



TRANSPORT

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OBJECTIVE: To promote sustainable travel choices and minimise inefficient use of land.

Indicators		Targets	On target?*
24 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.	
25 local	Compliance of non-residential development to cycle standards	That new non-residential development complies with cycle parking standards.	
26 contextual	Overall change in traffic levels at the Oxford inner and outer cordons	To maintain traffic levels across the Oxford inner cordon at baseline levels	n/a

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

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

Figure 44: number and proportion of non-residential completions complying with parking standards in 2008/09

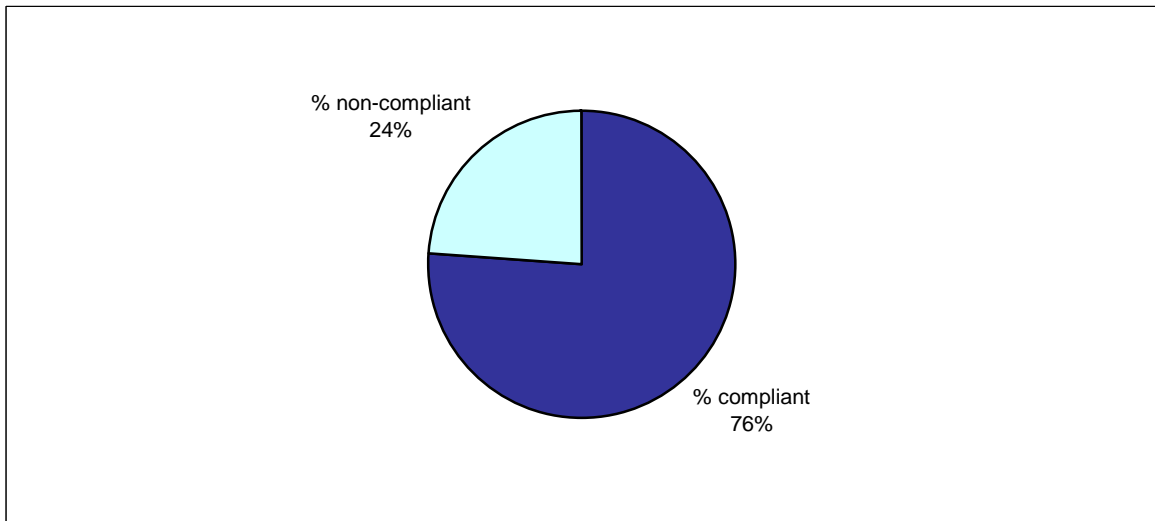
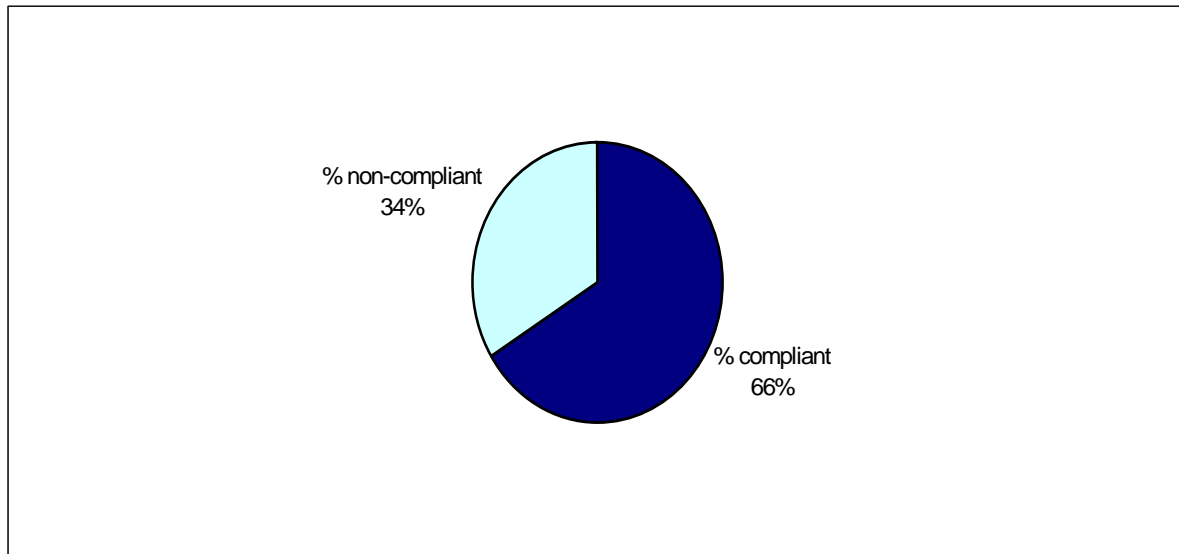


Figure 45: Number and proportion of non-residential completions complying with disabled parking standards in 2008/09



There were 50 developments either expanding, or changing the use to, non-residential activities that were determined by the City Council and completed during the 2008/09 period. (Applications determined by Oxfordshire County Council, or for a Certificate of Lawful Use, were excluded from the analysis). Of these, 76% were considered to be compliant with general car parking standards, and 66% were considered compliant with parking standard provision for disabled people.

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

The rate of compliance has fallen compared with the previous year when 88% compliance was achieved. With respect to parking provision overall, this is thought to be due to a higher proportion of completions, of modest floorspace area, occurring in the Transport Central Area or Transport District Areas, which have much lower maximum standards specified. Yet where changes of use have occurred, it has not normally followed that existing parking provision has been reduced. Hence a higher proportion of completions have been recorded as non-compliant.

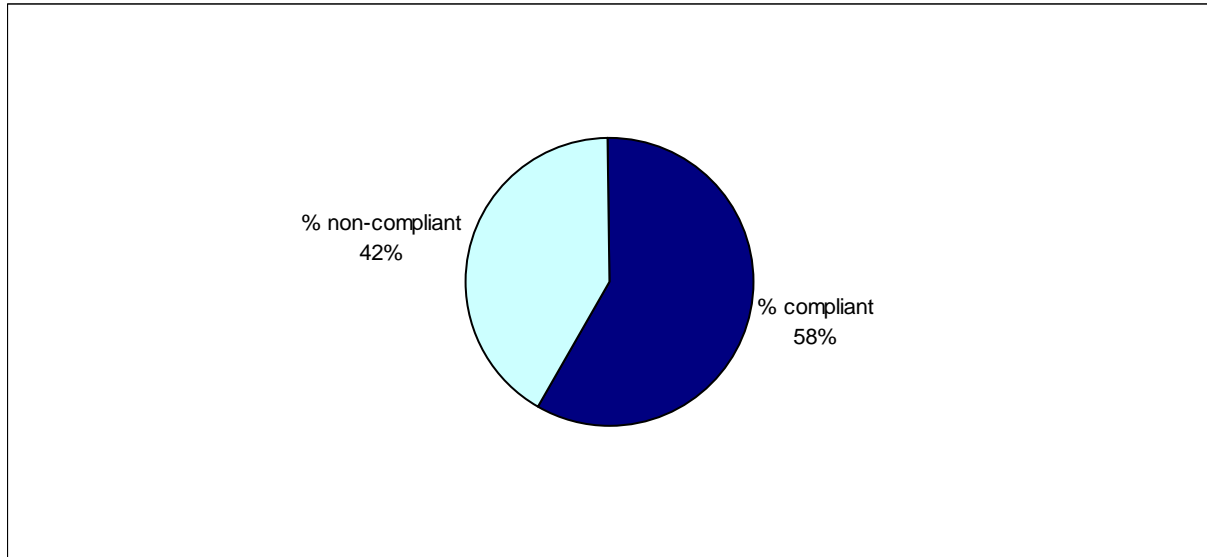
With respect to disabled parking, the previous monitoring period 2007-08 saw a higher rate of compliance (73%) than previous years, and this year still sees an improvement compared with the 2006-07 period. The current compliance rate of 66% is nevertheless considered lower than should be expected, given that the Parking Standards, Transport Assessment and Travel Plans SPD seeks to prioritise disabled parking over other parking needs.

It should be noted that where a change of use has occurred on a small built-out or very constrained 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. Similarly, if the material effect of development is negligible (for example a part change of use involving only a very small part of the building or plot concerned), the development has automatically been deemed compliant.

25. Compliance of non-residential development to cycle standards

Figure 46: Number and proportion of non-residential completions complying with cycle parking standards in 2008/09



Of the 50 monitored non-residential completions these, 58% were considered to be compliant with the cycle parking standards being used at the time of determination. This is significantly higher than the previous year (07/08 = 43%).

As with disabled parking provision, a degree of flexibility has been employed when assessing compliance with cycle parking standards, to take account of where it would have been impracticable, or otherwise unjustifiable, to require bespoke additional cycle parking. For example, where a site is clearly too constrained to provide appropriately located cycle racks on-plot, the development has been deemed compliant. However where medium- to large-scale redevelopment, consolidation or change of use has occurred without provision of cycle parking to standard, this has been recorded as non-compliant. Similarly, any failure for smaller scale development to provide cycle parking to standard where there is reasonable opportunity to do so, has been recorded as non-compliant. The gross floorspace area, as opposed to the net increase, has in all cases been used to calculate the standard provision required.

Whilst the increase in the rate of compliance is encouraging, it is still far from the 80%+ rate of compliance that might be hoped for. Also, it is considered that some of this increase is more due to a higher than average number of developments coming forward on small constrained plots, where the impracticality of providing cycle storage on site means that a requirement to do so would have been inappropriate. Such cases have been deemed compliant because of this.

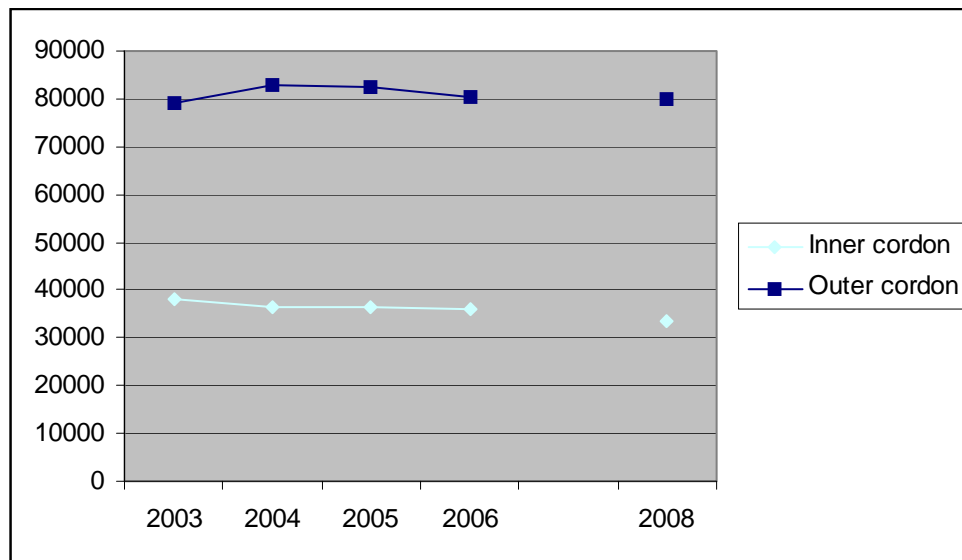
26. Overall change in traffic levels at the Oxford inner and outer cordons

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

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

Figure 47 shows how the average daily traffic flow for both the Inner and Outer cordons has changed over the last 5 years.

Figure 47: Inner Cordon and Outer Cordon traffic flows (average weekday inbound, 7.00am – 7.00pm), 2003 – 2008*



Note – data not available for 2007











Conclusions – Transport

The rate of compliance with general parking standards is reasonably high at 76%, although this is lower than observed during previous years. The rate of compliance with disabled parking standards is 66%, which is lower than the previous period 2007-08.

The rate of compliance with cycle parking standards is 58%, which is a significant improvement on the previous period 2007/08. However much of this increase is due to a higher proportion of developments occurring on very constrained sites, which have been recorded as 'compliant' due to the impracticality of having to provide bespoke cycle parking.

WEST END

OBJECTIVE: to develop in the West End in accordance with the policies in the West End Area Action Plan (AAP)

	Indicator/type of indicator	Targets	On target?
		Overall rating of performance against policies	
local	Streets	Provision of new links and improvements set out in AAP.	
local	Parking	Maintain number of parking spaces available within the West End.	
local	Urban Public spaces	New public spaces and improvements to existing.	
local	Green spaces and water	Enhancements to Castle Mill Stream to create a streamside park. Enhancement of Oxpens Field.	
local	Historic environment	100% of schemes granted to demonstrate consideration of historic environment in Design and Access Statements.	
local	Design	100% of schemes approved comply with the design code.	
local	Resource Efficiency	100% of schemes approved meet the requirements of the Natural Resource Impact Analysis SPD	
local	Flooding	100% of schemes in areas of flood risk or over 1ha to submit a flood risk assessment. Only water compatible uses and essential infrastructure permitted in flood zone 3B.	
local	Housing mix and Affordable Housing	To provide approximately 700 new homes, minimum 35% 3+ bed and 50% affordable on qualifying sites	

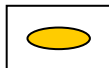

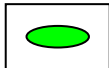
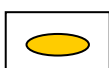


local	Amenities to support housing	100% of new residential development within 30minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre.	
local	Mixed uses	100% of developments on sites of 0.2 hectares or greater that incorporate more than one use.	
local	Office accommodation	B1 offices no more than 15,000m ² private sector and 20,000m ² public sector.	
local	Retail	To provide a minimum of 37,000m ² gross additional A1 retail floorspace.	
local	Cultural attractions	To increase the floorspace of cultural and tourism uses in the West End.	
local	Hotel accommodation	To increase the number of hotel and guesthouse rooms in the West End.	

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

Location	Description	Date approved
Park End Street first floor units 3 and 4	Change of use from office (B1) to non residential accommodation (D1)	22/05/08
King Charles House, Park End Street	Change of use from D1 (education) to B1(A) office	07/08/08
4 Gloucester Street	Change of use from A1 (retail) to A3 (restaurant) (Jamie's Italian extension)	09/02/09
28-31 St Ebbe's Street	Change of use of floors 1 to 3 from Assembly and Leisure (class D2) to Offices (class B1). Extension to roof to provide fourth floor office accommodation.	03/06/08

The table lists the relevant applications approved in the West End in the monitoring period. Several more applications have come forward since and will be reported on in the next monitoring year.

Streets, parking, urban and green spaces and water

Developments that will fund these improvements or provide them on site have not yet come forward.

Historic environment, design and resource efficiency

The AAP was adopted in June 2008 and only one of the relevant applications in the West End was approved after this date. None of the schemes were large enough to trigger the Natural Resource Impact Analysis policy. It is expected that future schemes approved after the adoption of the AAP will follow the Design and Access Template contained in the West End AAP, or include similar information to explain how the scheme demonstrates consideration of the historic environment.

Flooding

There were no objections from the Environment Agency to schemes in the West End because of a lack of a Flood Risk Assessment and none of the applications in the West End were in flood zone 3b.

Housing mix, affordable housing and amenities to support housing

There were no applications for housing during the monitoring period.

Mixed uses

No applications in the West End during the monitoring period were over 0.2ha, so the mixed use policy does not apply.

Office accommodation, Retail, Cultural attractions and Hotel accommodation

The policy for office accommodation sets a limit on additional office space in the West End. Development is not expected to come close to the limit for many years. It is also likely to be several years before expected new retail developments and cultural attractions come forward.

Conclusions – West End

The West End Area Action Plan was only adopted policy for 9 months of the monitoring period. Most of the applications in the current monitoring year were determined before the adoption of the West End AAP in June 2008. There are not enough applications to make an assessment of whether the targets are being met. However, it is important that they are closely monitored in future Annual Monitoring Reports.

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 49: Consultations on policy documents undertaken in 2008/09

Title	Document type	Consultation	Comments received	Outcome/comments
Core Strategy DPD	Consultation letter on submission document	5.9.08 - 17.10.08	362 representations from 75 different respondents	Taken into account in Core Strategy examination in July 09.
Northern Gateway Area Action Plan	Consultation letter with feedback questionnaire on issues likely to be addressed in Area Action Plan	19.11.08- 19.12.08	92 separate individuals/ organisations submitted representations	Outcome of discussion of Northern Gateway at Core Strategy Examination will determine whether Area Action Plan proceeds

Figure 50: The range of consultation methods used in 2008/09:

Consultation method	Core Strategy submission document	Northern Gateway Area Action Plan – Issues and options
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		✓
Contact phone numbers	✓	✓
Questionnaires	✓	✓

Consultation on Planning Applications

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

Oxford Brookes University – new student study centre building
 Ruskin College – redevelopment of Headington site to provide additional academic and student accommodation

Cowley Marsh recreation ground – skateboard park

Land at Pembroke College, Campion Hall, Brewer Street, Littlegate Street and Rose Place – additional teaching and student accommodation

Lamarsh Road – retail development

Radcliffe Infirmary (Radcliffe Observatory Quarter), Woodstock Road – student study rooms, educational use and university admin offices.

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

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: <ul style="list-style-type: none"> • a residential development of 10 or more dwellings; • residential development on a site of 0.5ha or more; • development involving a building(s) with a floorspace of 1,000 sq metres or more; • any other development on a site of 1 hectare or more.
Previously Developed Land (PDL)	Land that is or was occupied by a permanent structure (excluding agriculture or forestry buildings). The definition covers the curtilage of the development.
Primary Shopping Frontage	This relates solely to the City Centre. It aims to ensure the percentage of Class A1 (retail) units remains above 75%.
Regional Spatial Strategy (RSS)	See South East Plan.
Registered Social Landlord (RSL)	An organisation, usually a Housing Association, registered by the 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 are possible on their merits. Residential use is not an acceptable use at ground-floor level in the Secondary Shopping Frontages.
Sites of Local Importance for Nature Conservation (SLINC)	A site containing important habitats, plants and animals in the context of Oxford.
Sites of Special	Areas identified by English Nature as being of special interest for their

Scientific Interest (SSSI)	ecological or geological features.
South East England Regional Assembly (SEERA)	A representative body, comprising 112 members including elected councillors, nominated by the region's local authorities. There are also regional representatives chosen by town and parish councils, voluntary sector, environmental groups, business and economic partnerships, education and cultural networks and faith communities
South East Plan (SEP)	The SEP is the <i>Regional Spatial Strategy</i> for this region. It is produced by SEERA and sets out a spatial framework of strategic policies that will promote an integrated, co-ordinated and a more sustainable approach to development in the region up to 2026
Special Areas of Conservation (SACs)	These consist of areas that are vitally important for nature conservation and have been identified as containing the best examples of habitats and species under the European Habitats Directive 1992.
Supplementary Planning Documents (SPDs)	A type of Local Development Document that supplements and elaborates on policies and proposals in Development Plan Documents. It does not form part of the Development Plan and is not subject to independent examination

USE CLASSES ORDER 2005

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