

Indicator 19 (Contextual)	National, regional and county unemployment levels
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Objective

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

Target

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

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

The Oxford Local Plan³ recognises that there are pockets of high unemployment in the City. The overall policy approach seeks to create employment diversity to increase access to employment opportunities and improve skill levels in the local workforce.

Data analysis

This bar chart shows the percentage of Job Seekers Allowance (JSA) claimants in the monitoring period for January 2005. The data shows that the unemployment level for Great Britain is 2.4%, as compared to 1.5% for the South East and 1.6% Oxford City.

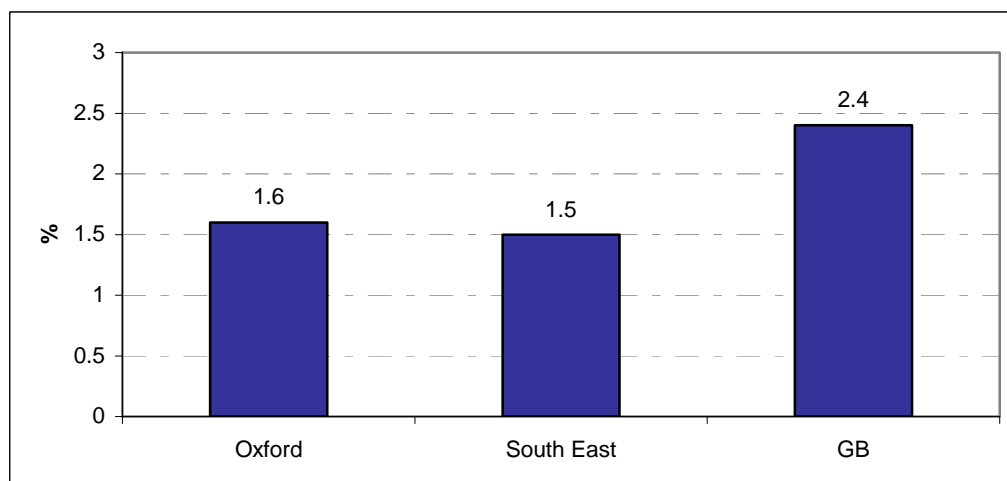


Figure 22: Unemployment levels in January 2005

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

² Policies RE1, RE2, RE3, The Draft South East Plan, South East Regional Assembly: Jan 2005

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

Commentary

The unemployment figure for Oxford is comparable to that for the South East, but is relatively low in comparison to that for the UK. However it is important to bear in mind that these overall figures do not show the pockets of high unemployment which exist in certain parts of Oxford City, as identified by the Indices of Deprivation.

On target? N/A

No target appropriate, as this is contextual information

Indicator 20 (Contextual)	Areas of deprivation
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Objective

To identify pockets of employment, income and education and training deprivation within Oxford.

Target

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

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

The Oxford Local Plan³ recognises that there are pockets of deprivation in the City. The overall policy approach therefore seeks to create employment diversity to increase access to employment opportunities and improve skill levels in the local workforce.

Data analysis

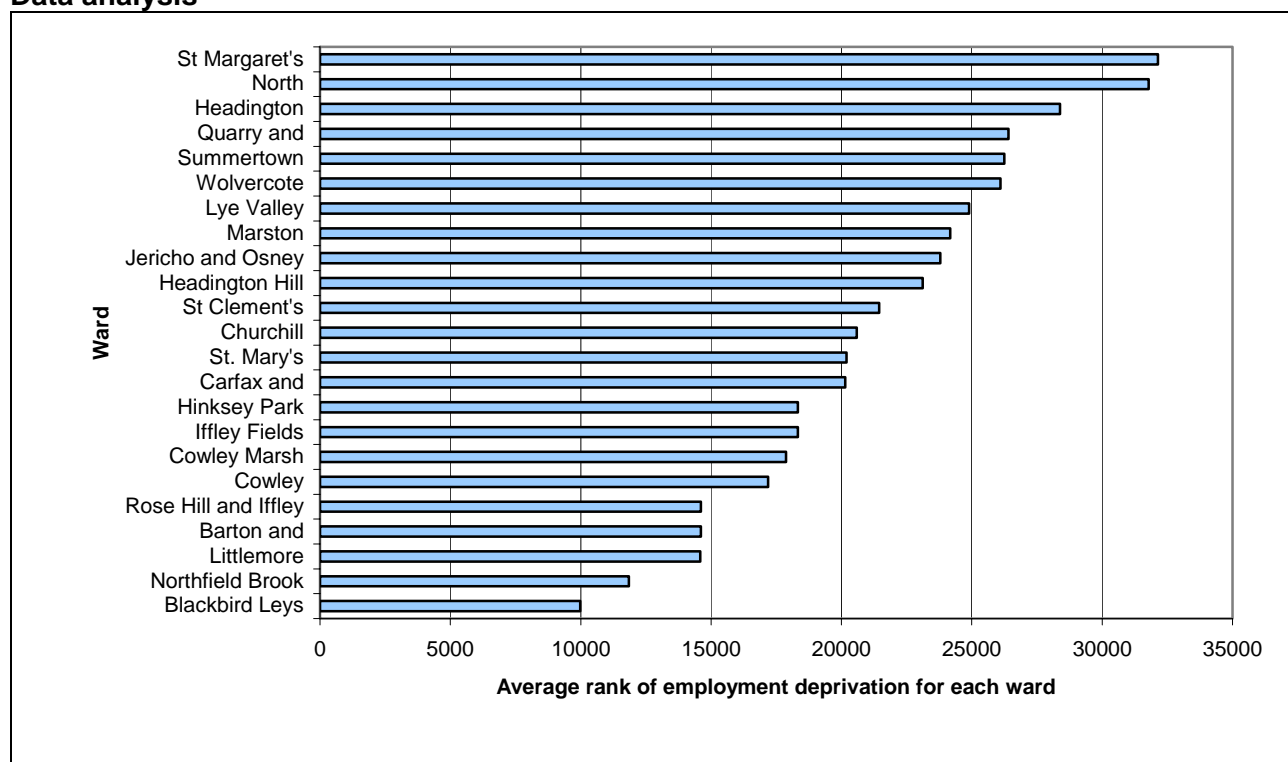


Figure 23: Employment Deprivation in Oxford

Source: ONS

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

² Policies RE1, RE2, RE3, The Draft South East Plan, South East Regional Assembly: Jan 2005

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

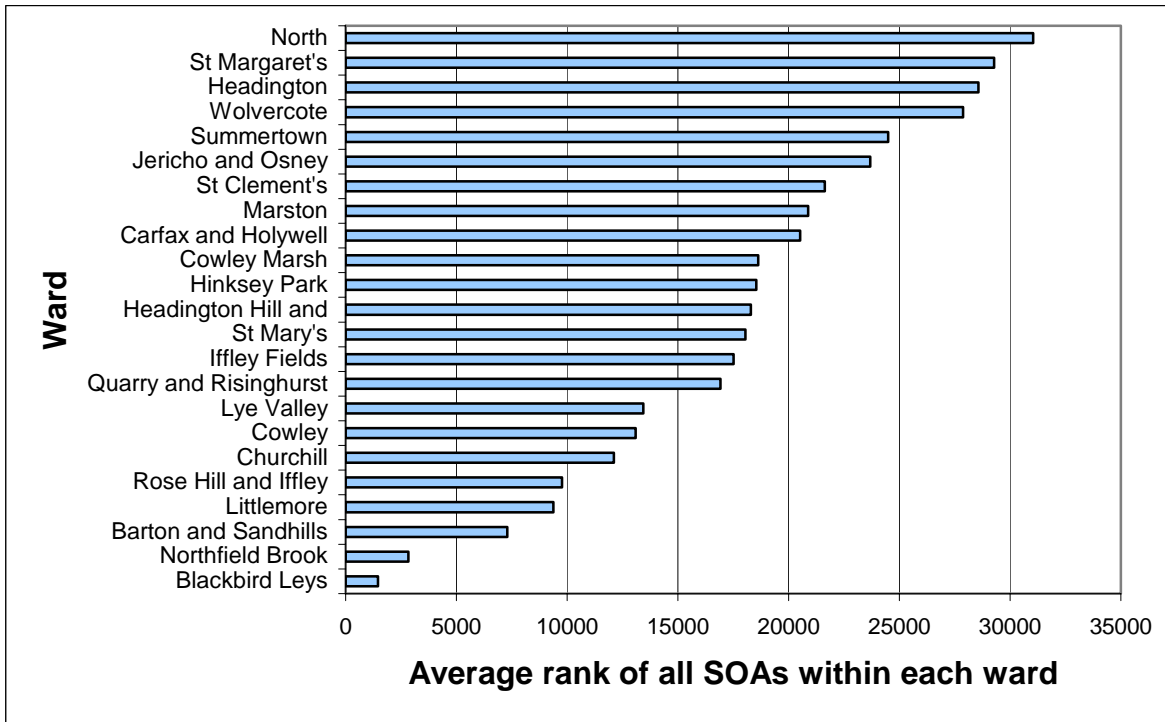


Figure 24: Training and education deprivation within Oxford
Source: ONS

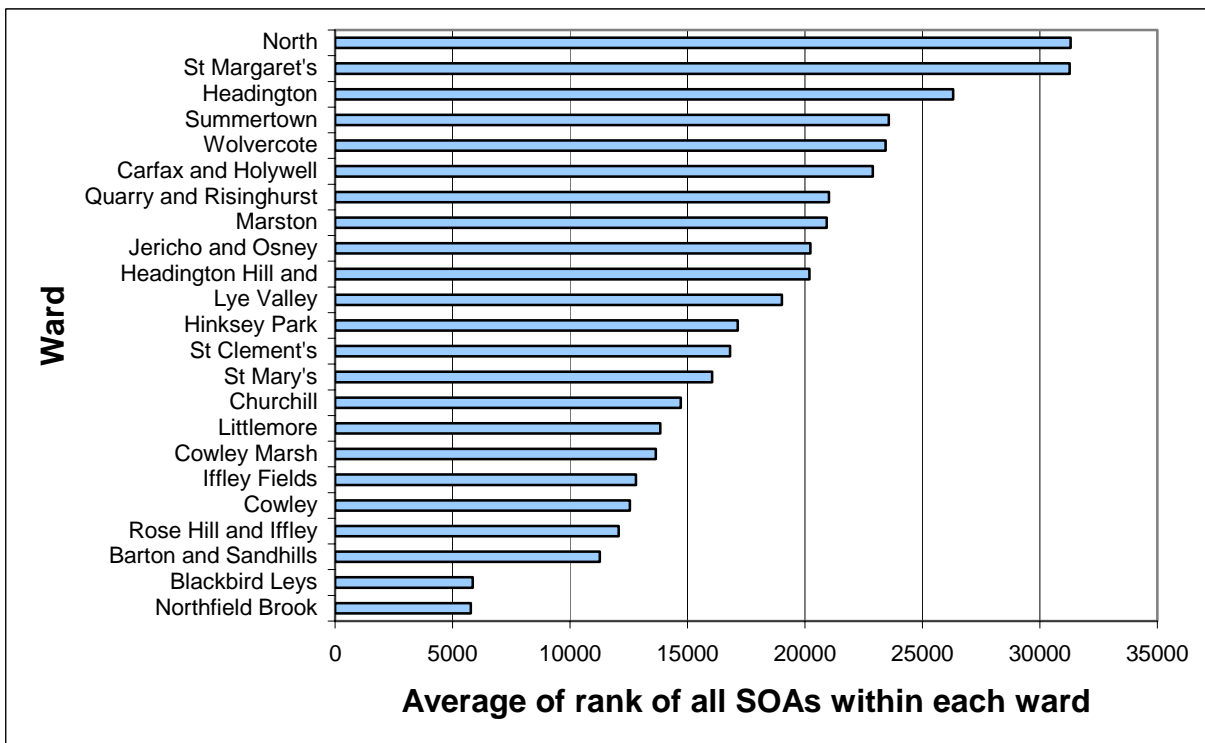


Figure 25: Income deprivation within Oxford
Source: ONS

Commentary

This data is based on the 2004 Indices of deprivation, which divides the country up into Super Output Areas (SOA's). These are small areas with an average of 1500 people. In order to relate this information to areas of Oxford it has been grouped together into wards (typically 3-4 in each ward), to

allow an assessment to be made of the impact of the various indicators within different parts of the City. The three principal indicators chosen include employment deprivation, training and education, and income. It is acknowledged, however, that this does obscure some of the particular peaks and troughs of individual SOA's within the City.

In terms of employment deprivation the wards with the lowest ranking are Blackbird Leys, Northfield Brook, Littlemore, Barton and Sandhills and Rose Hill and Iffley. Whilst by contrast St. Margaret's, North and Headington are the highest ranking. In the employment domain, the lowest ranked SOA in Oxford (Littlemore) is 4876th worst in England (in the worst 15%), while the highest ranked (in North) is 16th best and in the top 0.5%.

In relation to training and education deprivation the wards with the lowest ranking are Blackbird Leys, Northfield Brook, Barton and Sandhills, Littlemore, Rose Hill and Iffley. Whilst the North, St. Margaret's and Headington are the highest ranking. In the context of the City as a whole and nationally based on the smaller SOA data, the lowest ranked SOA in Oxford (in Barton and Sandhills) is 330th worst in England (in the worst 1%), while the highest ranked (in North) is 86th best and in the top 1%. The low averages for Northfield Brook and Blackbird Leys show that within these two wards there is a concentration of SOAs ranked amongst the lowest in England.

Finally in relation to income deprivation the wards with the lowest ranking are Northfield Brook, Blackbird Leys, Barton and Sandhills, Rose Hill and Iffley, and Cowley. Whilst the North, St. Margaret's and Headington are the highest ranked wards. In the income domain, the lowest ranked SOA in Oxford (Northfield Brook) is 2136th worst in England (in the worst 7%), while the highest ranked (in North) is 24th best and in the top 1%.

There are some areas of Oxford that are amongst the best in the country in terms of their ranking for training and education, income and employment. This is clearly a positive sign. However, there is also a large contrast between the best and worst ranked areas within Oxford, the deprivation in some areas is in stark contrast to the very low levels in others. This is particularly notable in training and education. Blackbird Leys and Northfield Brook have the lowest average SOA rankings of all the wards in all three of the deprivation domains analysed.

On target? N/A

No target appropriate, as this is contextual information.

Indicator 21 (Local)	Gross floorspace and land (hectares), which are completed for other key employment generating uses, such as Class B1a and B1b Uses
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Objective

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

Target

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

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

The Draft strategy³ for Central Oxfordshire seeks to build on the sub-region's economic strengths particularly in education, science and technology. It encourages making best use of previously developed land within urban areas.

The Oxford Local Plan⁴ acknowledges the important role that Oxford plays in the economy of Oxfordshire. The Plan seeks to build on its economic strengths such as education, healthcare and research and development.

Data analysis

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

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

² The Draft South East Plan, South East Regional Assembly: Jan 2005

³ Policies CO5, CO7, The Draft South East Plan, South East Regional Assembly: Jan 2005

⁴ Policy EC1, The Oxford Local Plan 2001-2016, Oxford City Council: Dec 2005

⁵ Use Classes Order 2005- See Glossary

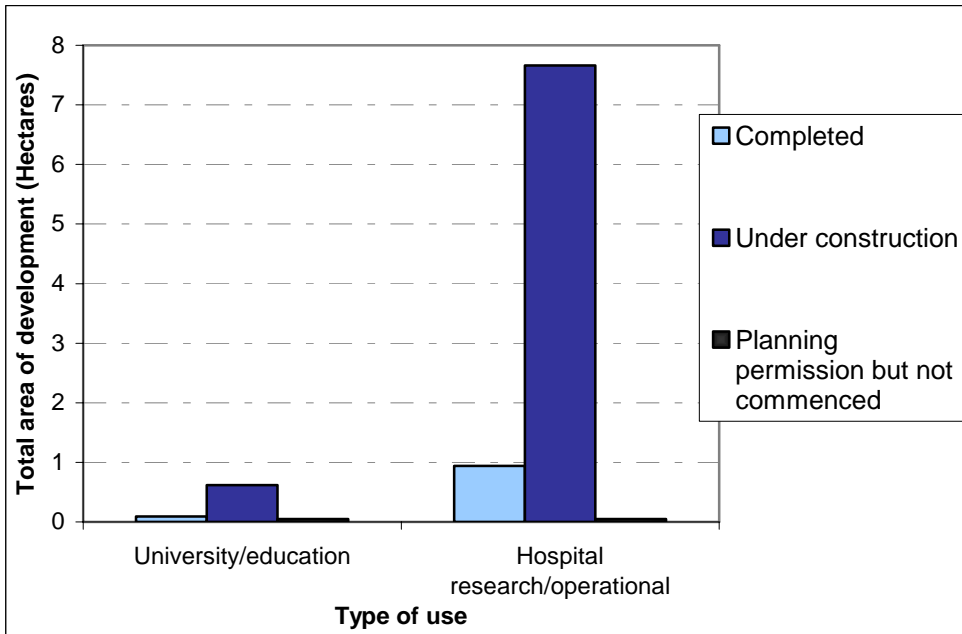


Figure 26: University and Hospital Development

Commentary

Oxford has been successfully building on its economic strengths within the university and hospital sectors for associated research and development uses during the AMR period. There has been a significant amount of development, largely under construction, that has taken place during the monitoring period, which will lead to a growth in the research facilities associated with the hospital sector. This is part of an extensive programme of modernisation in the NHS Trust, which has been focused on the modernisation and expansion of existing principal hospital sites.

Although the level of development for research and development associated with the Universities has not been great during the AMR period, a considerable amount of development has already taken place. It is also likely that this sector will continue to play a significant role in the local and regional economy.

The target is being met but is part of an on-going process. It highlights the importance of research and development to the local and regional economy and in particular, the significant contribution made by both the University and hospital sectors.

On target? ✓

Indicator 22 (Local)	Planning permissions for new Class B1 uses to include the number of units and gross floorspace
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Objective

To encourage new small and medium sized firms in Oxford.

Target

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

The Draft South East Plan² promotes sustainable economic development. It requires the allocation of employment land to provide a range of sites and premises to meet the needs of new and growing businesses. Policy encourages sustainable growth and diversity in the regional economy. A range of sites and premises should be provided to meet the needs of business and the local workforce.

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

Data analysis

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

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

² The South East Plan, South East Regional Assembly: Jan 2005

³ The Oxford Local Plan 2001-2016, Oxford City Council: Dec 2005

⁴ Use Classes Order 2005 – See Glossary

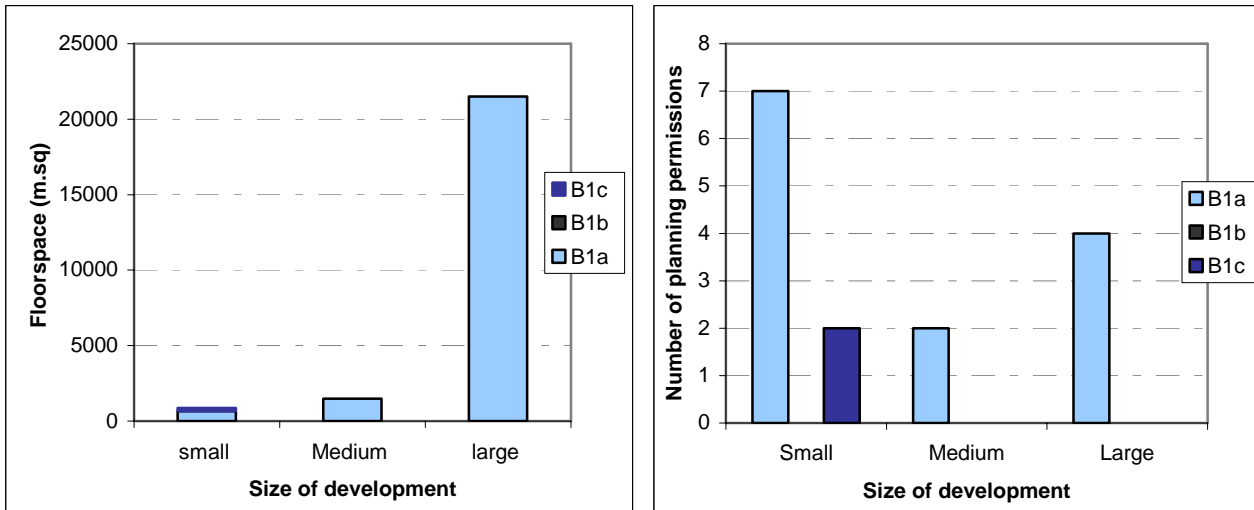


Figure 27: Planning permissions for Class B1 uses by type, by gross floorspace and by number

Commentary

The office (Class B1a) sector has seen the majority of new permissions for employment generating uses in Oxford, taking place principally on one of the main allocated sites, the Oxford Business Park. These new permissions, assessed on the basis of the amount of floorspace, have been granted mainly for large developments. However when the permissions are assessed according to the total number granted then the smaller sites feature more prominently. It is important to recognise however that the total number of permissions within the monitoring period is comparatively low.

There has however been few new permissions for research and development (Class B1b) or light industrial uses (Class B1c), granted within the monitoring period.

There has been few recent permissions for small light industrial units in Oxford. This continues a trend in the lack of small start up and business units which is concerning since they do play an important role in Oxford's economy. The shortage of these units is in part a reflection of the high land values in Oxford and the difficulty in competing for the limited sites that become available. The competing uses comprise other commercial uses but principally the demand for additional residential sites.

Although additional floorspace has been approved for large sized premises this has principally been to accommodate Class B1a (office) related uses. There has been little growth in Class B1b (research and development) or B1c (light industrial) uses, within the monitoring period.

On target? **X**

Indicator 23 (Contextual)	Employment data
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Objective

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

Target

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

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

The Oxford Local Plan³ aims to strengthen existing employment sectors and to ensure that there is diversity within the local economy.

Data analysis

This bar chart shows a breakdown in the numbers of people employment in particular sectors in Oxford, and compares the changes between 1999-2003.

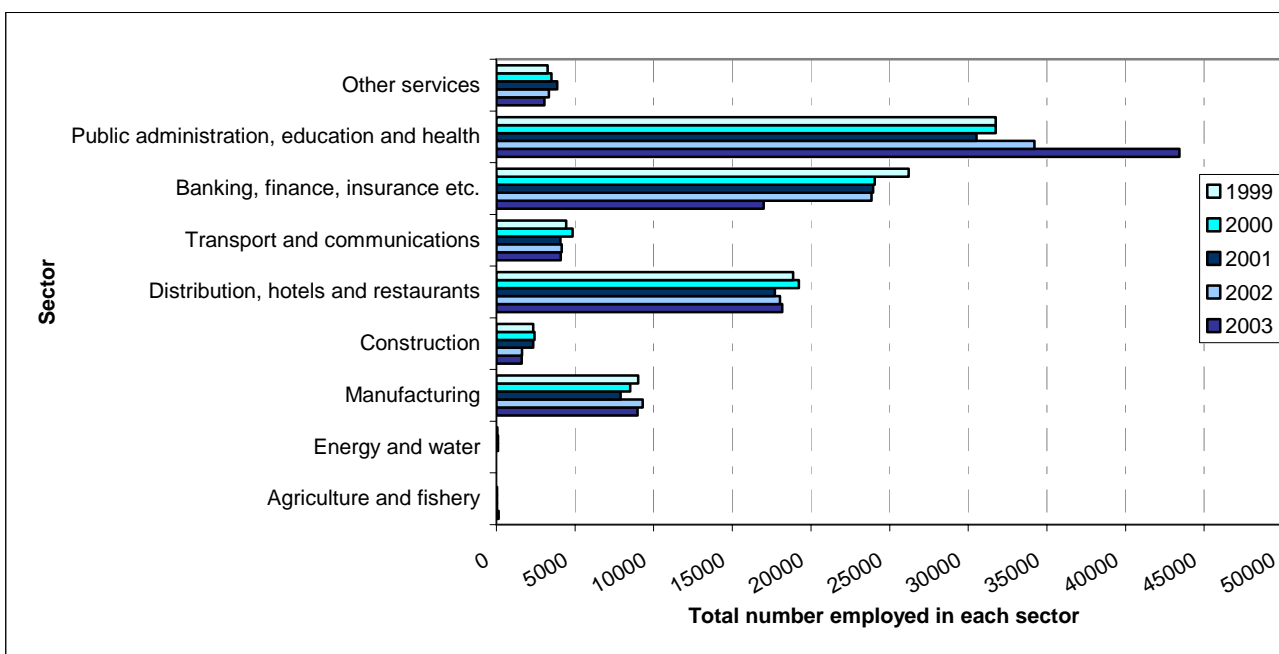


Figure 28: Employment by Sector in Oxford between 1999-2003
Source: Annual Business Inquiry 1999-2003

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

² The South East Plan, South East Regional Assembly: Jan 2005

³ The Oxford Local Plan 2001-2016, Oxford City Council: Dec 2005

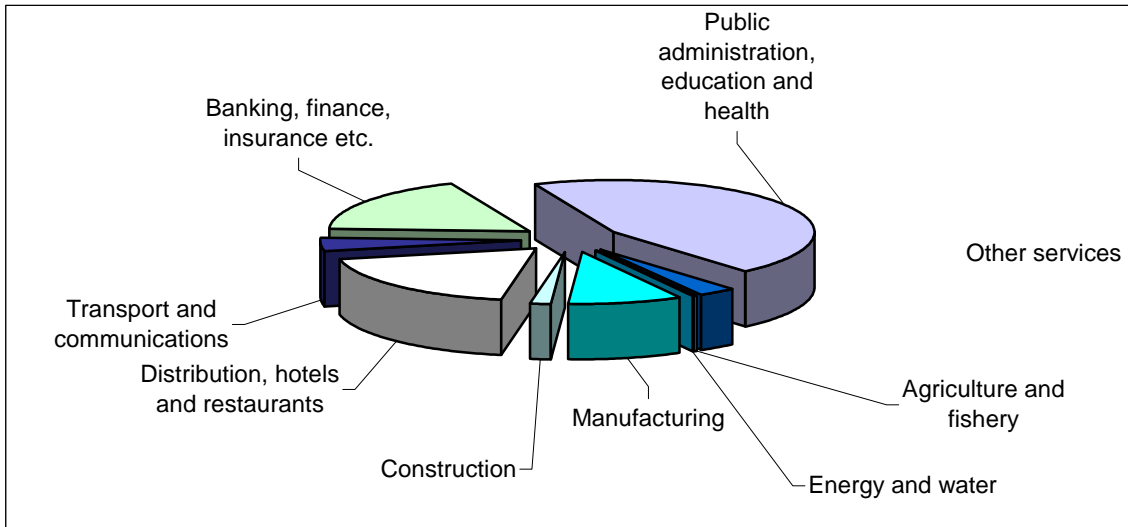


Figure 29: Principal Sectors of Employment in Oxford 2003
 Source: Annual Business Inquiry 2003

Commentary

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

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

Whilst the banking and finance sector has declined slightly over the recent years the number of people employed in the hotel and restaurant sector has largely remained unchanged.

The second contextual indicator highlights the continuing dominance of the service sector. It also shows the importance of the education and health sectors. Banking and finance together with hotels and restaurants comprise other additional service related uses.

On target? N/A

No target appropriate, as this is contextual information

Indicator 24 (Contextual)	Vacancy rates, recent transactions, amount of particular types of accommodation.
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Objective

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

Target

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

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

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

Data analysis

This graph shows the vacancy rates in business premises, which is based on an estimate of the value of empty property as a proportion of the total value of commercial and industrial property.

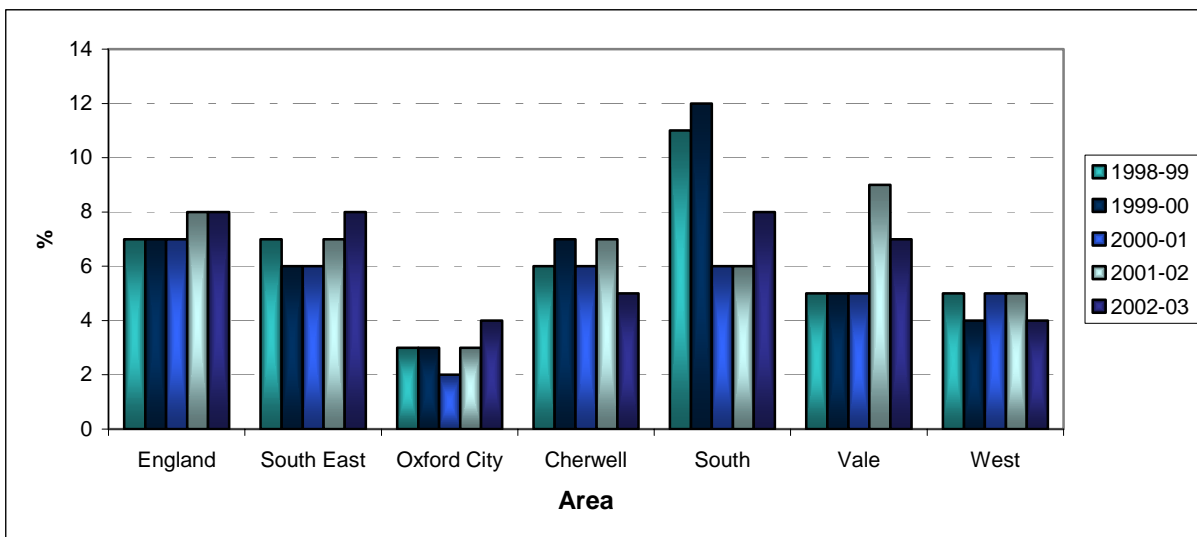


Figure 30: Vacancy Rates for Business / Commercial premises

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

² Policies RE1, RE2, RE3, The South East Plan, South East Regional Assembly: Jan 2005

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

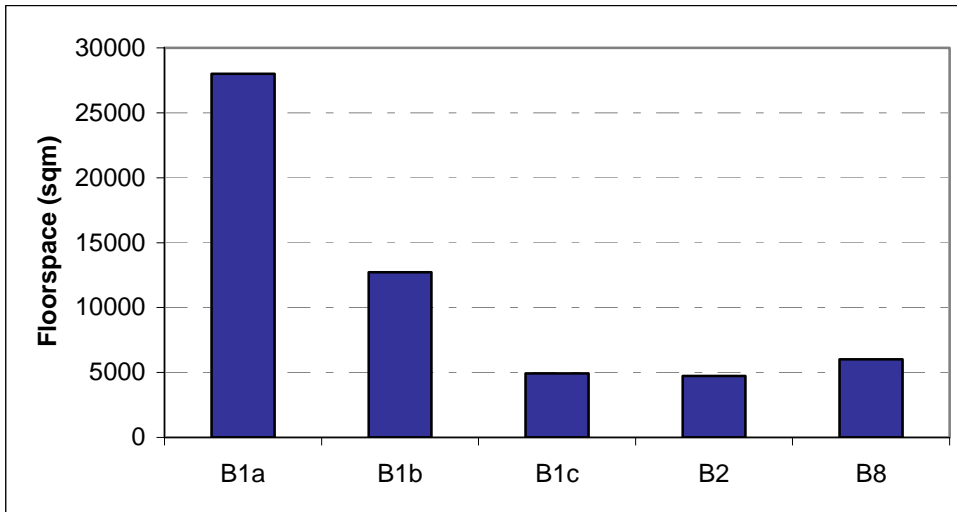


Figure 31: Amount and type of floorspace (sq.m) available for let in Oxford
 Source: Oxford City Council survey

Commentary

The data shown in the first table provides an indication of the vacancy rates for commercial and industrial properties. During a five year period between 1998-2003 Oxford had a significantly lower vacancy rate than for the South East and the National level. Oxford has also consistently had a lower vacancy rate than all the other Districts in Oxfordshire. This in part may be explained by the relative shortage of commercial and industrial property available in Oxford, as compared to the South East and other Districts within the County.

The second table shows the significant difference in Oxford between the type of commercial and industrial premises available. Office accommodation represents the most significant amount of floorspace available although this is mainly provided in larger premises within the Business Park. There is a limited amount of accommodation available for research and development. Clearly however the amount of floorspace available for light industrial and general industrial uses is of particular concern, and could restrict the opportunity for small and medium sized businesses to start up or relocate within Oxford.

Vacant warehousing units do appear to be in limited supply, however do not make a significant contribution to the level of employment generated compared to other uses.

On target? N/A

No target appropriate, as this is contextual information.