the sustainable distribution of employment land is not affected. (Oxford Local Plan).	✓

9. Amount of land developed for employment by type and in allocated sites

The graph shows the amount of floorspace developed for employment uses by type [4](B1a offices, B1b research and development & B1c light industrial, B2 general industrial and B8 warehousing). These figures are taken from planning permissions for completed development. In total some 29,524 m^2 gross of internal floorspace has been developed for employment uses. This is less than last year when the total figure was 40,949, and significantly less than 2005/6 when the figure was 267,464.

Figure 25: Amount of gross internal floorspace m^2 developed for employment by type in 2007/08



	B1a	B1b	B1c	B2	B8	Total
2007/08 gross external floorspace*	9,772	15,462	2,470	0	4,009	31,713
2007/08 gross internal floorspace	9,406	14,882	2,377	0	2,859	29,524
2006/07 gross internal floorspace	26,938	7,161	2,866	2,055	1,929	40,949
2005/06 gross internal floorspace	12,954	10,174	265	242,729	1,342	267,464

* Gross external area has been reduced by 3.75% to give gross internal floorspace

However, the 2005/06 figure included major growth in the general industrial sector but almost all of this was through the regeneration and expansion of the BMW Plant at Cowley. By comparison to last year there has been a further decline in overall floorspace although less significant.

Turning to the type of employment, over the past two years, the principal changes show a relative decline in the amount of office floorspace (Class B1a) but a significant increase in the amount of floorspace for research and development (Class B1b).

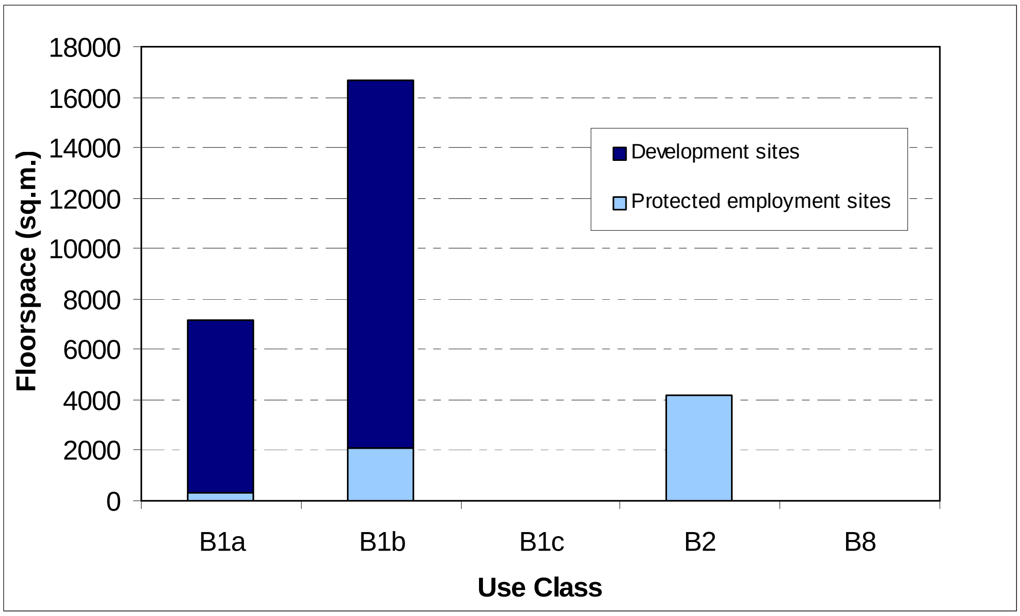
Development has taken place in a diverse range of employment uses over recent years. Whilst there has been no general industrial growth this year, overall there has been continued growth in the other key employment sectors. New employment development therefore continues to positively build on the key strengths of Oxford's economy, and serves to illustrate the important contribution Oxford makes towards the economic success of the region. It also provides a good range of job opportunities for the local workforce.

The graph (Figure 26) shows the amounts of each type of employment use (B1a/b/c (office, research and development/light industrial), B2 (general industrial) and B8 (warehouse)) developed in development sites. In Oxford this has been taken to include the allocated development sites and the protected employment sites identified in the adopted Oxford Local

[4] *Use Classes Order 2005* – See Glossary

Plan 2001-2016. A total of 28,050 m^2 of floorspace was completed, of which 76% took place on allocated development sites, almost identical to the 75% of development on allocated sites in 2006/07. Nevertheless protected employment sites continue to make a valuable contribution, albeit a smaller proportion of new development.

Figure 26: level of development in m^2 per use class on development sites in 2007/08



Use class	Protected employment sites in m^2	Development sites in m^2
B1a	322	6,866
B1b	2,060	14,613
B1c		
B2		
B8	4,191	
Total	**6,572**	**21,478**

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

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

10. Employment developments on previously developed land

The policy approach in the adopted Oxford Local Plan 2001-2016 promotes sustainable development and making the best and most efficient use of existing resources. Employment uses are therefore directed towards the key protected employment sites, allocated sites and mixed-use development sites. These comprise previously developed land, the only exception being the Oxford Science Park and Littlemore Park. In the monitoring period, there were 2 developments at the Oxford Science Park, one B1a (office) development of 6,258 sq.m. and one B1b (research and development) of 2,830 sq.m.. All other development in the monitoring period were on previously developed land.

Figure 27: Amount of employment floorspace in m^2 on previously developed land (PDL) in 2007/08

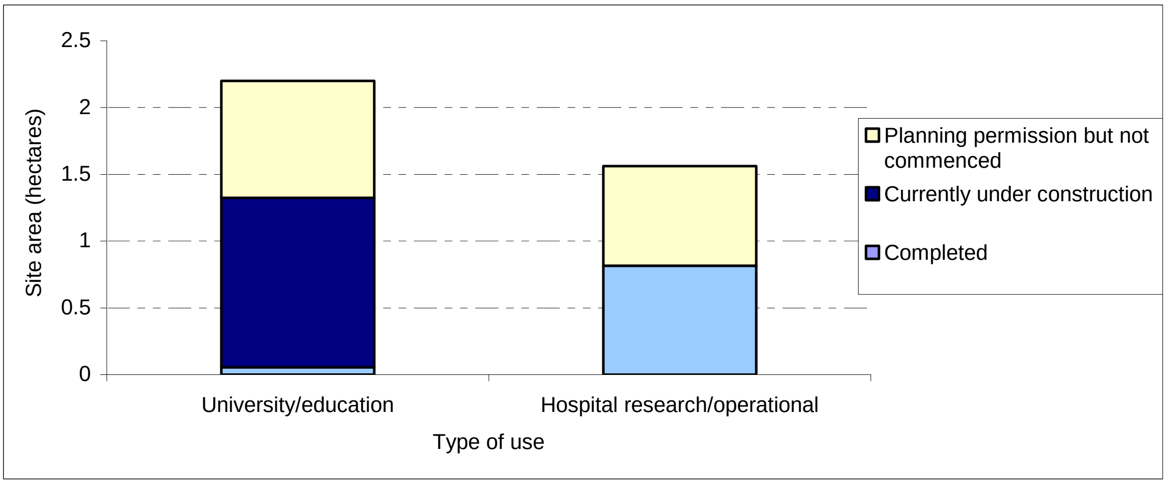
	B1a	B1b	B1c	B2	B8	Total
Gross employment land	9,772	15,462	2,470	0	4,007	31,711
% gross on PDL	36%	82%	100%	100%	100%	71%

Oxford has therefore successfully directed new completed development to previously developed land or identified green field development sites.

11. Land developed for other key employment uses

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

Figure 28: University and Hospital Development in hectares in 2007/08



The education and health sectors are particular strengths in Oxford's economy. Over recent years the amount of land coming forward for development has fluctuated between these two key sectors, with slightly more in hospital research. The figures vary considerably each year, rather than showing any particular trend, which reflects the dynamic process of permissions being implemented.

There have been two applications granted planning permission but not commenced in this monitoring year, and a further two additional applications completed. Those schemes under-construction relate to earlier permissions granted before the monitoring period, which are still on-going.

Figure 28 shows that overall the University (education) sector has the largest amount of land being taken up and committed for development. Of this total there is a significant amount, which is under-construction, such as the biochemistry development in South Parks Road. The remaining land has planning permission but development has not commenced.

The Hospital (health) sector has slightly less land in total, which is fairly evenly split between developments either completed or not yet commenced.

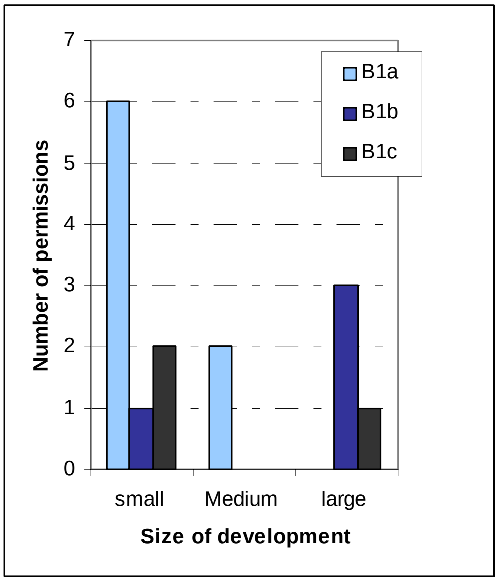
Whilst there are differences between the sectors in terms of the progress of particular developments, this to a large extent reflects the funding arrangements of these major investment schemes, which are long-term and often part of a rolling programme.

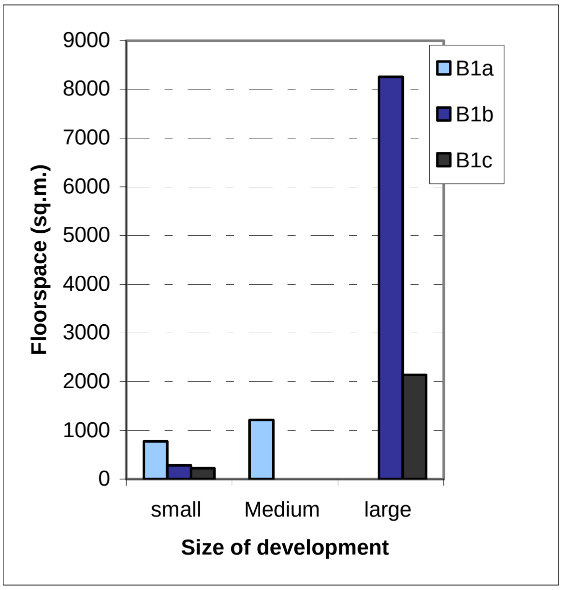
The target is being met, as there continues to be significant developments in these important sectors. The evidence during the last three years recognises the important contribution made by the education and health and hospital sectors and the associated spin-offs in terms of specialist research and development.

12. Planning permissions for new class B1 uses

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

Figure 29: Planning permissions for Class B1 uses by type- by gross floorspace m^2 and by number in 2007/08





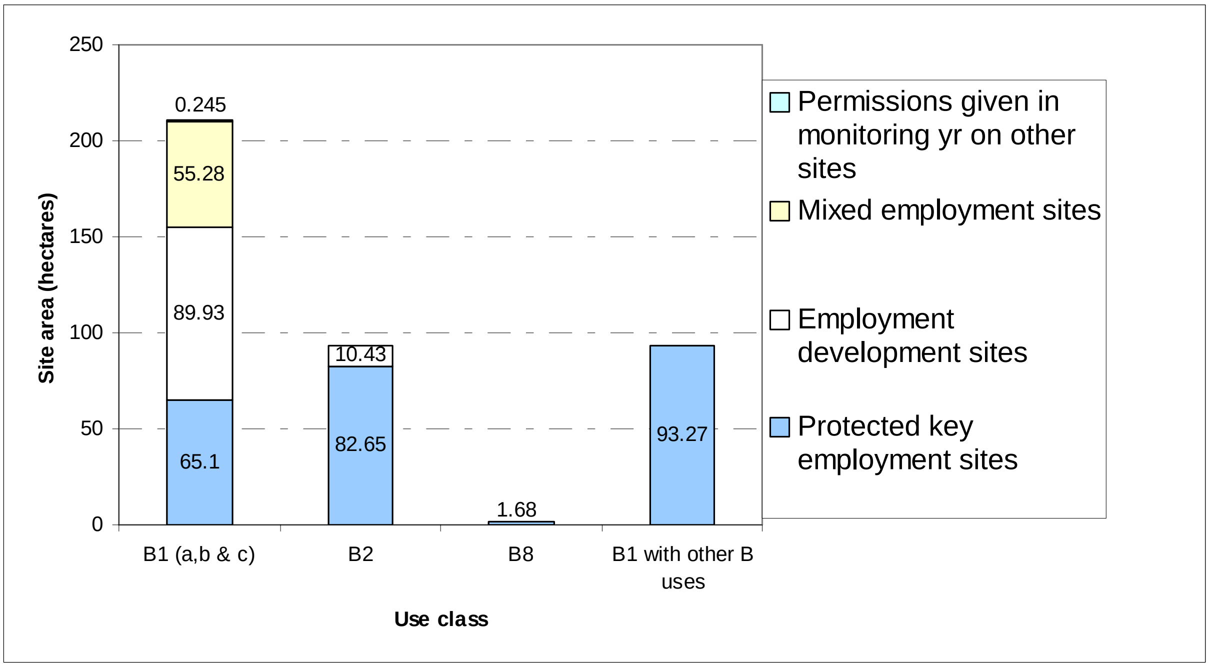
In line with the previous two monitoring years, the office (Class B1a) sector has seen the greatest number of permissions, the majority of which are on small sites. However in relation to floorspace the most significant contribution is from research and development (Class B1b) uses within the large site size which accounts for 8,500 sqm. Most of the new B1b floorspace given permission is accounted for by development of the Cancer Research Building at the Churchill Hospital site. Office development of just under 2,000 sqm has been mainly on medium sites. Light industrial use (Class B1c), has shown a considerable increase this year to 2,360 sqm of additional floorspace, which includes one large site and two small sites.

This year has differed slightly from previous years principally through the greater contribution from the light industrial sector (Class B1c).

13. Employment land supply by type

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

Figure 30: Employment land supply by type in hectares
Source: Oxford Local Plan 2001-2016 for land supply and data on planning permissions granted / under construction in 2007/08



The total supply of employment land comprises principally protected employment sites and allocated sites, identified in the adopted Oxford Local Plan 2001-2016. The allocated sites include employment and mixed-use development sites. The key protected employment sites include industrial estates and major key employers. For example Plant Oxford occupied by BMW alone accounts for some 80 hectares of land. The principal employment sites are the Oxford Business Park and the Oxford Science Park; however both are well established and have only a limited supply of land available for new development. It is forecast that the Oxford Business Park will soon be fully complete, and the Oxford Science Park by 2010. Land in Oxford is a scarce resource, subject to significant constraints and in demand from a range of competing uses. Therefore the policy approach has encouraged the importance of protecting existing key employment sites and allocating additional development sites to accommodate future growth.

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

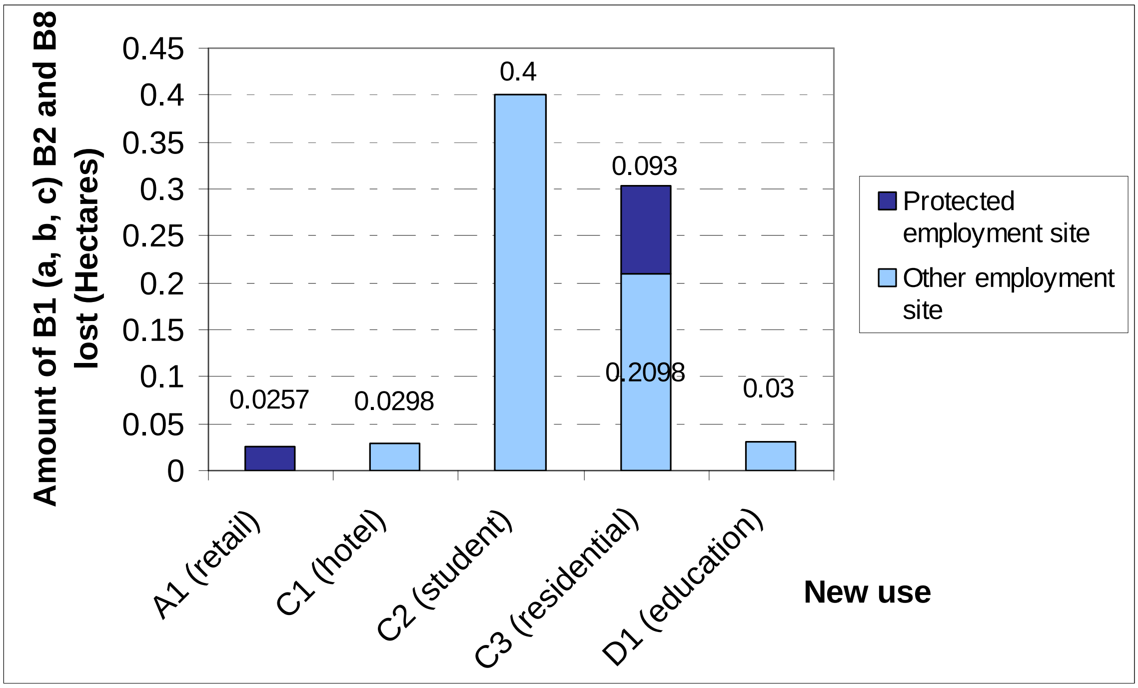
An Employment Land Study has been undertaken on behalf of the City Council by consultants to assess the supply of employment sites in Oxford in relation to the projected demand over the next 15 years. The study provides an important evidence base for the future employment land requirements. It serves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

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

14. Losses of employment land in key employment areas. Amount of employment loss to residential development including loss from development sites and protected employment sites

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

Figure 31: Loss of employment land in Oxford in hectares including loss on protected employment sites in 2007/08



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

During this monitoring period only 0.78 hectares of land was lost from employment use (mainly to housing), which is slightly less than last year at 1.3 ha. This compares with 2005/6 when some 4.7 hectares of land was lost from employment use, and in the 2004/5 monitoring period 3.7 hectares of employment land was lost.

Figure 31 shows that the most significant proportion of the land lost from employment use has been on development sites, with only very marginal amount from protected employment sites. This shows the same trend as the previous monitoring year. It is clear that the majority of the land lost during the year has been principally to student accommodation use and residential use.

Conclusions – Employment
The overall amount of employment floorspace coming forward for development during this monitoring period has been less than previous years, but has significantly added to the range and type of employment available in Oxford. It is clear over recent years that Oxford has successfully built on its established economic strengths.

This year a significant proportion of the increase in floorspace has been within the research and development (Class B1b) sector, which is key to the future success of Oxford's established knowledge-based cluster. There continues to be new development in the University (education) and Health (Hospitals) sectors, which are key sectors in Oxford's economy. This development is part of the sustained investment within these sectors over recent years and is part of a long-term rolling programme.

This new development has taken place on previously developed land, the majority of which has been on protected employment sites. Overall the amount of land lost from employment use has been less than previous years. This land has been redeveloped principally for student accommodation and residential use.

RETAIL			
OBJECTIVE: To monitor the amount of new retail, office and leisure development, including in the city centre and district centres, and to assess the vitality and viability of the centres.			
Indicators/type of indicator		**Targets**	**On target?**
15 core	**New retail, office and leisure development including in town centres**	Need to focus development in the city centre and district centres. Aim to provide a range of A1, A2 and B1and D2 uses (emerging Regional Spatial Strategy).	✓
16 contextual	**Market and vitality indicators**	Local Plan targets for A1 use on designated frontages in the city and district centres should be met.	✓

15. New retail, office and leisure development including in town centres

As Figure 32 shows, there was a total of 14,891 m^2 gross additional internal floorspace for office, retail and leisure development.

Figure 32: Office and leisure completions in m^2 compared to previous years

	Retail (Class A1)	**Finance/ professional service (Class A2)**	**Office (Class B1a)**	**Leisure (Class D2)**	**Total**
2007/08 gross external floorspace*	2,493	414	9,772	2,889	15,568
2007/08 gross internal floorspace	2,306*	398	9,406	2,781	14,891
2006/07 gross internal floorspace	1,643*	197	26,938	2,230	31,008
2005/06 gross internal floorspace	3,872*	252	12,994	777	17,895

*sales space excluding areas like store rooms

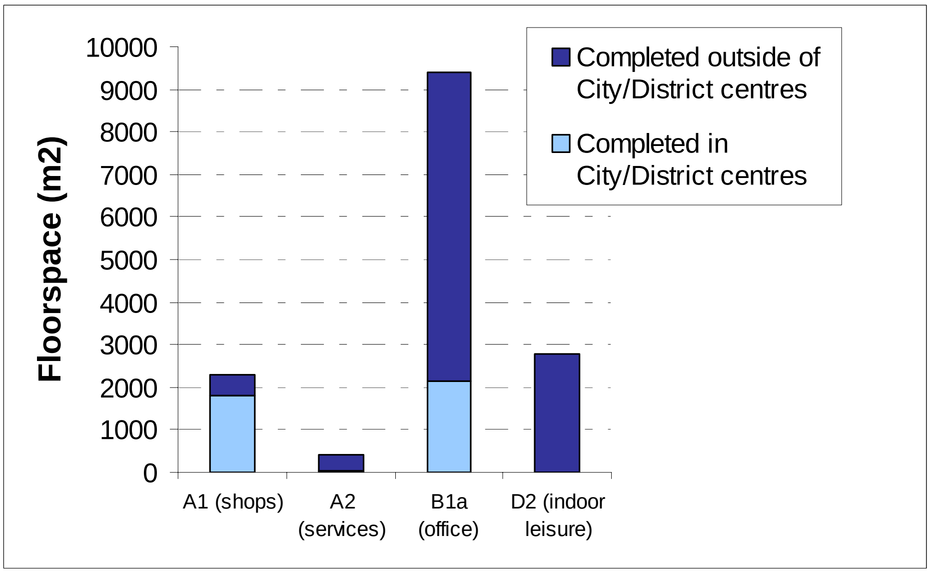
Whilst the amount of floorspace for retail (Class A1) has increased compared to last year it is still less than the total three years ago.

In relation to office development, the amount of financial and professional (Class A2) completions has increased compared to previous years but is still a relatively small total. There has been a significant decline in the level of development completed within the office sector (Class B1a), compared to previous years, particularly last year. Of the limited amount of floorspace completed in this monitoring year the majority, some 65%, relates to one permission on the Science Park.

The leisure (Class D2) development however relates to the completion of a new sports and social club at Morris Motors. This present position partly reflects the market, but also the limited opportunities available in Oxford and the competing demands for land from other users.

Overall therefore in assessing the performance of the three sectors, the most significant growth has continued to be in the office sector (B1a) with only modest growth in the retail and leisure sectors.

Figure 33: Amount (floorspace m²) of completed retail, office and leisure developments in city/district centres in 2007/08



The trend over the last three years shows the greatest amount of completions have taken place in the office (Class B1a) sector. This year whilst the overall amount has been less at just over 9,000 m^2 completed, it still represents the greatest proportion of completions. The majority of this additional floorspace is in out-of-centre locations, which again reflects the location of the key employment sites at the Science Park and Business Park.

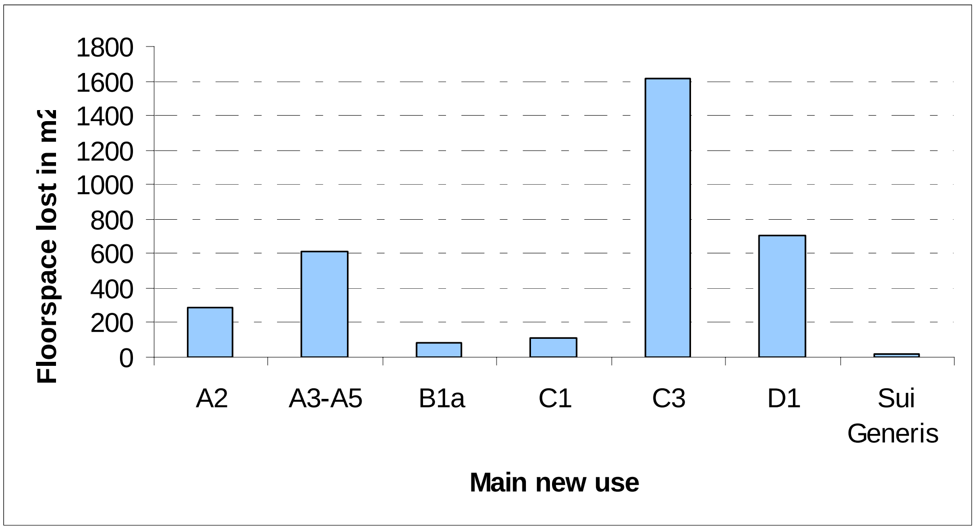
The amount of completed retail (Class A1) floorspace has increased on last year and now some 77% of the total has taken place within existing centres, in particular the Cowley District Centre.

There has been a slight increase in the amount of completed development in the service (Class A2) use, although the overall total is still relatively low compared to other sectors. Whilst the new development has taken place in out-of-centre locations the majority have been within neighbourhood centres.

In conclusion, although the majority of completed development has taken place in out-of-centre locations, particularly in the case of office (Class B1a) and leisure (Class D2) uses, this does largely reflect Oxford’s spatial circumstances. The principal opportunities for major employment growth rely on sites within the Business Park and Science Park, which are out-of-centre locations.

16. Market and vitality indicators

Figure 34: Amount of retail floorspace m^2 lost to other uses in 2007/08

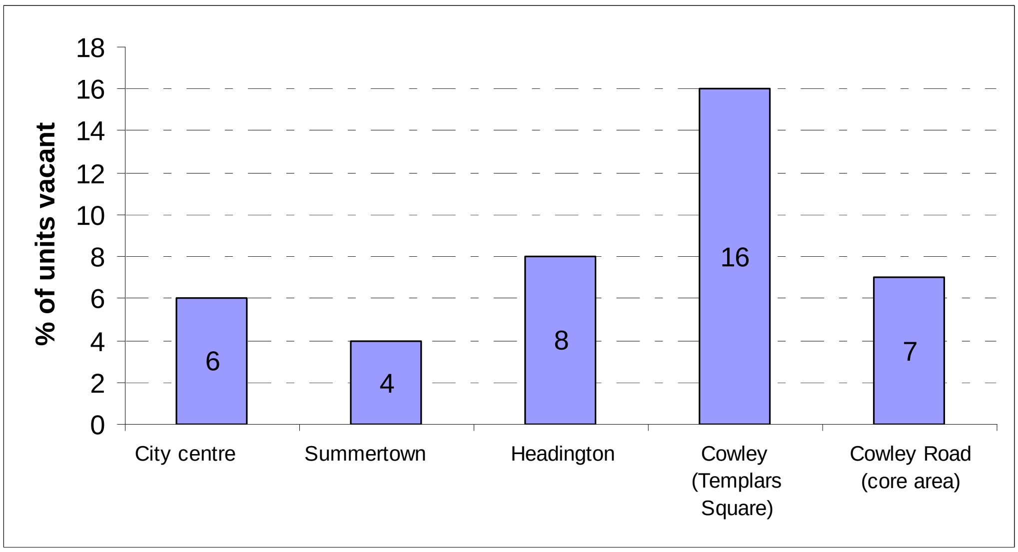


Oxford has continued to loose some retail (Class A1) floorspace, totalling 3,435 m^2 in 2007/08. Whilst cumulatively this has an impact on the total amount of retail floorspace, but on an annual basis the rate is still relatively low for the city as a whole, and does reflect the dynamic change in the market. The new uses introduced include principally residential (Class C3) uses with food and drink (Class A3-A5) and non-residential uses (Class D1). The future redevelopment of the Westgate Shopping Centre, will significantly increase the supply of retail (Class A1) floorspace in the city centre.

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

Vacancy levels

Figure 35: Vacancy levels in city and district centres in January 2007
Source: Oxford City Council survey, January 2007



One of the key market indicators that measure the vitality and viability of existing centres is vacancy levels. In the city centre, the Primary Shopping Frontage (Policy RC.3) still had only 6% of all the units vacant, which reflected a similar proportion as last year, showing that that the city centre remains healthy and is performing well.

There are four district centres which each have a defined District Shopping Frontage (Policy RC.4).

The Summertown District Shopping frontage has the lowest vacancy rate this monitoring year. Last year the vacancy level was 9%, whereas this has fallen to only 4%, showing the strength and this shopping centre and the good range of uses. The addition of Marks and Spencers Food Hall does appear to have positively strengthened Summertown.

The Cowley Road (core area) has the second lowest vacancy rate at 7%, which shows a fall from last years' level of 9%. Whilst the actual number of vacant units is comparable to other district centres it appears high as a proportion of the relatively small number of the total number of units that form the heart of the Cowley Road. Cowley Road is however fortunate in having an extensive range of other Class A uses extending along the street which lies within a secondary shopping frontage (Policy RC.5).

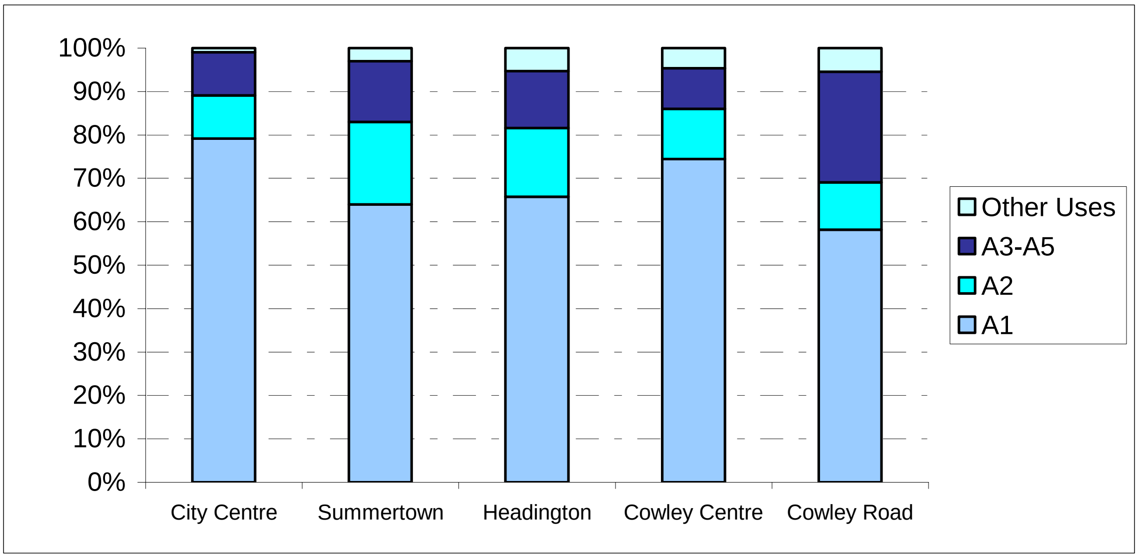
Headington has a vacancy rate at 8%, which has increased from last years figure of only 4% although it is still comparable with other centres. There does however still remain a relatively high proportion of charity shops.

The Cowley centre (Templars' Square) had a vacancy level of 8% last year, which has increased significantly to 16%. Whilst clearly the overall percentage of vacant units has shown a noticeable increase, it does to a degree reflect the large number of A1 (retail) uses within the centre, and the relative lack of other Class A uses.

The city centre and the district centres are generally still performing well, appear healthy with a good level of vitality and viability. Whilst the level of vacancies within each district centre continues to vary, this is often a reflection of the individual characteristics of the centre. It will however be important to monitor the position particularly in the Cowley centre (Templars' Square). Support should be given in principal for new proposals of an appropriate scale, which provide additional retail floorspace and seek to build on policies within the Core Strategy 2026 that promote this shopping centre as a Primary District centre.

Vitality

Figure 36: Percentage of A1 (retail) uses and other Class A uses in the City centre and district centres in January 2007
Source: Oxford City Council survey January 2007



	Local plan target for A1 on designated frontage	Actual A1%	Actual A2%	Actual A3-A5%	Actual other uses%
City Centre	75%	79%	10%	10%	1%
Summertown	65%	64%	19%	14%	3%
Headington	65%	65.8%	15.8%	13.1%	5.3%
Cowley Centre	65%	74.4%	11.6%	9.3%	4.7%
Cowley Road	65%	58.2%	10.9%	25.4%	5.5%

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

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

It is clear from these contextual indicators that the city centre and district centres still appear to be in a relatively healthy position. Whilst the level of vacancies at the Cowley centre (Templars' Square) is high, it is a managed centre so some of the leases may be coming up for renewal at a similar time. Officers will discuss with the owners the underlying causes of these vacancy levels. The centres generally however contain an appropriate mix of other Class A uses with retail continuing to underpin their role. The position does need to be carefully monitored to assess the performance of each centre in the context of both their future role and respective individual characteristics

Conclusions - Retail

Whilst there has been a relative decline in the amount of office (Class B1a) floorspace, compared to recent years, the most significant growth is still in this sector. The retail (Class A1) and leisure (Class D2) sectors have shown only a modest increase in additional floorspace.

The majority of this new completed office development has taken place in out-of-centre locations, which reflects the historic legacy of Oxford's principal employment sites, such as Business Park and Science Park.

The city and district centres are still generally performing well. Whilst retail underpins these centres there continues to be a good diversity of uses. The current level of vacancies for the Cowley centre (Templars' Square) is higher than previous years, and will be actively monitored and the situation discussed with the managing owners of the centre.

TOURISM			
OBJECTIVE: To have a good range of accommodation and attractions for visitors and residents to enjoy and to encourage tourists to stay longer and spend more.			
Indicators/type of indicator		**Targets**	**On target?**
17 local	**Supply of short-stay accommodation**	Retain the existing stock of tourist accommodation and support the provision of additional accommodation in a range of appropriate locations and to encourage longer stays in Oxford (emerging Regional Spatial Strategy and Oxford Local Plan).	✗
18 local	**Supply of new cultural and arts facilities**	To enhance the supply of cultural and arts facilities for the benefit of residents and visitors.	✓

17. Supply of short-stay accommodation

Figure 37: The number of bedspaces of short-stay accommodation gained or lost (completions) in 2007/08

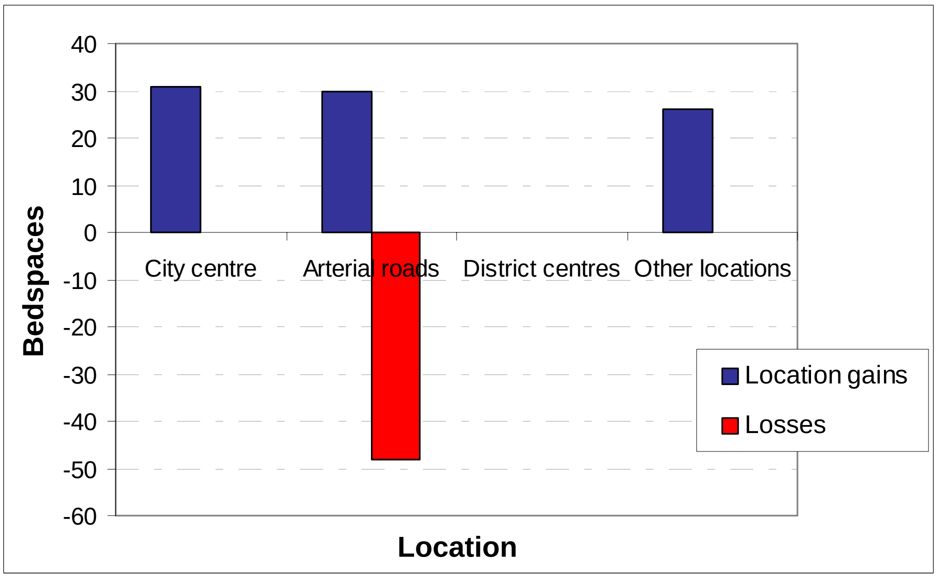
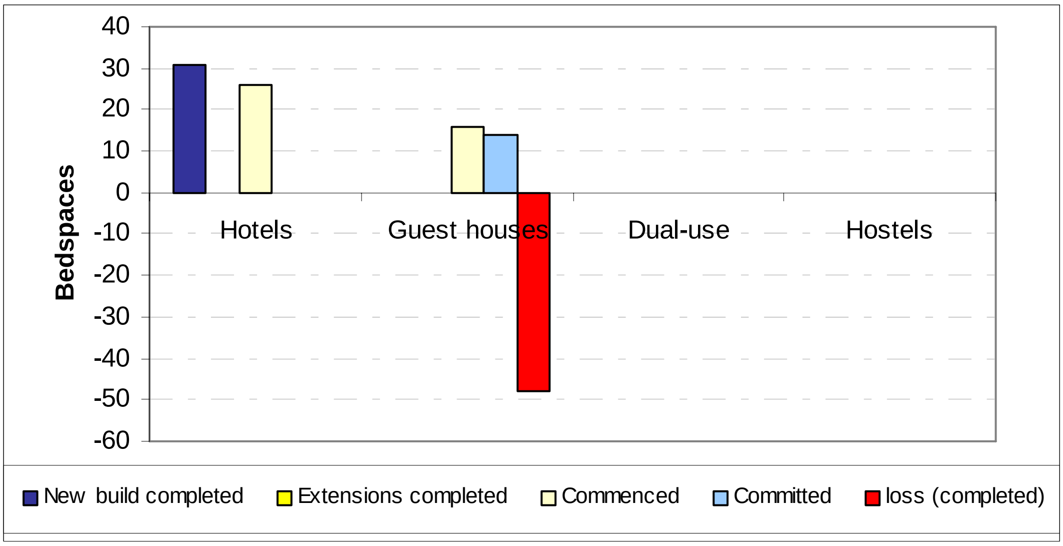


Figure 38: The number of bed-spaces gained or lost, by type of short stay accommodation in 2007/08



In terms of permissions given, developments commenced and completed, there have been more increases than there has been accommodation lost to other uses (completions). However, in terms of developments completed in the monitoring year, there have been more losses than gains, so there has been a reduction in the overall amount of short-stay accommodation available. There has been a loss of three guest houses, two to residential use, and one to multiple occupation, all situated on arterial roads. As with the previous monitoring year, the principal growth has taken place in the hotel sector. All available new accommodation is in the city centre (in Broad Street).

18. Supply of new cultural and arts facilities

Figure 39: Floorspace lost or gained for arts & cultural uses, in m^2, during 2007/2008

There has been continued growth in the museum sector during this current monitoring period. Work has been completed on the 3 storey extension to the Pitt Rivers museum to provide more public and educational space.

There has been a small increase in leisure space, with an extension to a nightclub on the Cowley Road. There have also been planning permissions granted for an extension to the Oxford Youth Theatre and for a new art gallery.

Conclusions – Tourism
This overall pattern of development has taken place within the principal aim of the Local Plan and the City Council's Tourism Strategy to promote long-term sustainable growth of the tourism sector. Oxford therefore continues to build on its strengths as a 'City of Culture' and has significantly added to the cultural attractions of the city. Increases in short stay accommodation have occurred in the city centre. However, in this monitoring year, there has been an overall loss in the supply of short stay accommodation bed spaces.

ENVIRONMENT

BIODIVERSITY			
OBJECTIVE: to conserve and enhance Oxford's biodiversity, particularly in relation to priority habitats and species.			
Indicator/type of indicator		**Targets**	**On target?**
19 contextual	**Local biodiversity measures**	Development should not result in a reduction in areas or populations of biodiversity importance.	✓

19. Local Biodiversity Measures

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

As reported in previous years, although the aim is for the habitat data to record actual changes in UK BAP priority habitats on a year-on-year basis, there is still an overall lack of data to adequately capture the baseline situation. This situation is improving, but slowly. The tabulated data represent a refining of the baseline position as new mapping of the survey data is undertaken. Only the habitat types relevant to Oxford have been included in table 1 below.

Figure 40:. UK BAP priority habitat resource in Oxford City

	Area (hectares) 2006	**Area (hectares) 2007**	**County context 2006**	**County context 2007**	**UK context**
Eutrophic standing water	10.2	10.2	919.0	929.6	1785km^2
Fens	17.3#	17.2#	131.8#	142.9#	No data avail.
Lowland meadows	233.9	233.2	993.7	1080.0	15,000
Lowland mixed deciduous woodland	40.3	47.7	3961.1	4555.0	No data avail.
Lowland wood pastures and parkland	12.1	11.2	1448.9	1844.0	10,000-20,000
Reedbeds	1.1	1.0	25.8	25.8	5,000
Wet woodland	6.1	6.2	108.7	138.4	50,000-70,000
Total area of BAP priority habitat	320.87	326.7	9259.1	10664.6	No data avail.

Combined figure of Fen and Reedbed resource

ii. Change in number of UKBAP priority species.

There has been a change in the numbers of species of UK BAP priority species as a consequence of a national review undertaken in the last 18 months. The list of species has increased considerably. As a consequence, the number of UK BAP priority species found within Oxford has increased from 23 recorded in 2006 to 96 in 2007. The increase does not represent improvements in the management of biodiversity in Oxford, simply a reflection of the new longer list.

iii. Change in areas of sites designated for their intrinsic environmental value

Figure 41 provides details of the areas of the various sites designated for their intrinsic environmental importance and their associated area. There has been no change in area in many of these sites between 2006 and 2007, as changes to them are infrequent. However, changes in the area of County Wildlife Sites in Oxfordshire (although not in Oxford) have occurred.

Figure 41: Areas of sites designated for their intrinsic environmental value

Designated site	Area in hectares (2007)	Area in hectares (2008)
Sites of Special Scientific Interest (SSSI)	278.2	278.2
Special Areas of Conservation (SACs)	177.1	177.1
County Wildlife Sites	63.5	63.5
Sites of Local Interest for Nature Conservation (SLINCs)	202.5	202.5
Local Nature Reserves	11.5 (3 sites)	11.5 (3 sites)
Regionally Important Geological or Geomorphological Sites (RIGS)	2.0 (2 sites)	2.0 (2 sites)
Losses additions of sites		0

iv. Distribution and Status of Water Vole

Information for this indicator is entirely from systematic survey work carried out by trained volunteer surveyors and co-ordinated by the Buckinghamshire, Berkshire and Oxfordshire Wildlife Trust (BBOWT) as part of a wider water vole project. The local Wildlife Trust (BBOWT) has only recently recruited a new water vole project officer and, consequently, water vole survey data have not been gathered for a full reporting year. It is envisaged that new data will be forthcoming in 2009.

v. Condition of Site of Special Scientific Interest (SSSIs)

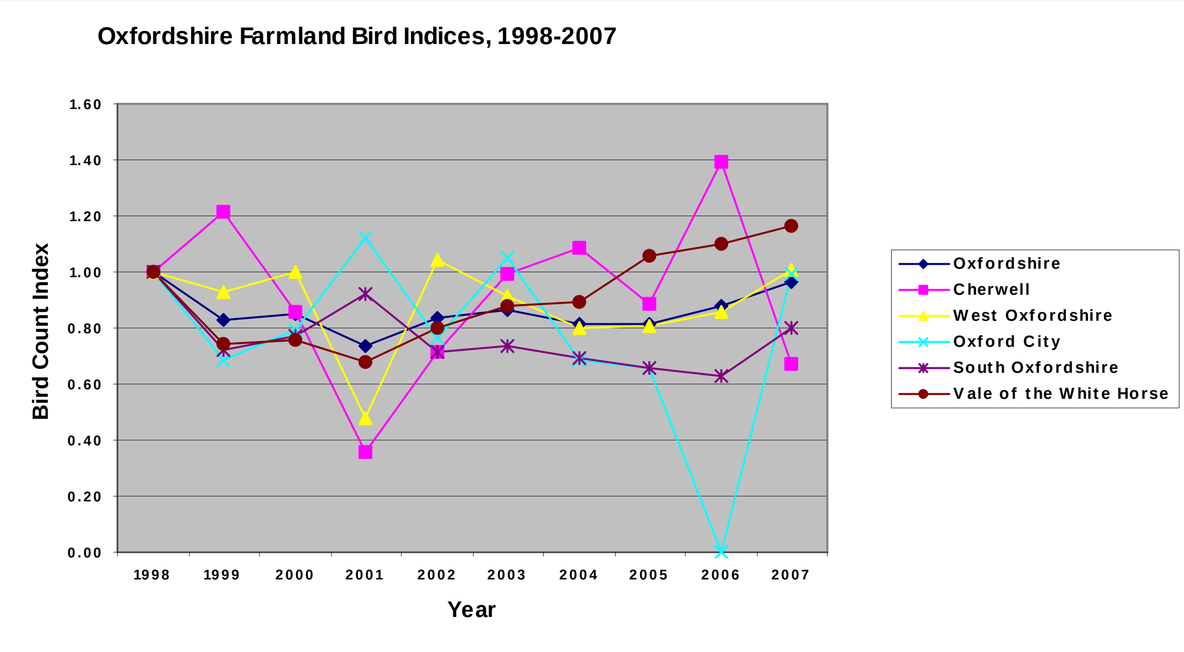
The figures for Oxford are broadly the same as for 2006/7 and indicate that in 2007/8 88% of Oxford's SSSIs are in a favourable condition. However, a 9.46% are in an unfavourable but declining condition. Overall the figures are very encouraging and indicate that Oxford is meeting the Government's target for 2010 for SSSI land. The figures for Oxford also far exceed those for Oxfordshire and England.

vi. Distribution and status of farmland birds

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

There has been a marked improvement in the farmland bird index in Oxford from 2006 to 2007 as no surveys were undertaken in Oxford during 2006. The numbers of species identified in 2007 surveys was an improvement on those surveyed in the last two years when surveys were undertaken (2004 and 2005). 9 species were recorded in 2007 whilst only 5 and 6 species were recorded in 2005 and 2004 respectively.

Figure 42: Distribution and status of farmland birds in Oxfordshire



iv. Distribution and Status of garden butterflies

A complete set of garden butterfly data for 2007 was not available from Butterfly Conservation this year for analysis and presentation within this AMR. The view of local experts is that the long term trends for the 22 indicator butterflies remain the same in previous years. However, there is no doubt that the summer weather conditions for butterflies in 2007 were not favourable.

Conclusions – Biodiversity

The monitoring data shows that Oxford maintains a strong biodiversity resource. Further evidence gathering over the next few years will enable more meaningful comparisons to be made. Improvements in the bird count index have been made and the majority of SSSIs are in favourable condition.

FLOODING			
OBJECTIVE: To take the Environment Agency's advice into account when determining planning applications which have a potential impact on the water environment.			
Indicators/type of indicator		**Targets**	**On target?**
20 core	**Permissions contrary to Environment Agency (EA) advice**	EA advice should be followed when determining applications.	✓

20. Permissions contrary to Environment Agency advice

Figure 43: The Environment Agency objected to 6 major[1] applications on flood defence grounds in 2007/08

Number of applications	Reason for Environment Agency objection	Response by Environment Agency	Outcome
1	Impact on surface water run-off, sequential test not demonstrated, unsatisfactory Flood Risk Assessment (FRA)	Objection subsequently withdrawn	Refused, appeal dismissed
1	Loss of flood storage Unsatisfactory FRA	Objection withdrawn on submission of further work	Refused but allowed on appeal
1	Unsatisfactory FRA		Withdrawn
1	Unsatisfactory FRA		Pending decision
1	Request for FRA		Pending consideration
1	Request for FRA	Objection withdrawn after submission of FRA and further work.	Planning permission granted

.

[1] See Glossary for definition of major applications

Figure 44: The Environment Agency also objected to 14 minor applications in 2007/08

Nos of Applications	**Reason for Environment Agency objection**	**Response by Environment Agency**	**Outcome**
2	Unsatisfactory FRA		Withdrawn
1	Unsatisfactory FRA		Refused
1	Unsatisfactory FRA	Objection maintained after further work submitted	Permission. It is considered that every effort was made to address the Environment Agency concerns. The application was for conversion of a listed building to hotel use (with very limited additional floorspace). Flood risk will not be increased as it is an existing building. Although it was not possible to provide dry access, the hotel has 24 hour staffing and can monitor a flood risk situation, and an evacuation plan was set out for each room. The listing means there are constraints on raising floor levels. The restoration of a Grade II listed building was an important consideration.
3	Request for FRA		Refused
4	Request for FRA		Withdrawn
1	Initial objection withdrawn		Pending decision
1	Request FRA Sequential test not adequately demonstrated		Permitted. The Environment Agency were satisfied with the sequential test and that the development would not increase flood risk, but asked for conditions relating to the flood compensation plan.
1	Sequential test not adequately demonstrated		Withdrawn

Figure 45: Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds in 2007/08

	Flooding	**Water quality**	**Total**
Number of permissions	1	0	1

Conclusions – Flooding

In this monitoring year, one minor application was allowed despite an outstanding Environment Agency objection. The Environment Agency objection was carefully considered and weighed up against other considerations, and it was decided there was little likelihood or increased flood risk from making a decision contrary to their advice. No major applications were allowed contrary to Environment Agency advice. There were no applications during the monitoring period where the Environment Agency objected on water quality grounds.

ENVIRONMENTAL QUALITY			
OBJECTIVE: To maximise the amount of energy produced from renewable energy schemes and thus reduce the amount of energy derived from fossil fuels, thereby reducing greenhouse gas emissions.			
Indicator/type of indicator		**Targets**	**On target?**
21 core	**Renewable energy capacity installed by type and development complying with Natural Resource Impact Analysis (NRIA) requirements**	Qualifying developments should only be approved if there is a suitable NRIA. There should be an increase in renewable energy installed each year.	✓

21. Renewable energy capacity installed by type and development complying with NRIA requirements

i) Planning permissions granted for new renewable energy schemes

One of the problems with monitoring renewable energy schemes in Oxford, is that in most cases they consist of solar hot water and photovoltaic schemes (using sunlight to generate electricity) on domestic properties. Normally these can be installed under permitted development rights without the need for planning permission, so it is difficult to monitor the implementation of schemes. However, often a permitted development check is carried out. During the year 2007/8, approval was given for 6 solar panel installations and 1 oil and biomass boiler. In addition, there were 8 permitted development right checks for solar panels. This is an increase on the previous 2 years.

Figure 46: renewable energy installed by type in 2007/08

	Wind onshore	**Solar photovoltaics**	**Hydro**	**Biomass – co-firing of biomass with fossil fuels**	**Total**
Permitted installed capacity MW	0	Data not currently available – aim to address issue in NRIA review	0	0	
Completed installed capacity in MW	0	0.051*	0	1 installed but no info on capacity	

* Source TV Energy – South East England Statistics 2008

ii) NRIA and sustainable buildings award

The Natural Resource Impact Analysis SPD requires that a minimum of 20% of the energy requirement of new developments should be produced by on-site renewables. The SPD applies to larger developments of 10 or more dwellings or 2000m^2 or more floorspace. The following table lists the developments that qualify for submitting an NRIA, and the renewable energy technologies that will be installed on each development.

In 2006, an award for environmentally friendly, resource efficient buildings was set up as a way to promote best practice. The award is aimed at developments that incorporate resource efficient technologies and sustainable energy approaches. In 2007 the winning development was The Ruth Deech Building, St Anne's College . The development included, amongst other features, hot water solar collectors located to meet 50% of the annual predicted hot water demand.

Figure 47: applications received in 2007/08 that required NRIAs and whether NRIA requirements were met.

Application and date received	Application status	Type of development	% energy to be generated from renewables and type of technology	NRIA requirement met? Reasons and notes
07/01186/FUL Thompson Terrace-dominion oils 24.5.07	YET TO BE DETERMINED	85 residential units	No on-site renewables proposed	No
07/01253/FUL 61 St Aldates 04.06.07	YET TO BE DETERMINED	53 units of student accommodation and ground floor café	Solar water heating	Yes
07/01577/FUL 381-389 Cowley Road 28.06.07	WITHDRAWN	125 student rooms, 4 flats, 3 retail units	Ground Source Heat Pumps (GHSP), Solar cylinders, Photo-Voltaic (PV)	Yes
07/02448/FUL 381 Cowley Road	REFUSED 9.1.08		Ground source heat pumps/solar 20%	N/A
Said business school extension 30.07.07	YET TO BE DETERMINED	Teaching and ancillary accommodation	22.9% from GSHP, 0.7% from solar water heating	Yes
07/01872/FUL Sunnymeade Court 06.08.07	APPROVED 24.9.08	31 dwellings	Solar water and PV, possibly GSHP. Building designed to accommodate these in terms of roof angles and space in ceiling voids.	Yes.
07/02121/RES Hernes House 10.09.07	REFUSED 19.12.07 Reserved matters application	24 flats	20% from Air to Water Heat Pumps	Yes
07/02332/FUL Exeter House 15.10.07	APPROVED 20.02.08	Accommodation for 118 students	20% from GSHP, Solar heating	Yes
07/02603/RES	YET TO BE DETERMINED	2 applications	Initial submission failed to meet NRIA	No. Application not yet determined.

Mabel Pritchard 19.11.07	Reserved matters application – appeal inquiry	-up to 35 residential units	requirements. No renewable energy. New submission with solar panels but not 20%	
07/02808 12-27 Salesian Gardens 10.12.07	APPROVED 05.03.08	16 dwellings	Solar hot water and PV	Yes
07/02809 DHL- Sandy Lane West 11.12.07	APPROVED 18.6.08	Industrial and warehouse units	Solar Wall	No- Solar wall to supply 20% of energy to large units with identified end user. Small units uncertain end user and likely to have only very small energy requirements of any particular type. Agreed not practical to achieve 20% renewables for this type of development at this time.
07/02830/RES Plot 26 Science Park 17.12.07	APPROVED 27.02.08	Business park building	11-16% from GSHP depending on end user.	No, but application a reserved matters and NRIA not conditioned at outline stage. Also, good for this type of building.
07/02903 376 Banbury Road 21.12.07	APPROVED 8.8.08	34 room Guest House	Solar water, PV possibly Ground source heat pumps	Uncertain- not enough information available at application stage. Detailed design stage with specialist consultants will include, eg investigation into foundation type and viability GSHP. Condition that NRIA must be submitted and approved before development commences.
07/02871/FUL University sports ground 21.12.07	YET TO BE DETERMINED	Indoor Tennis Courts	22% from GSHPs, 1.7% from solar hot water.	Yes

Conclusions – Environmental quality
At present, only a small amount of energy in Oxford is generated from renewable energy. It is very important that this is radically increased in the next few years in order to reduce reliance on fossil fuels and emissions of greenhouse gases, which contribute to global warming. There are signs of an increased interest in installing renewable energy technologies. The NRIA provides a significant tool in persuading developers to include renewable energy in larger new development schemes, and the sustainable buildings award is proving to be a good incentive and provides useful publicity about renewable energy schemes.

TRANSPORT

TRANSPORT			
OBJECTIVE: To promote sustainable travel choices and minimise inefficient use of land.			
Indicators		**Targets**	**On target?***
22 core	**Compliance of non-residential development to car parking standards including for people with disabilities**	That new non-residential development complies with car parking standards.	✓
23 local	**Compliance of non-residential development to cycle standards**	That new non-residential development complies with cycle parking standards.	✗

*No national or local target defined; assumed on target if either above 80% compliance rate, or an increase on the previous year in the proportion of completions deemed compliant of 10% or more (relative to the total).

22. Compliance of non-residential development to car parking standards including for people with disabilities

Figure 48: number and proportion of non-residential completions complying with parking standards in 2007/08

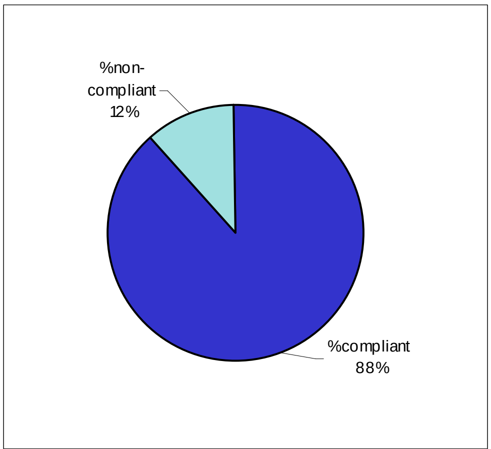


Figure 49: Number of non-residential completions complying with parking standards by use classin 2007/08

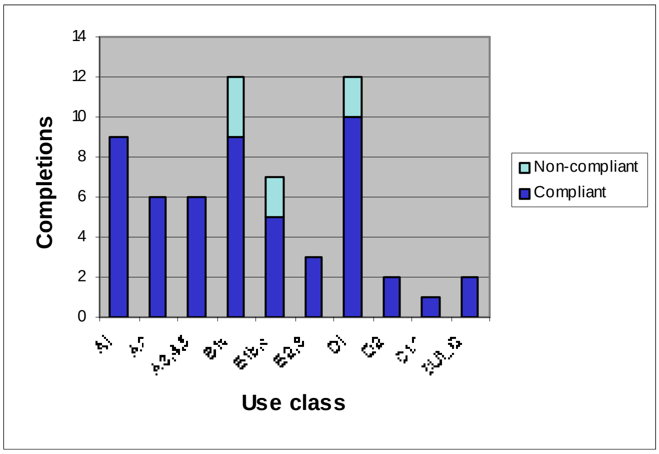


Figure 50: Number and proportion of non-residential completions complying with disabled parking standards in 2007/08

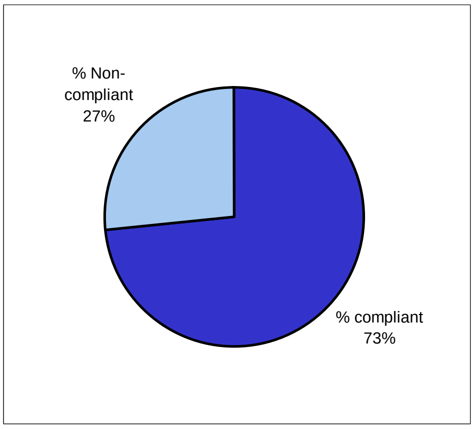
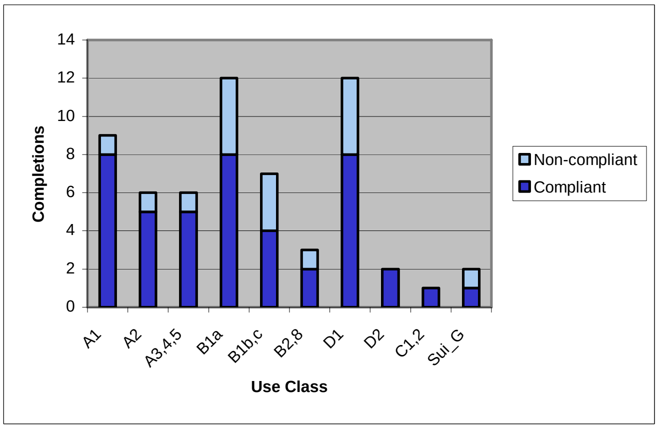


Figure 51: Number of non-residential completions complying with disabled parking standards by use class in 2007/08



There were 60 developments either expanding, or changing the use to, non-residential activities that were determined by the City Council and completed during the 2007/08 period. Of these, 88% were considered to be compliant with the general parking standards being used at the time of determination.

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

The Oxford Local Plan was adopted in November 2005 and includes maximum parking standards, including a 5% general requirement for proportion allocated to disabled, applicable to Oxford. The City Council also adopted the Parking Standards, Transport Assessments and Travel Plans Supplementary Planning Document (SPD) in February 2007 to support implementation of the adopted Local Plan policies. These policies seek to keep the provision of parking spaces as low as practicable, and below the maximum specified. As most non-residential in Oxford tend to be small-scale in nature, and due also to the high level of non-car accessibility in Oxford, it is unusual for additional parking spaces above maximum standards to be sought, hence the high level of compliance reported. It is expected that the proportion of completions complying with parking standards will be maintained at around the present high level.

Of the 60 non-residential completions (or changes of use) occurring during the 2007/08 monitoring period, 73% were considered to be compliant with the disabled parking standards being used at the time of determination. This is significantly higher than previous years. It should be noted that for this year's monitoring, greater flexibility has been used in judging whether developments have complied with minimum standards for disabled parking. For example where a change of use has occurred on a small built-out plot, and it is recognised as impracticable to specifically provide a disabled parking space where no car parking has previously existed, the development has been deemed compliant. This is to ensure that the figure is not skewed towards 'non-compliant' as a result of an unjustifiable requirement, reflecting the need to take into account the material considerations of each application.

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

23. Compliance of non-residential development to cycle standards

Figure 52: Number and proportion of non-residential completions complying with cycle parking standards in 2007/08

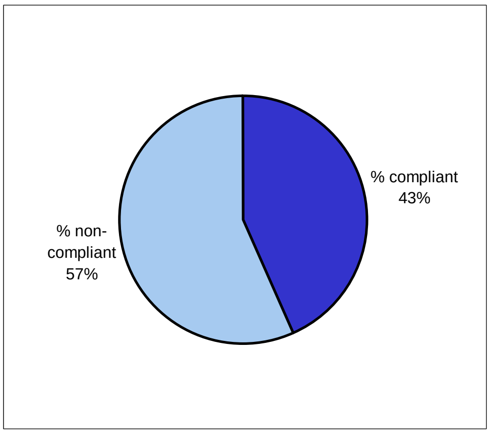
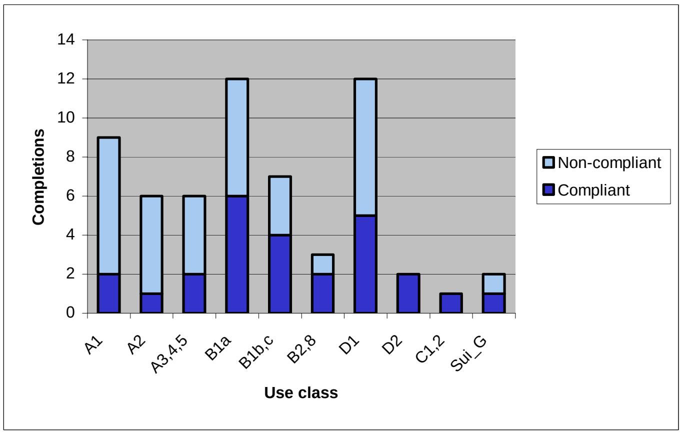


Figure 53: Number of non-residential completions complying with cycle parking standards by use class in 2007/08



Of the 60 monitored non-residential completions these, 43% were considered to be compliant with the cycle parking standards being used at the time of determination. This is slightly higher than the previous year (06/07 = 38%).

As with disabled parking provision, a greater degree of flexibility has been employed when assessing compliance with cycle parking standards, to take account of where it would have been impracticable, or otherwise unjustifiable, to require bespoke additional cycle parking. For example, where a small-scale change of use, or very minor extension, has been granted planning permission, and the site is too constrained to provide appropriately located cycle racks, the development has been deemed compliant. In addition, the existence of adequate on-street (or otherwise publicly available) cycle parking in the vicinity may be judged as a mitigating material consideration. However where larger scale site expansion or consolidation has occurred, or smaller scale development with good opportunity to provide additional cycle parking to standard, this has been recorded as non-compliant. The gross site area, as opposed to the net increase, has in all cases been used to calculate the standard provision required.

It is evident from the monitoring that overall, compliance with cycle parking standards for non-residential development remains low. Officers will need to employ greater vigilance in future in both negotiating a better provision of cycle parking during the application process, and in monitoring compliance with conditions for provision of cycle parking. In future, the Local Plan policy on providing cycle parking may need to be reviewed, to ensure greater clarity and effective future implementation.

Conclusions – Transport
The proportion of non-residential completions complying with maximum car parking standards remains high at 88%. There is a marked improvement in the rate of compliance for disabled parking provision, at 73%, although this is partly because a more flexible ‘common-sense’ approach to monitoring has been employed. The rate of compliance with minimum cycle parking standards has improved slightly but remains low at 43%.

6. STATEMENT OF COMMUNITY INVOLVEMENT – ANALYSIS OF CONSULTATION

Consultation on Local Development Documents

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

Figure 54: Consultations on policy documents undertaken in 2007/08

Title	Document type	Consultation	Comments received	Outcome/comments
Core Strategy DPD	Further preferred options (a preferred options and SA consultation was undertaken in March/May 2007 – partly in this monitoring year – and the outcome was reported in last years report.	7.3.08-18.4.08	134 questionnaires plus 72 separate letters/e-mails 4 exhibitions 3 drop-in sessions (advertised by 5000 flyers and posters in Blackbird Leys/ Littlemore area). However just 45 people attended the drop-in sessions.	Disappointed at turn out to drop-in sessions – this may have been due to apathy that decision on urban extension already announced in South East Plan Panel report. However sessions did attract people who would not otherwise engage in consultation. Will need to give further consideration on targeted consultation in specific areas of the city in future.
West End Area Action Plan (AAP)	Submission document	15.1.07-25.1.08	30 separate individuals/ organisations submitted representations.	12 individuals/ organisations gave evidence at the examination. AAP adopted in June 2008.
Telecommun-ications SPD	Public consultation on SPD	27.4.07-8.6.07	7 comments received on draft SPD. (Briefing note sent to 300 stakeholders 2 workshops on initial consultation)	Comments carefully considered and amendments made to the adopted version of the SPD where appropriate
Balance of Dwellings SPD	Public consultation on SPD	31.7.07-11.9.07	32 comments received. (Briefing note sent to over 240 interest groups on initial consultation).	Comments carefully considered and amendments made to the adopted version of the SPD where appropriate

Figure 55:The range of consultation methods used in 2007/08:

Consultation method	Core Strategy further preferred options	West End AAP submission document	Telecom SPD document	Balance of Dwellings document
Press release/media features	✓	✓		✓
Statutory press notice	✓	✓	✓	✓
Information for inspection in city council offices, local libraries & website	✓	✓	✓	✓
Inform statutory bodies	✓	✓	✓	✓
Inform other consultees on database	✓	✓	✓	✓
Committee involvement	✓	✓	✓	✓
Stakeholder meetings	✓		✓	
Posters and leaflets	✓			
Contact phone numbers	✓	✓	✓	✓
Questionnaires	✓	✓	✓	✓
Exhibitions	✓			
Workshop			✓	
Drop-in event	✓			

Consultation on Planning Applications

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

Oxford & Cherwell Valley College, Cuddesden Way, Blackbird Leys - redevelopment
Earth Sciences Building, South Parks Road
Rose Hill redevelopment
Oxford University sports ground – indoor tennis courts – not yet determined
Middle East Centre, Woodstock Road
Oxford and Cherwell Valley College, Oxpens Road – master plan
Radcliffe Infirmary master plan

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

7. Glossary

Core Strategy	A Development Plan Document that sets out the long-term spatial vision for the local planning authority's area, with objectives and policies to deliver that vision
Development Plan	An authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework
Development Plan Document (DPD)	Spatial planning documents that form part of the Local Development Framework. They are subject to independent examination and, together with the relevant Regional Spatial Strategy, forms the Development Plan for the local authority area
Indicators	A measure of variables over time which can be used to measure achievement of objectives
Local Development Document (LDD)	The documents which (taken as a whole) set out the City Council's policies relating to the development and use of land in Oxford.
Local Development Framework (LDF)	Introduced by the Planning and Compulsory Purchase Act 2004 as the replacement for Local Plans. It is the term to describe the whole portfolio of planning policy documents (Local Development Documents) setting out the planning strategy and policies for the area. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.
Local Development Scheme (LDS)	A project plan that outlines every Local Development Document that the City Council intends to produce over the next three years along with timetables for their preparation. The Local Development Scheme will be reviewed annually
Local Plan	A Local Plan sets out planning policies and allocations of land for development. It sets out where different types of development, from housing to shops and offices, that could be built during the plan period. Following the Planning and Compulsory Purchase Act (2004) they have been superseded by Local Development Frameworks
Major applications	Major applications are defined in the General Development Procedure Order 1995 as: • a residential development of 10 or more dwellings; • residential development on a site of 0.5ha or more; • development involving a building(s) with a floorspace of 1,000 sq metres or more; • any other development on a site of 1 hectare or more.
Previously Developed Land (PDL)	Land that is or was occupied by a permanent structure (excluding agriculture or forestry buildings). The definition covers the curtilage of the development.
Primary Shopping Frontage	This relates solely to the City Centre. It aims to ensure the percentage of Class A1 (retail) units remains above 75%.
Regional Spatial Strategy (RSS)	These are to be prepared by Regional Planning Bodies, and set out the region's strategic policies in relation to the development and use of land and form part of the statutory development plan. For the South East region the RSS will be the South East Plan
Registered Social	An organisation, usually a Housing Association, registered by the

Landlord (RSL)	Housing Corporation to provide affordable housing.
Secondary Shopping Frontage	These relate to the City centre and parts of the Cowley Road and St. Clements. Secondary Shopping Frontages ensure a predominance of Class A1 (retail) uses, but allows for other Class A uses. A small proportion of other uses is possible on their merits. Residential use is not an acceptable use at ground-floor level in the Secondary Shopping Frontages.
Sites of Local Importance for Nature Conservation (SLINC)	A site containing important habitats, plans and animals in the context of Oxford.
Sites of Special Scientific Interest (SSSI)	Areas identified by English Nature as being of special interest for their ecological or geological features.
South East England Regional Assembly (SEERA)	A representative body, comprising 112 members including elected councillors, nominated by the region's local authorities. There are also regional representatives chosen by town and parish councils, voluntary sector, environmental groups, business and economic partnerships, education and cultural networks and faith communities
South East Plan (SEP)	The SEP is the *Regional Spatial Strategy* for this region and, once adopted, will replace existing regional guidance set out in Regional Planning Guidance Note 9 (RPG9). It is produced by SEERA and sets out a spatial framework of strategic policies that will promote an integrated, co-ordinated and a more sustainable approach to development in the region up to 2026
Special Areas of Conservation (SACs)	These consist of areas that are vitally important for nature conservation and have been identified as containing the best examples of habitats and species under the European Habitats Directive 1992.
Supplementary Planning Documents (SPDs)	A type of Local Development Document that supplements and elaborates on policies and proposals in Development Plan Documents. It does not form part of the Development Plan and is not subject to independent examination

USE CLASSES ORDER 2005

A1	**Shops**	Shops, retail, warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes, etc. Pet shops, cat-meat shops, tripe shops, sandwich bars. Showrooms, domestic hire shops, funeral directors.
A2	**Financial & Professional Services**	Banks, building societies, estate and employment agencies. Professional and financial services, betting offices.
A3	**Restaurants & Cafes**	Restaurants, snack bars, cafes.
A4	**Drinking Establishments**	Pubs and bars.
A5	**Hot Food Take-Aways**	Take-aways.

B1	**Business**	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech (c) Light Industry
B2	**General Industry**	General industry
B8	**Storage & Distribution**	Wholesale warehouse, distribution centre, repositories.
C1	**Hotels**	Hotels, boarding and guest houses
C2	**Residential Institutions**	Residential schools and colleges Hospitals and convalescent/nursing homes
C3	**Dwelling houses**	Dwellings, small businesses at home, communal housing of elderly and handicapped.
D1	**Non-residential Institutions**	Places of worship, church halls. Clinics, health centres, crèches, day nurseries, consulting rooms Museums, public halls, libraries, art galleries, exhibition halls. Non-residential education and training centres.
D2	**Assembly & Leisure**	Cinemas, music and concert halls. Dance, sports halls, swimming baths, skating rinks, gymnasiums. Other indoor and outdoor sports and leisure uses, bingo halls, casinos.
Sui Generis		A land use which does not fall into one of the above specific land use categories. Examples of Sui Generis land uses may include shops selling and/or displaying motor vehicles, retail warehouse clubs, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations, hostels, theatres or nightclubs.