

Local Development Framework

Annual Monitoring Report

April 2011 - March 2012



Planning Policy
City Development
Oxford City Council

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Introduction	1
Snapshot of Oxford	2
Objectives	3
Summary of key findings	4
Local Development Scheme Progress	5
Themes	
1. Housing	
Indicator 1 Housing trajectory	9
Indicator 2 New dwellings on previously developed land	13
Indicator 3 Mix of housing completed by size	14
Indicator 4 Density of development	15
Indicator 5 Affordable housing completions and tenure	15
Indicator 6 Proportion of affordable housing permissions where there is a policy requirement	17
Indicator 7 Students and purpose built student accommodation	18
2. Economy, retail and tourism	
Indicator 8 Amount of land developed for employment by type and in allocated sites	22
Indicator 9 Employment development on previously developed land	22
Indicator 10 Land developed for other key employment uses	23
Indicator 11 Planning permissions for new class B1 uses	24
Indicator 12 Employment land supply by type	24
Indicator 13 Losses of employment land	26
Indicator 14 New retail and Class A development	26
Indicator 15 Market and vitality indicators	27
Indicator 16 Supply of short-stay accommodation	28
3. Environment	
Indicator 17 Change in areas of biodiversity importance	30
Indicator 18 Local biodiversity measures	31
Indicator 19 Permissions contrary to Environment Agency advice	32
Indicator 20 Development complying with Natural Resource Impact Analysis requirements	33
Indicator 21 Inappropriate development in Green Belt	35
Indicator 22 Performance against targets adopted by Oxfordshire Joint Municipal Waste Strategy	36
Indicator 23 Progress on Heritage Plan	36
Indicator 24 Heritage assets at risk	38
Indicator 25 Applications involving demolition of a listed building	38
Indicator 26 Applications involving demolition of a building that contributes to the character and appearance of a Conservation Area	39
Indicator 27 Appeals allowed where conservation policies cited as a reason for refusal	39
Indicator 28 Permissions for felling of trees protected by TPO's contrary to officers' recommendations	40
Indicator 29 Loss to other uses of public open space, outdoor sports and recreation facilities	40
Indicator 30 New public open space, outdoor sports and recreation facilities	40
Indicator 31 Number of parks with Green Flag status	41
4. Transport	
Indicator 32 Submission of travel plans	42
Indicator 33 Implementation of a Low Emission Strategy	42
Indicator 34 Traffic growth at inner and outer cordons	43

5. Regeneration

Indicator 35	Progress of regeneration action plans	45
Indicator 36	Progress against site-specific regeneration measures	45

6. Other issues

Indicator 37	Provision/improvement of local primary healthcare facilities	47
Indicator 38	Provision/improvement of local educational facilities	47
Indicator 39	Permission contrary to Thames Valley Police advice	48
Indicator 40	Loss of community facilities	48

5. West End AAP

Indicator 41	Compliance with the monitoring indicators as set out in the West End Area Action Plan	49
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Statement of Community Involvement	51
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Glossary	54
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Introduction

(i) This is Oxford City Council's seventh Annual Monitoring Report of planning policies of the Local Development Framework. It covers the 12 month period 1st April 2011– 31st March 2012.

(ii) Monitoring is essential to establish what is happening now and what may happen in the future and to compare these trends against existing policies and targets to determine what needs to be done. It provides a crucial feedback loop and information on the performance of policy and its surrounding environment. As the delivery of sustainable development and sustainable communities is a key focus of planning, monitoring provides a check on whether those aims are being achieved. Monitoring will also enable the City Council to respond more quickly to changing priorities and circumstances.

(iii) This report covers the following aspects of planning policy monitoring:

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

(iv) Oxford has adopted an objectives-policies-targets-indicators approach to ensure relevant and effective monitoring. The Government has now withdrawn its formal guidance on Annual Monitoring Reports, including the national core output indicators. Accordingly, the opportunity has been taken to review the former national indicators and to remove some that were not particularly relevant in the Oxford context. However, most of the former national indicators have been retained because they continue to provide useful information, for instance in relation to the housing trajectory and land developed for employment uses.

(v) A number of new targets and indicators contained within the Core Strategy and its accompanying sustainability appraisal were added last year to the Annual Monitoring Report. This is the first full year that the Core Strategy policies have been monitored so it is likely that we will begin to see their effectiveness. Although given that the time period is only a year it is likely that meaningful conclusions will begin to be drawn over time.

(vi) As of next year the Barton Area Action Plan and Sites and Housing Plan will also be included in the Annual Monitoring Report.

- (vii) 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 other sources such as Thames Valley Environmental Records Centre, the Environment Agency, University of Oxford and Oxford Brookes University.

Snapshot of Oxford

At the time of writing, the majority of the 2011 Census data had not yet been published. As such this snapshot uses the most up-to-date data available.

Area	17.6 square miles, 46 sq km	
Population	151,900 total population (2011) ¹ approximately 32,000 full-time university students	
Housing	Approximate number of private households in Oxford	55,400
	Households (2001) ² (owner-occupied)	54.9%
	Households (private rented)	20.8%
	Households (social rented)	21.2%
	Homelessness Households living in temporary accommodation that the council provides in the city (Dec 2011)	144
	City Council's waiting list figures (Dec 2011)	Over 6,000
	House prices (2009) ³ Mean house price	£369,408
	Median house price	£271,000
Economy, retail & tourism	Employee jobs by sector ⁴ Private sector	52,900
	Public sector	32,100
	Higher education	22,100
	Total	107,100
	Approximate number of businesses in Oxford	3,545
	Unemployment ⁵	5.7%
	Jobseekers allowance claimants ⁶	2.0%
	No qualifications ⁷	28.7%
Economy, retail & tourism	VAT Registered businesses (2007) ⁸	9.2%
	Number of Super Output Areas in Oxford among the 20% most deprived in England	10
	Visitors to Oxford per year ⁹	9.5 million

¹ 2011 Census

² 2001 Census – update for 2011 Census

³ CLG Housing live tables

⁴ ONS Business Register and Employment Survey 2009

⁵ ONS NOMIS official labour market statistics July 2011-June 2012

⁶ ONS NOMIS official labour market statistics Oct 2012

⁷ People with no qualifications 2001 Census

⁸ ONS NOMIS official labour market statistics

Environment & Quality of life	% of Green Belt land (much of this being flood plain)	27%
	Carbon emissions per capita (tonnes per resident) (2007) ¹⁰	6.1%
	Life expectancy gap between the best and worst wards in Oxford (2002-2006) ¹¹	10.7 yrs
Transport	% of Oxford's workforce travelling to work by car (lowest proportion in the South East)	38%
	% of Oxford's workforce living outside Oxford's boundary (approx)	50%

Objectives

Corporate Plan

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

- a vibrant and sustainable economy;
- meeting housing needs;
- strong and active communities;
- cleaner greener Oxford;
- an efficient and effective Council.

Oxford's Sustainable Community Strategy

The Oxford Strategic Partnership's Sustainable Community Strategy vision is that Oxford will be a world class city for everyone. The key priorities of the Partnership are to:

- strengthen the local economy;
- tackle the need for more affordable housing;
- improve health and social welfare;
- improve the public realm for residents and visitors; and
- build a safer, stronger and more equal city.

⁹ The Economic Impact of Tourism: Oxford 2008, Tourism South East

¹⁰ Local Authority Carbon Dioxide figures, Department for Energy and Climate Change, 2009

¹¹ Decision Support Team, Oxfordshire Primary Care Trust

Summary of Key Findings

(viii) The following symbols are used to show how the indicator is achieving in relation to the target:



Green: Targets and objectives have either been met or data indicates progression towards targets/objectives.






Amber: The policy needs close attention in the following monitoring year or where there are new indicators, there has not been sufficient information to make an assessment of policies against performance.



Red: The data indicates under-performance against targets and objectives.

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

Figure Int.1 Indicator scores in 2011/12

			
Main Indicators	29	9	2
West End	10	5	0

(x) The 11/12 monitoring year needs to be assessed in the context of the continuing economic downturn. Nationally, the downturn has seen reduced economic output and an increase in numbers of people out of work with an adverse impact on the construction industry in particular. Oxford continues to experience a challenging economic environment. This years report shows that Oxford has been affected by the recession, but there have however been some positive findings:

- 228 dwellings (net) were completed during 2011/12, which is a modest improvement on the previous year and may indicate that the housing market in Oxford is improving;
- Planning permission granted for major research and development uses including significant redevelopments within the University Science area (Physical and Theoretical Chemistry and a new Physics Building), amounting to 26,710 sqm gross;
- Planning permission granted in the health sector for a new building 3,928 sqm gross at the Nuffield Orthopaedic centre;
- The City and District centres continue to perform well with relatively low vacancy rates.

(xi) Despite the economic downturn, the indicators for Regeneration scored generally positively with significant progress being made during the monitoring period towards the delivery of new healthcare and education facilities despite problems with funding streams. Transport indicators also scored well and Oxford's biodiversity resource also remains strong. In fact, the majority of SSSIs are in favourable condition, and Oxford maintains a healthy number of UKBAP priority species.

(xii) There are 2 indicators not performing against target, shown as red:

Indicator 5 - Affordable Housing Completions (Gross) and Tenure The number of affordable housing (gross) completions dropped to 18, which is significantly below the target of 200 in the Core Strategy monitoring framework. The large schemes at Rose Hill were completed in the previous monitoring

year and no substantial sites have been completed this monitoring year. There has been no major policy change in the run up to 2011/12 that might have affected large sites that would normally deliver affordable housing. However, the continued economic uncertainty has undoubtedly had an effect. The City Council has actions in place to reverse this trend in future years including the strategic site at Barton, identifying large housing sites in the Sites and Housing Plan, developing affordable housing on its own land and taking financial contributions towards affordable housing from small housing sites and student accommodation developments.

3.1 Indicator 27 - Appeals Allowed Where Conservation Policies Cited as a Reason for Refusal.

There were three cases where decisions were refused with conservation policies cited as a reason for refusal and all three of them were allowed (to varying degrees) by the Planning Inspectorate. This is the second year that this indicator has scored poorly. The three cases were all small schemes and given the wider context of the large number of applications affecting the historic environment, although it scores red, it is not a serious concern. The indicator will be reviewed again next year and if the situation has not changed then action will be needed.

(xiii) The indicators shown as amber are indicators such as development complying with natural resource impact analysis (NRIA) requirements and the section on monitoring the policies of the West End Area Action Plan. The NRIA indicator scored amber as a number of schemes did not precisely meet the requirements. The reason that these schemes did not meet the requirements is that they produced an energy strategy which was site specific and focussed on saving energy as opposed to renewable or low carbon solutions.

Local Development Scheme

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

(xv) During this monitoring period, the Government continued with a programme of planning reforms. The Localism Act received Royal Assent in November 2011. This prevents any new regional strategies being created, although the existing South East England Regional Spatial Strategy has yet to be formally revoked pending the completion of an environmental assessment of the impacts of so doing. The Localism Act includes powers for neighbourhood forums and parish councils to be able to establish general planning policies for the development and use of land in a neighbourhood through the preparation of a 'neighbourhood development plan.'

(xvi) The Government also streamlined national planning guidance into the National Planning Policy Framework (NPPF), a single document of approximately 50 pages in length. A draft NPPF was published for consultation in July, with the final version published in March 2012. The NPPF does not change the statutory status of the development plan as the starting point for decision taking, and emphasises that up-to-date plans should be in place as soon as practicable. It includes a presumption in favour of sustainable development in relation to both plan-making and decision taking. The NPPF states that local planning authorities should positively seek opportunities to meet the development needs of their area and that plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. The exception would be where any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole, or where specific policies in the Framework indicate development should be restricted.

(xvii) Oxford's Local Development Scheme sets out the work programme for, and resources required to prepare the documents that will form part of the Local Development Framework. During this monitoring period the Local Development Scheme 2008-2011 was replaced by the Local Development Scheme 2011-14. The 2011-14 Local Development Scheme was approved by the City Council's City Executive Board in September 2011, and was then submitted to the Secretary of State before coming into effect four weeks later.

Monitoring period April 2011 to end March 2012

(xviii) During this period work took place on the following documents:

- ***Barton Area Action Plan (AAP)***

Work commenced on this AAP in the summer of 2010, with consultation on an issues document in June 2010, evidence gathering and community engagement. This included the establishment of a Barton and Northway Working Group to act as an advisory group during the development of the project. The Preferred Options document was published for consultation in May 2011. Following this consultation, the proposed submission document was drawn up and agreed at Council in December 2011. This document was published for consultation in February 2012. Since the end of the 2011/12 monitoring year, the Barton AAP was submitted to the Secretary of State in April 2012, and was subject to independent examination hearings in July and September 2012. The Inspectors Report is anticipated before the end of 2012.

- *Sites and Housing Plan*

Work commenced in earnest on this DPD in the autumn of 2010, with pre-options consultation community events being held across the city in November and December 2010. The Preferred Options document was published for consultation in June 2011. Following this consultation, the proposed submission document was drawn up and agreed at Council in December 2011. This document was published for consultation in February 2012. Since the end of the 2011/12 monitoring year, the Sites and Housing Plan was submitted to the Secretary of State in May 2012, and was subject to independent examination hearings in September 2012. The Inspectors Report is anticipated in early 2013.

- *Community Infrastructure Levy (CIL)*

Introduction of a Community Infrastructure Levy will enable the City Council to raise money from new building projects that can be used to fund a wide range of infrastructure needed as a result of development. Although the levy is voluntary, if it is not in place by April 2014 then regulations restrict the use of Section 106 planning obligations for pooled contributions that may be funded by the levy. The City Council commenced evidence gathering relating to infrastructure needs and viability analysis during the 2011/12 monitoring year. It also received advice and guidance from the Planning Advisory Service as one of a second wave of CIL frontrunner authorities. Since the end of the monitoring year, the City Council has published its Preliminary Draft Charging Schedule for consultation in July 2012.

(xix) The 2011-14 Local Development Scheme originally indicated that work on the Northern Gateway Area Action Plan would commence in January 2012. Amendments to the Local Development Scheme were agreed by City Executive Board in April 2012, which put back the start of work on this AAP until July 2012. However, at the time of preparing this Annual Monitoring Report no formal start had been made on this AAP, in part because of the absence of external funding to bring forward this plan and in part because of the need to establish that there are deliverable solutions to the transport impacts which can be tested through the AAP process.

(xx) No work took place on any SPD's during the monitoring period because the City Council's priority was to direct the resources of the Planning Policy team towards the adoption of key development plan documents. During the 2012/13 monitoring year, work will commence on a Section 106 and Affordable Housing SPD (to replace the existing Planning Obligations and Affordable Housing SPD's). This SPD is required to provide updated guidance in light of the future introduction of CIL and the affordable housing policies in the Sites and Housing Plan.

Duty to cooperate

(xxi) The Localism Act 2011 introduced the Duty to Cooperate in relation to planning of sustainable development. This duty requires local planning authorities to co-operate with other local planning authorities, county councils and other prescribed bodies (as defined by the Town and Country Planning (Local Planning) (England) Regulations 2012) in maximising the effectiveness of the preparation of development plan documents. The requirement came into force on 15th November 2011.

(xxii) The City Council has maintained an ongoing dialogue with the bodies covered by the Duty to Cooperate during the preparation of the Barton AAP and the Sites and Housing Plan, and has responded to concerns raised by these bodies by amending policies and proposals where appropriate. The City Council provided evidence of how it had complied with the Duty to Cooperate in its soundness self-assessment that accompanied the two submitted plans, and subsequently in its topic papers prepared for the examination hearings.

Conclusions

(xxiii) The City Council has shown a strong commitment to delivering its Local Development Framework, becoming the first local planning authority in Oxfordshire to have an adopted Core Strategy. While the length of the Core Strategy examination had a knock-on effect on the original overall Local Development Framework programme, good progress has been made on the Barton Area Action Plan and the Sites and Housing Plan in the year following the adoption of the Core Strategy. Work is also progressing on the Community Infrastructure Levy.

(xxiv) The City Council has to date adopted the following documents:

- Oxford Local Plan 2001-2016 – saved policies from 11th November 2008
- Oxford Core Strategy 2026 – adopted March 2011
- 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 October 2006

1 Housing

Indicator 1

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

Target 8,000 dwellings between 2006 and 2026 as set out in the Core Strategy

On target?



1.1 Figure 1.1 shows the housing target being 8,000 dwellings between 2006 and 2026. This target is taken from the adopted Core Strategy.

1.2 Net additional dwellings are provided in Figure 1.2 since the start of the Core Strategy period in 2006/07. Net additional dwellings include new build completions, minus demolitions, including any gains or losses through change of use and conversions. 228 dwellings (net) were completed during 2011/12, which is an improvement on the previous year and may indicate that the housing market in Oxford is improving.

1.3 The Core Strategy has a total target of 8,000 dwellings over the 20 year period from 2006-26. The first 6 years of the Core Strategy period delivered 2,700 dwellings as shown in Figure 1.2. Subtracting these from the 8,000 target leaves 5,300 dwellings needed. With 14 years remaining until 2026, this equates to 378 dwellings per year annual requirement, and 1,890 over 5 years which is the residual requirement.

Figure 1.1 Plan period and housing targets

Core Strategy plan period	Total dwelling target
01/04/2006 - 31/03/2026	8000

Figure 1.2 Net additional dwellings in previous years and the reporting year

Year	Dwelling completions (net)
2001/02	439
2002/03	267
2003/04	578
2004/05	669
2005/06	943
Start of Core Strategy period	
2006/07	821
2007/08	529
2008/09	665
2009/10	257
2010/11	200
2011/12	228
Total (06-12)	2,700

1.4 The National Planning Policy Framework requires that the City Council must manage land to ensure a continuous rolling five year supply of land of deliverable sites. The first five year period is 2012/13 – 2016/17.

1.5 That Strategic Housing Land Availability Assessment (SHLAA) (2012) will show that there are enough deliverable sites in Oxford to provide 2,482 dwellings over the first 5 years, the figures for which are replicated in Figure 1.3. This is without relying on windfalls.

Figure 1.3 Potential net additional dwellings from deliverable sites between 2012/13-2016/17 (position at 31st March 2012). See SHLAA Dec 2012 for further detail on the sites that contribute to these categories.

Site category	Dwellings between
Sites and Housing DPD allocated sites	1,271
West End AAP sites	108
Core Strategy strategic sites (Barton and Northern Gateway)	675
Other identified sites	29
Commitments: large identified sites	125
Commitments: small	259
Sites where permission refused but principle acceptable	10
Suitable sites pending decision	5
Total	2,482

1.6 The formula for calculating the supply of ready to develop housing sites as requested by the Department for Communities and Local Government (DCLG) in December each year is shown in Figure 1.4.

Figure 1.4 Formula for calculating 'Ready to develop housing sites'

$$(x/y)*100$$

where:

x = the amount of housing that can be built on deliverable sites for the five year period (net additional dwellings)

y = the planned housing provision required for the 5 year period (net additional dwellings)

$$(2,482/1,890)*100 = 131.3\%$$

1.7 The housing trajectory shows the distribution of sites across the Plan period. The trajectory and housing monitor graphs are replicated from the SHLAA (Dec 2012) at Figures 1.5-1.7.

Theme: Housing

Figure 1.5 Housing trajectory data against Core Strategy target of 8,000 dwellings from 2006-26 (excluding windfalls). See SHLAA Dec 2012 for further detail on the sites that contribute to these categories.

	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	
Sites and Housing allocations (deliverable)							4	549	618		100										1271	
Sites and Housing allocations (developable)									161	391	220	42	67	100			6				987	
West End AAP sites								40	403	80	98		65		27						713	
Core Strategy strategic site (Barton)									100	175	200	200	175	150							1000	
Core Strategy strategic site (Northern Gateway)										200											200	
Other identified sites								44	200	10			70								324	
Commitments (large sites)							118	7													125	
Commitments (small sites)							259														259	
Sites where permission refused but principle acceptable							10														10	
Stable sites pending decision								5													5	
Windfall sites																					0	
Actual completions	821	529	665	257	200	228	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2700	
Total projected completions	-	-	-	-	-	-	391	645	1482	856	618	242	377	250	27	0	6	0	0	0	4894	
Cumulative completions	821	1350	2015	2272	2472	2700	3091	3736	5218	6074	6692	6934	7311	7561	7588	7588	7594	7594	7594	7594	7594	
Housing target	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
Cumulative requirement	400	800	1200	1600	2000	2400	2800	3200	3600	4000	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000	8000	
Monitor	421	550	815	672	472	300	291	536	1618	2074	2292	2134	2111	1961	1588	1188	794	394	-6	-406		
Manage	400	378	369	352	358	369	379	378	355	253	193	145	133	98	73	82	103	135	203	406	406	

Figure 1.6 Housing trajectory against Core Strategy target of 8,000 dwellings from 2006-26 (excluding windfalls)

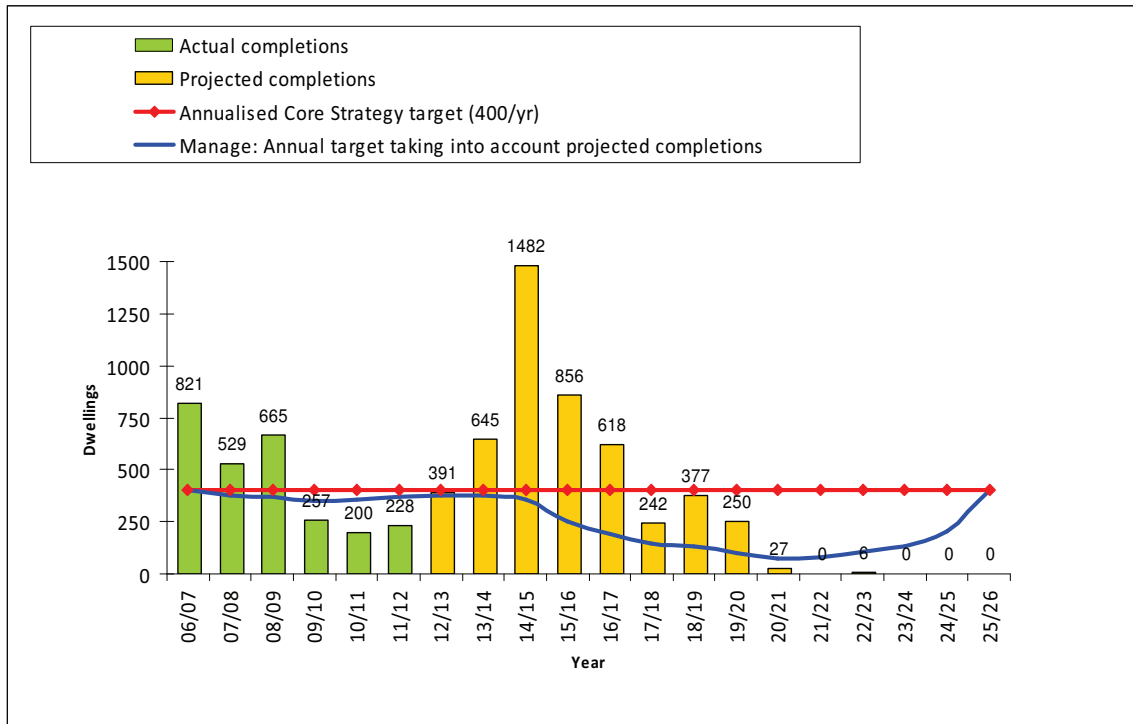
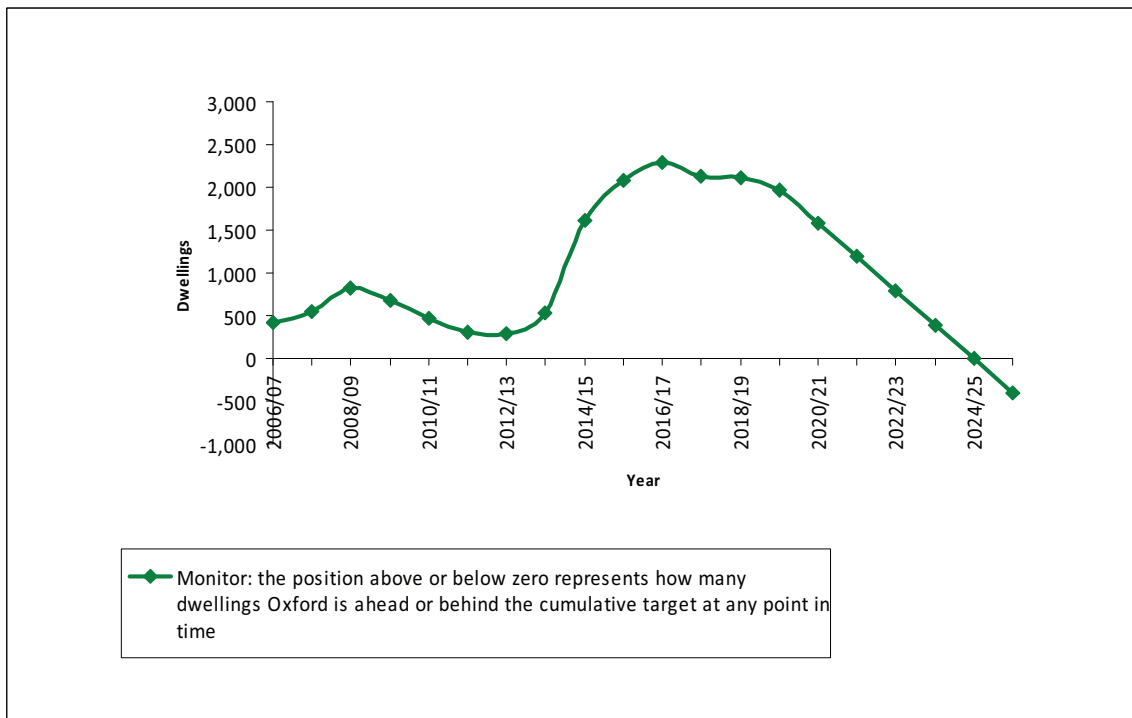


Figure 1.7 Housing monitor against Core Strategy target of 8,000 dwellings from 2006-26 (excluding windfalls)



Indicator 2

PERCENTAGE OF ALL NEW DWELLING COMPLETIONS (GROSS) ON PREVIOUSLY DEVELOPED LAND (PDL)

On target?

Target 90%+ new housing on PDL (Oxford Core Strategy)



1.11 The definition of previously developed land was amended in July 2010 by the coalition Government to exclude private residential gardens. This does not mean that private residential gardens are necessarily greenfield land, as there is no formal national definition of greenfield land since the revocation of the Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000 in 2007. Figure 1.8 shows the number of dwellings completed on Previously Developed Land (PDL), greenfield land and garden land.

1.12 The National Planning Policy Framework contains no target for development on PDL but leaves it to local authorities to determine the most appropriate target. The Core Strategy includes a target of 90% of new housing on PDL during the period 2009-14 to reflect the desire to focus development in the early years of the Core Strategy on PDL. This target was set out when garden land was considered PDL and therefore the local target is monitored on that basis.

1.13 During 2011/12, 100% of housing completions (gross) were on PDL or garden land as shown in Figure 9. Of these about one quarter of dwellings were built on garden land demonstrating that this type of development is an important source of new dwellings for Oxford's housing supply. In this context, 'garden land' includes all development within the curtilage of existing dwellings. These houses may have been built on areas that were previously occupied by buildings and/or hardstanding, rather than on gardens in the sense of areas of greenery.

Figure 1.8 Number of dwellings completed on Previously Developed Land (PDL), greenfield land and garden land

	PDL	Garden land	Greenfield
2010/11	199 (75.4%)	65 (24.6%)	0 (0%)
2011/12	203 (74.3%)	70 (25.6%)	0 (0%)

Indicator 3

MIX OF HOUSING COMPLETED BY SIZE

Target 95% of schemes to comply with Balance of Dwellings SPD

On target?



Overall mix delivered

1.14 Figure 1.9 shows dwelling completions by the number of bedrooms. The net number of 1 bed dwellings was the most common, with completions for 2 and 3-bed dwellings being at a similar level to each other; and the least common being 4 and 5-bed dwellings. The losses shown in Figure 10 are mainly demolitions within council housing estates, and losses through redevelopment of sheltered accommodation and other social housing blocks.

1.15 The Balance of Dwellings SPD was adopted in January 2008, the aim of which was to prevent the loss of family dwellings and their supply in new developments. Figure 1.10 shows that during 2011/12 there has been a noticeable shift towards 1 bed dwellings and a drop in 3 bed dwellings back to the proportion seen in 2009/10. This is disappointing as previous years had been showing a steady improvement in the proportion of dwellings sizes overall. This is most likely due to the fact that there have been few large sites delivered where a balanced mix of dwellings can be achieved whilst the delivery of small dwellings through conversions on very small sites continues to make up a significant proportion of new dwellings.

Figure 1.9 Dwelling completions by number of bedrooms in 2011/12

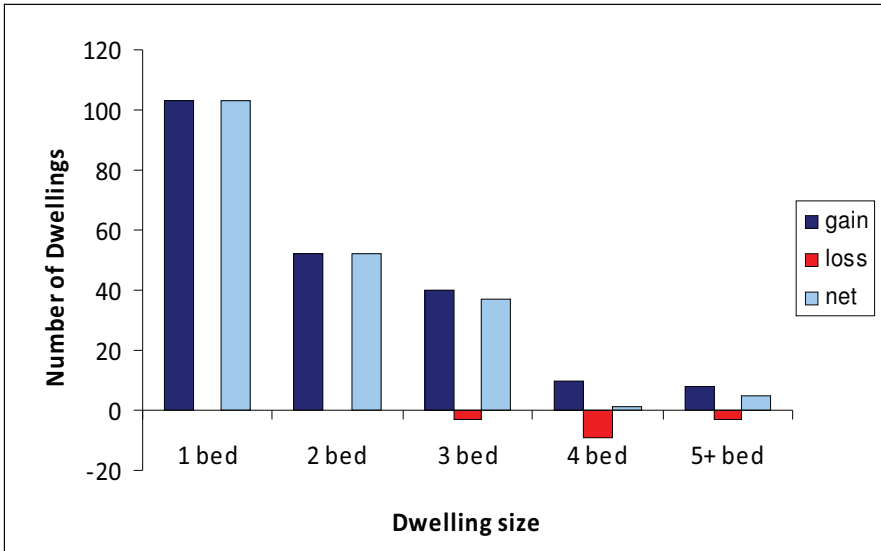
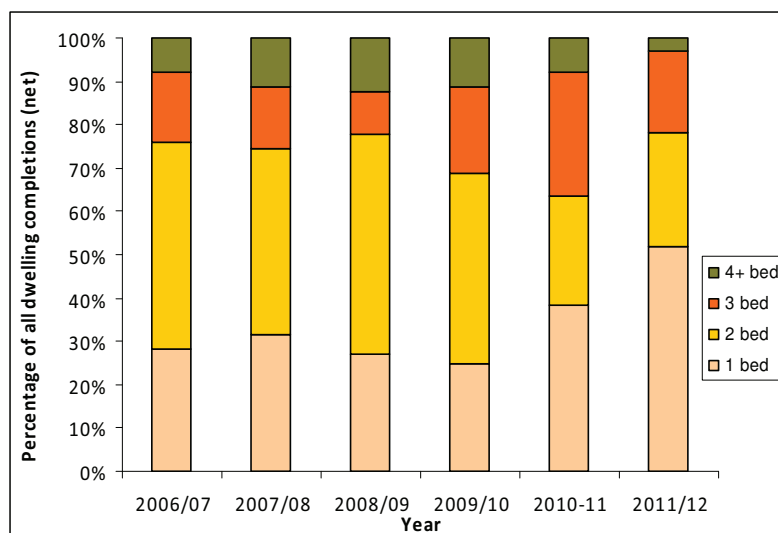


Figure 1.10: Mix of dwellings trend over time



Compliance with the Balance of Dwellings SPD

1.16 The Balance of Dwellings SPD (BoDs) sets out ranges of dwellings sizes expected of sites, varying with location and pressures on family housing. Figure 1.11 shows the proportion of completed sites that accorded with the mix set out in the SPD appropriate to the location and size of the development. The analysis also notes sites that have achieved within 5% of the required proportion to allow for cases where site specific factors meant that full compliance was very difficult. Figure 1.11 excludes sites of 1-3 dwellings as these have no specific mix except for a ‘no net loss in family dwellings’ policy. It also excludes certificate of lawful use completions (1) and phased completions (1).

Figure 1.11 Proportion of completed sites that accorded with the mix set out in the SPD appropriate to the location and size of the development

	Number of completed sites assessed	Proportion in full compliance	Proportion within 5% of compliance	Proportion not in compliance
City centre	0	-	-	-
District centre	0	-	-	-
Strategic sites	0	-	-	-
Red area	4	0%	25%	75%
Amber area	16	14%	29%	57%
Green area	0	-	-	-

1.17 A closer analysis of the data in Figure 1.11 reveals that two out of the three sites not in compliance with the SPD in the red area were granted permission prior its adoption. The only site not in compliance with the SPD therefore was a constrained redevelopment above the shops in North Parade.

1.18 Taking a closer look at the completions in the amber area in table 11 reveals that of the 10 sites not in compliance with the SPD, nine were granted planning permission prior to the adoption of the SPD. The one site that was not in compliance with the SPD had an extant permission for a mix that involved no three bed dwellings. Given this extant permission included a three bed dwelling, it was considered that the additional 1-bed unit in the scheme compared to the extant permission did not cause sufficient material harm for the scheme to be refused. This scheme was satisfactory in all other respects.

1.19 The proportion of sites complying with the SPD in Figure 1.11 is considered acceptable when the completions data is looked at on a site by site basis. In combination with the increased proportion of

smaller dwellings compared to family dwellings overall, the indicator is judged to be amber against targets and objectives.

Indicator 4

DENSITY OF DEVELOPMENT

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

On target?



1.20 The Core Strategy target is for the City and District centres to deliver higher density residential development than in other parts of Oxford. However, it is not possible to make any meaningful measurement of this indicator in 2010/11 because there were no significant housing schemes within the City or District centres. All of the residential developments of 10 or more dwellings (3 sites) were outside of the City and District centres. Those developments had an average density of 59.5 dwellings per hectare, which is well above the 40 dwellings per hectare figure set out in saved Local Plan policy CP.6.

Indicator 5

AFFORDABLE HOUSING COMPLETIONS (GROSS) AND TENURE

Target 2011/12: 200 affordable dwellings per year. Tenure split of affordable housing should be 80% social rented, 20% shared ownership (Core Strategy and Affordable Housing Supplementary Planning Document)

On target?



1.21 There is no current target for affordable dwellings in Oxford's Corporate Plan, although the Core Strategy included a monitoring target of 200 dwellings for 2011/12.

1.22 The delivery of affordable housing has fluctuated over past years with 2011/12 showing a significant drop in completions compared to the previous two years. There has been no major policy change in the run up to 2011/12 that might have affected large sites that would normally deliver affordable housing. It is worth noting that there were few large housing sites under construction in the city in the last year.

Figure 1.12: Affordable housing completions

Year	Gross affordable dwelling completions
2006/07	267
2007/08	73
2008/09	231
2009/10	192
2010/11	105
2011/12	18

1.23 Since 2008 the national economic crisis has led to uncertainty in the building industry. Coupled with the Oxford housing market remaining buoyant with land at a premium, this has meant that there have been very few larger schemes coming forward. This year’s affordable housing completions reflect this.

1.24 The City Council has identified a number of actions to assist with increasing the delivery of affordable housing in the future. The Sites and Housing Plan pro-actively identifies larger housing sites and we will be working with landowners to identify barriers to development and overcome constraints. Barton is being progressed with a view for development to commence in 2014-15. The City Council is actively looking for opportunities for developing affordable housing on its own sites across the city, for instance the Northway and Cowley Community Centres project. The housing policies in the Sites and Housing Plan provide a mechanism for obtaining financial contributions for affordable housing from smaller housing sites and student accommodation. The City Council will use these financial contributions to provide off-site affordable housing across Oxford. Financial contributions have been agreed on several schemes in relation to these policies. Only one scheme granted permission in the monitoring year 2011-12 and that secured just under £200K in affordable housing contributions. There have been several more schemes that have already secured affordable housing contributions for the next monitoring year.

1.25 The indicator requires that gross affordable housing completions are recorded shown by social rented and intermediate housing which is at Figure 1.13. The aim is to achieve no less than 80% as social rented. The tenure mix did not achieve this but was an improvement on the previous year and is not far off the target.

Figure 1.13: Tenure of affordable dwellings completed during 2009/10 against SPD guidance

	Social rented dwellings (gross)	Intermediate dwellings (gross)
2011/12	72.2%	27.8%
Policy requirement	80%	20%

Indicator 6

PROPORTION OF AFFORDABLE HOUSING PERMISSIONS WHERE THERE IS A POLICY REQUIREMENT

Target 50% provision of affordable housing on qualifying sites. Contributions from commercial development where there is a need for affordable housing created. (Oxford Core Strategy).

On target?



1.26 One site was fully completed during the 2011/12 monitoring year which had a policy requirement for affordable housing. This site achieved 30% affordable housing which is lower than the Core Strategy requirement of 50%. This is because the outline planning permission was granted in 2003 when there was a requirement for 30% affordable housing.

1.27 There were no financial contributions received from commercial schemes during the monitoring period.

Indicator 7

STUDENTS AND PURPOSE BUILT STUDENT ACCOMMODATION

Target *That no increase in academic floorspace is allowed if there are more than 3,000 students outside of accommodation provided by the relevant university (Oxford Core Strategy)*

On target?



1.28 It is difficult to gather data on student numbers and student accommodation as the Annual Monitoring Report (April to March) does not coincide with the period which the universities use to complete their returns to government, which is linked to the academic year. The data used was submitted by the two universities as relevant to the monitoring year.

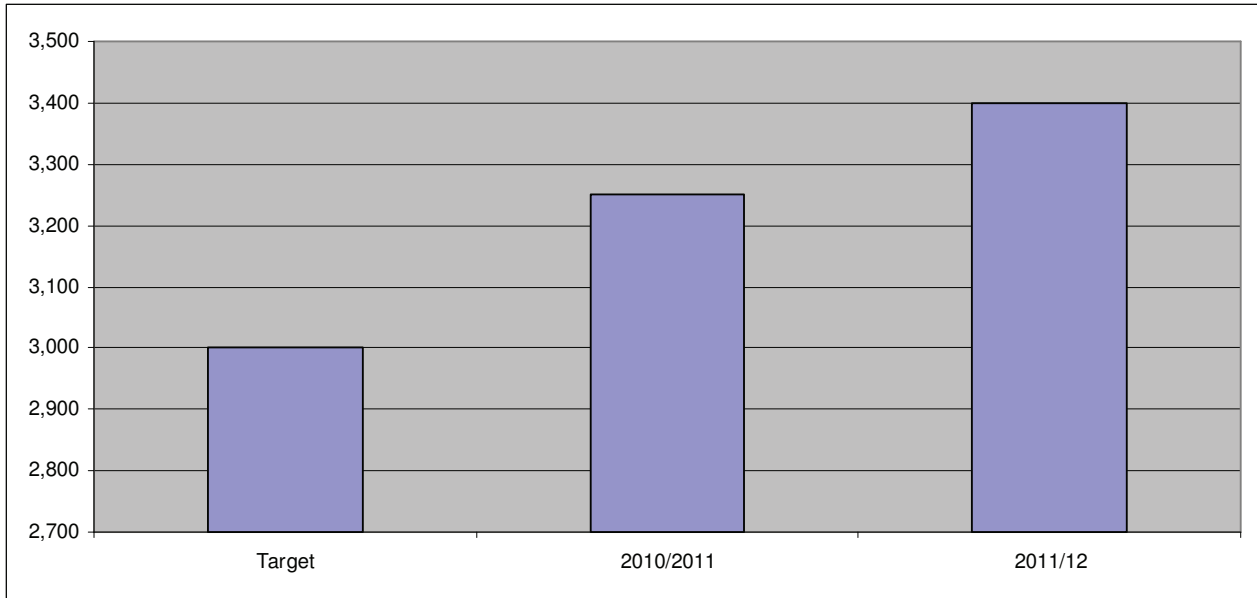
1.29 Core Strategy Policy CS25 requires each university to have no more than 3,000 full-time students living in Oxford outside of university-provided accommodation. The policy is intended to reduce the pressures from students on the private rental market. To avoid worsening the situation, all increases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

1.30 The Sites and Housing Plan contains a more detailed policy about the location of new student accommodation, building on the strategic policy in the Core Strategy. It identifies that accessibility by public transport is important as students in purpose built accommodation do not have access to a private car. It recognises that it is also important to locate student accommodation in a way that avoids great increases in activity along quieter residential streets. The Sites and Housing Plan also seeks to address the issue that new student halls are often proposed on sites that would otherwise be developed for housing. The proposed policy therefore sets out how accommodation proposals should contribute to affordable housing delivery.

University of Oxford

1.31 The University of Oxford state that there was a total of 21,922 students attending the university in December 2011. There are a number of exclusions as follows: students who don't live in OX1, 2, 3 or 4 postcodes (413); local students already in Oxford who do not therefore amount to a net increase in people, of their age, living in Oxford (387); visiting students or those not attending the institution (517); part time students (1,840); postgraduate research students past year 4 of study or assumed to be writing up (591); students working full time for the NHS (56); specific course exclusions e.g. BTh Theology (89); students who are also members of staff (222); students living with parents (42); students on year abroad (317). This leaves 17,448 full-time students with accommodation requirements. At 1 December 2011 there were 14,047 units of university (or college) provided accommodation. This means that there were 3,401 students at the University of Oxford without a place in provided accommodation.

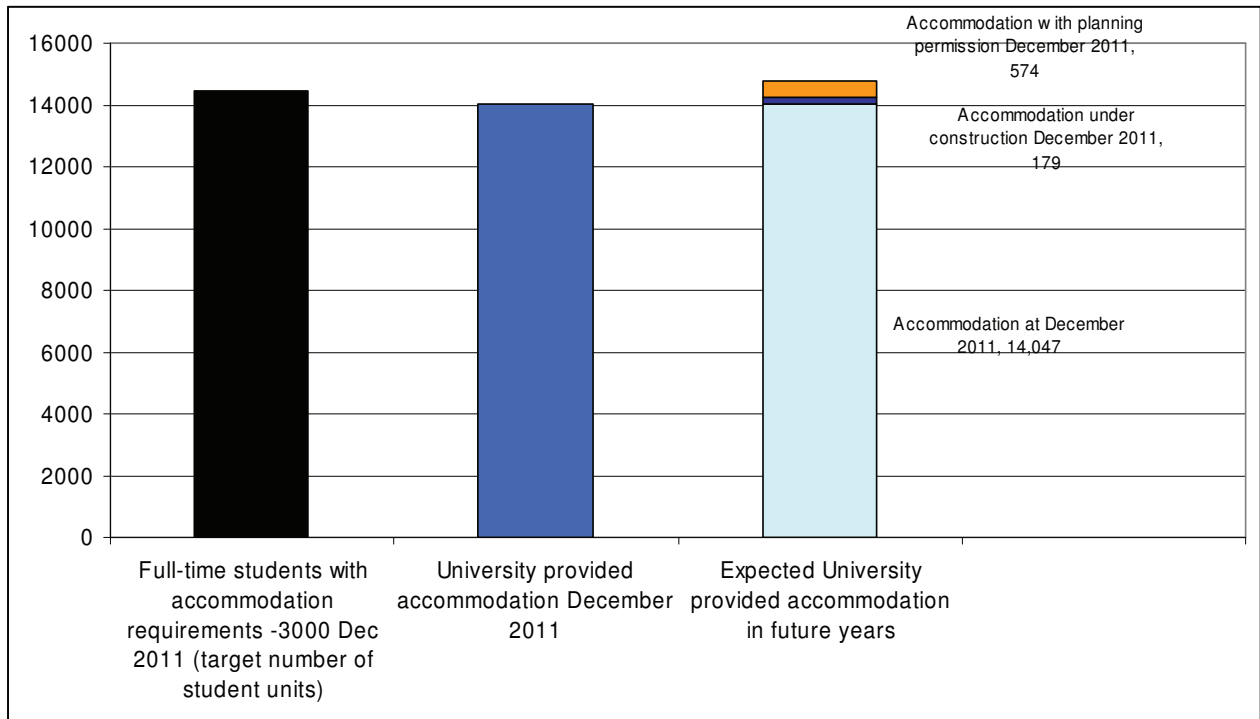
Figure 1.15 Number of students outside university provided accommodation as at 1 December 2011



(Source: University of Oxford)

1.32 The University has pointed out that, as at 1 December 2011, there were another 179 accommodation units under construction, most of which were completed during the monitoring year. There were also 574 accommodation units with planning permission at December 2011. The following graph shows that, with provision of this accommodation, the target to have fewer than 3000 students outside of University provided accommodation would have been met.

Figure 1.16 Number of students outside university provided accommodation as at 1 December 2011



(Source: University of Oxford)

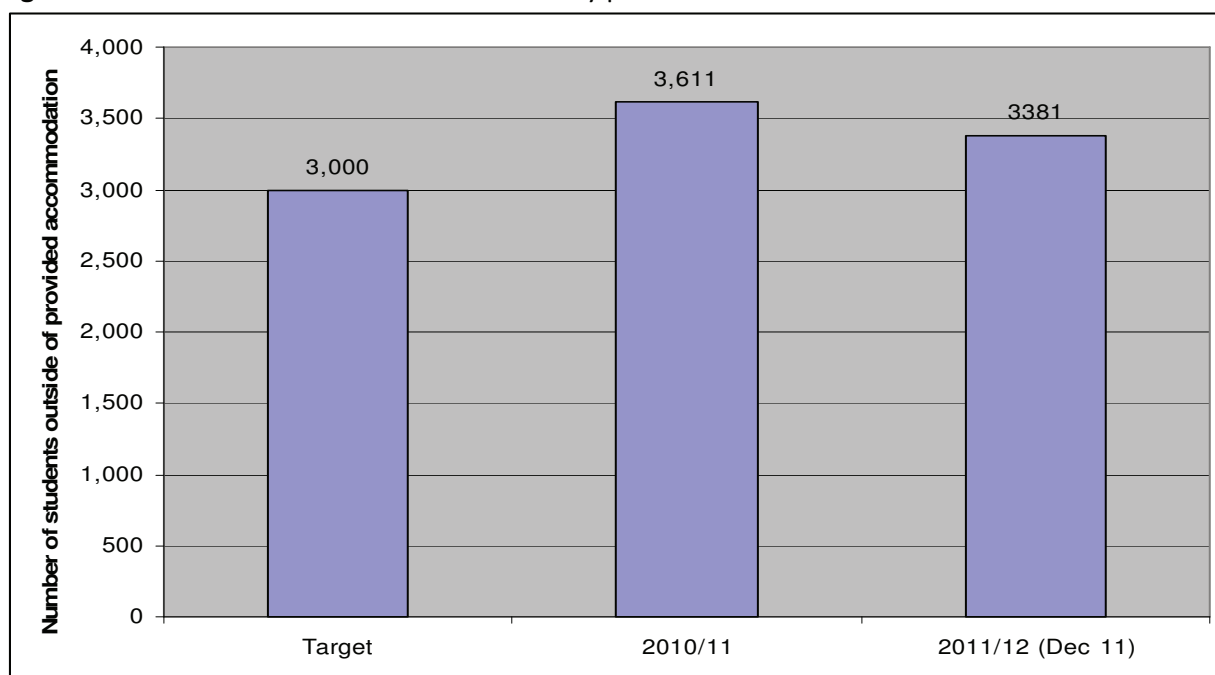
Oxford Brookes University

1.33 Oxford Brookes University state that there were a total of 17,811 students attending the university in December 2011. There are a number of exclusions as follows: students who don't live in Oxford or local students already in Oxford who do not therefore amount to a net increase in people, of their age, living in Oxford (4,166); part time students (3,315); students studying at franchise institutions (1,625); students studying at the Swindon campus (279); placement students away from the university (394). This results in 8,032 students with accommodation requirements. The other exclusions that apply to the University of Oxford (visiting students; postgraduate research students past year 4 of study; students working full time for the NHS; and students who are also members of staff) do not affect the figures for Oxford Brookes.

1.34 In November 2011, there were 4,651 places in accommodation provided by Oxford Brookes, which is an increase of 157 places (3.4%) from the previous year. The accommodation comprised 3,588 places in university halls of residence, 628 places in private halls of residence with Oxford Brookes nomination agreements, and 435 places in other properties managed by the university. This means that there were 3,381 students at Oxford Brookes University without a place in provided accommodation, above the target of 3,000 but down from the figure of 3,611 in 2010/11.

1.35 The University has also been able to provide some additional data from February 2012 which is not the usual basis for the monitoring but is also within the monitoring period. The February 2012 data indicates that there is a reduction in the total number of students with accommodation requirements by 2% to 7,871. This means that in February 2012 there were 3,220 students at Oxford Brookes without a place in provided accommodation.

Figure 1.17 Number of students outside university provided accommodation as at December 2011



(Source: Oxford Brookes University)

Conclusion: Housing

1.36 228 dwellings (net) were completed during 2011/12, which is an improvement on the previous year and may indicate that the housing market in Oxford is improving albeit slowly. The City Council is taking pro-active steps to bring forward new housing, for instance through the Barton Area Action Plan and the Sites and Housing Development Plan Document, so it is anticipated that housing delivery will increase in future years. A residual target of 378 dwellings is required per year in order to achieve the Core Strategy 8,000 target by 2026. The data from the Strategic Housing Land Availability Assessment shows that the City Council has enough sites to exceed its five and ten year housing land supply without relying upon windfalls

1.37 In this year's Annual Monitoring Report, we have distinguished the number of gross completions on garden land as well as on previously developed and greenfield land. This change follows the Government's decision to exclude private residential gardens from the definition of previously developed land. Similarly to last year, there were no houses built on greenfield land in 2011/12, with about one quarter on garden land. In this context, 'garden land' includes all development within the curtilage of existing dwellings. These houses may have been built on areas that were previously occupied by buildings and/or hardstanding, rather than on gardens in the sense of areas of greenery.

1.38 There has been an increase in the proportion of smaller dwellings compared to family dwellings overall which is disappointing considering that the balance had been improving in previous years. However, the proportion of sites complying with the Balance of Dwellings SPD is promising when the completions data is looked at on a site by site basis. A low proportion of completed sites complied with the Balance of Dwellings on site mix of dwelling sizes. This reflects the fact that the majority of completions were from permissions prior to the adoption of the SPD.

1.39 The number of affordable housing (gross) completions dropped to 18, which is significantly below the target of 200 in the Core Strategy monitoring framework. The large schemes at Rose Hill were completed in the previous monitoring year and no substantial sites have been completed this monitoring year. There has been no major policy change in the run up to 2011/12 that might have affected large sites that would normally deliver affordable housing. However, the continued economic uncertainty has undoubtedly had an effect. The City Council has actions in place to reverse this trend in future years including the strategic site at Barton, identifying large housing sites in the Sites and Housing Plan, developing affordable housing on its own land and taking financial contributions towards affordable housing from small housing sites and student accommodation developments.

2 Economy

Indicator 8

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

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

On target?



2.1 The table in Figure 2.1 shows the amount of floorspace developed for employment uses by type. These figures are taken from completed development on all employment sites. Only 651 sq m of B class employment development took place during 2011/12, all of which was B1a office use. This development was on sites other than protected or allocated sites.

Figure 2.1 Amount of gross external and internal floorspace m² completions by use class type in 2010/12 and comparison years

	¹² B1a Offices	B1b Research & Development	B1c Light Industrial	B2 General Industrial	B8 Warehousing	Total
2011/12 gross external floor space m ²	651	0	0	0	0	651
2010/11 gross external floorspace* m ²	2066	0	253	0	0	2319
20010/11 gross internal floorspace m ²	1983	0	243	0	0	2226
2009/10 gross internal floorspace m ²	566	0	2228	2132	0	4926

Indicator 9

EMPLOYMENT DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND

Target 60% of all new development on previously developed land (Regional Spatial Strategy). No employment development on greenfield unless specifically allocated in the LDF (Oxford Core Strategy)

On target?



¹² Use Classes Order 2005 – See Glossary

2.2 All the employment development that has taken place was on previously developed land.

Figure 2.2: Amount of employment floorspace in m² on previously developed land (PDL) in 2011/12

	B1a	B1b	B1c	B2	B8	Total
Gross employment land	651	0	0	0	0	651
% gross on PDL	100%	N/A	N/A	N/A	N/A	100%

Indicator 10

LAND DEVELOPED FOR KEY EMPLOYMENT USES

Target

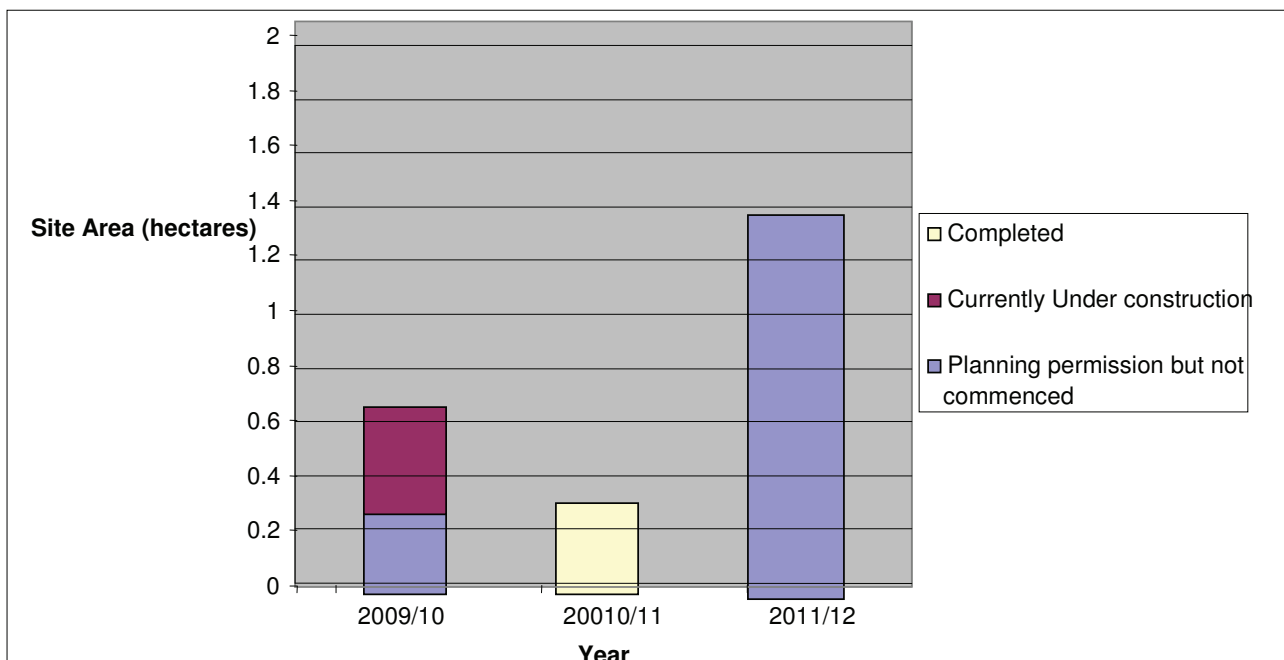
Majority of new hospital healthcare and medical research development to focus on Headington and Marston. 100% of new academic (teaching and study) development to focus on existing sites under the control of the universities (Oxford Core Strategy).

On target?



2.3 Figure 2.3 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 2.3: University and Education development in hectares between 2009/10 and 2011/12



2.4 The education and health sectors continue to be an important part of Oxford's economy. Two schemes within the University Science Area (Physical and Theoretical Chemistry and a new Physics building) have been granted planning permission but not commenced. These together total 1.32 ha, and in terms of floorspace 26,710 sq m gross (18,100 sq m net)

2.5 In the health sector a new development has been given planning permission but not commenced at the Nuffield Orthopaedic centre, Headington. The site is 0.34 ha and the permitted new building is 3,928 sq m gross (1,924 sq m net).

Indicator 11

PLANNING PERMISSIONS FOR NEW CLASS B1 USES

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

On target?



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

Figure 2.4: Planning permissions for Class B1 uses by size and type shown by gross floorspace m²

Year	B1a			B1b			B1c		
	Small	Medium	Large	Small	Medium	Large	Small	Medium	Large
2010/11	274m ²	-	-	-	-	-	606 m ²	-	-
2011/12	77 m ²	-	-	-	-	30,638 m ²	-	-	-

2.7 In 2011/12, there were no planning permissions granted for either the small or medium firm category. In the office sector (Class B1a), this has amounted to a total of 77m² from one scheme.

2.8 The larger firm category has, however, seen three planning permissions granted for research and development uses (Class B1b) associated with developments for the University and Hospitals Trust. This amounts to a total floorspace of 30,638 sq m gross (20,024 sq m net).

Indicator 12

EMPLOYMENT LAND SUPPLY BY TYPE

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

On target?



2.9 Figures 2.5 and 2.6 shows the amount of employment land (hectares) available for development. The Northern Gateway will provide an additional source of B1 land supply to the figures shown below, although the breakdown between the B1 uses is as yet unknown.

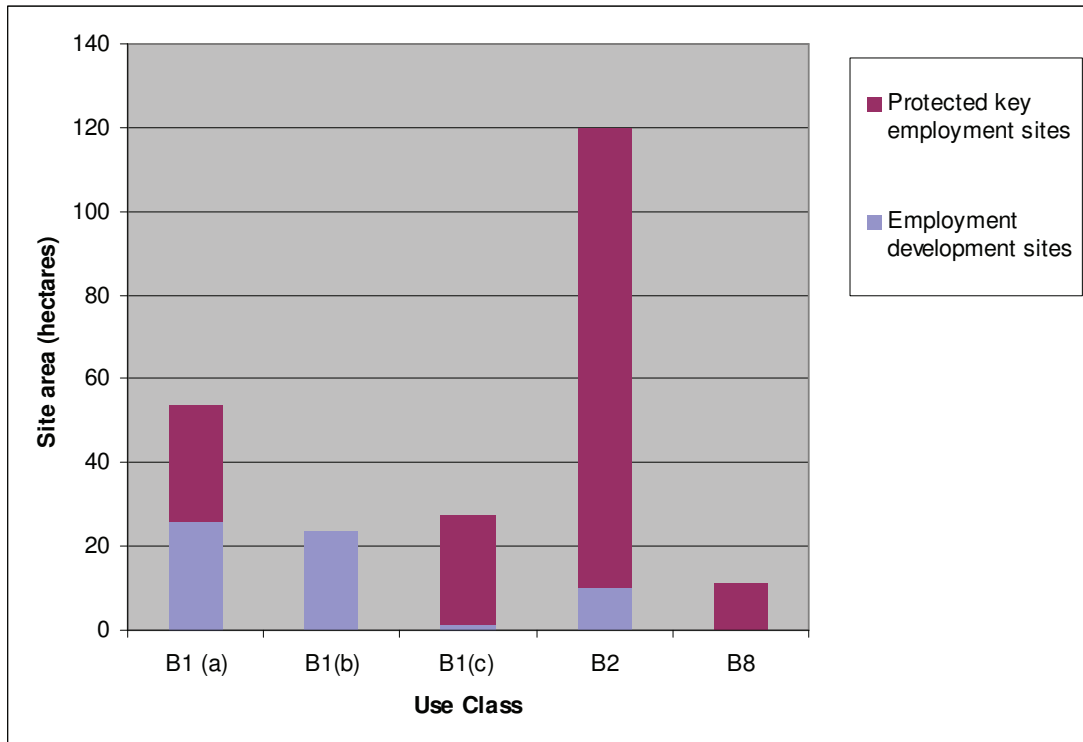
Figure 2.5 Employment land supply by type in hectares

	B1a	B1b	B1c	B2	B8	Total
Employment development sites	34.15	26.66	1.15	10.43	0	72.39

(ha)						
Protected key employment sites (ha)	27.81	0	26.01	109.56	11	174.37
Total gross employment land supply in hectares (ha)	61.96	26.66	27.16	119.99	11.3	246.76

Source: Core Strategy Proposals Map for land supply and data on planning permissions granted/under construction in 2011/12

Figure 2.6 Employment land supply by type in hectares during 2011/12



2.10 Oxford’s employment land supply continues to rely principally on its Protected Employment sites. These sites include key areas of employment land such as Oxford Business Park, Oxford Science Park, and Osney Mead together with some established industrial estates. The contribution this year from other sites does not significantly add to the City’s employment land supply.

2.11 There has been no significant change from last year, since the supply of land comprising Protected key employment sites and allocated employment sites has remained unchanged – the Northern Gateway was included in the figures last year. Those sites that have been lost from employment use comprise other employment sites that are not Protected or Allocated sites.

Indicator 13

LOSSES OF EMPLOYMENT LAND IN KEY EMPLOYMENT AREAS. AMOUNT OF EMPLOYMENT LOST TO OTHER USES

Target No loss of key protected employment sites (Oxford Core Strategy).

On target?



2.12 Oxford lost a very small amount of employment land to other uses, this year amounting in total to less than one hectare (0.80 ha). The land lost this year has been from other employment sites, but not from key protected employment sites.

Indicator 14

NEW RETAIL AND CLASS A DEVELOPMENT

Target 100% of new retail development to be within the six areas in the hierarchy (i.e. not in out-of-centre locations) (Oxford Core Strategy)

On target?



2.13 As Figure 2.7 shows, there was a total of only 2,838 m² gross additional floorspace completed, the majority of some 75% being in the Retail (Class A1) sector. The out-of-centre figure in total amounts to 1457 m², the majority of this comprises 1342m², which was an increase in floorspace at Sainsbury's at Heyford Hill. This was essentially a reconfiguration of the floorspace which increased the net sales area, and was difficult to resist since its use was not conditioned as such. It does actually represent 49% of the total floorspace completed.

2.14 The remaining floorspace – 1,381 m² comprises completed development within the city, district and neighbourhood centres.

Figure 2.7: Retail and Class A completions in m²

	Retail (Class A1)	Finance/ professional service (Class A2)	Food and Drink (Class A3 – A5)	Total
2011/2012 gross external floorspace	2,151	540	147	2,838
2010/2011 gross External floorspace	231	199	576	1,006

Indicator 15

MARKET AND VITALITY INDICATORS

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

On target?

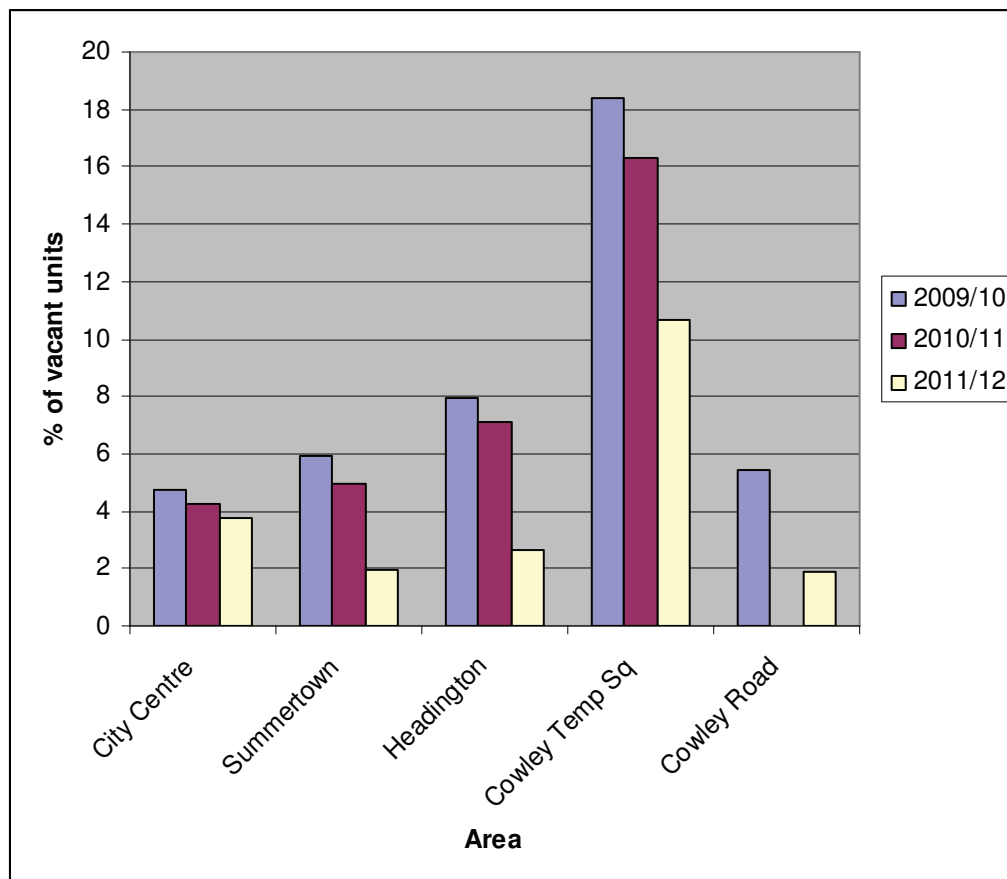


Vacancy rates

2.15 The proportion of vacant units is one of the key market indicators used to measure the vitality and viability of existing centres. The vacancy levels shown last year referred to more recent figures for August 2011. The above graph has now been amended to properly reflect the position over the last three years at the same period of time in August. Economic conditions for businesses continue to be challenging but the level of vacancies in the City centre has remained low compared to the last two years.

2.16 The District centres continue to show significant improvements in their levels of vacancy. Summertown, Cowley Road and Headington have particularly low vacancy levels. Cowley (Templars Square) had high levels of vacancies in 2009/10 at just over 18% which has now been reduced to just over 10%, which represents a significant improvement.

Figure 2.8 Vacancy levels in city and district centres from 2010/11 to 2011/12



Vitality

2.17 The diversity or range of uses is another important indicator of the vitality and viability of centres. The figures in the table above for August 2011 were used last year rather than those for 2010. The differences between the two sets of survey figures were however very similar. The City centre has consistently had a high proportion of retail (Class A1) uses, showing the importance and strength of retail together with an even mix of offices and food and drink related businesses.

2.18 In relation to the District centres, Summertown and Headington have a similar proportion of retail and food and drink uses whilst Summertown has more office related uses. The Cowley centre has the highest percentage of retail units in all the Districts, which to a degree reflects its operation as a managed centre. The Cowley Road (Core area) continues to have a lower proportion of retail compared with other centres and a correspondingly high proportion of food and drink uses.

Figure 2.9 Range of uses within City and District Centres

	Local Plan target for A1 on designated frontage	Actual A1%	Actual A2%	Actual A3- A5%	Actual other uses%
City Centre	75%	79.15	9.48	10.43	0.94
Summertown	65%	64.36	19.80	11.88	1.98
Headington	65%	63.72	15.93	12.39	5.31
Cowley Centre	65%	74.42	11.63	9.30	4.65
Cowley Road	65%	58.49	11.32	26.42	3.77
Blackbird Leys	-	-	-	-	-

Indicator 16

SUPPLY OF SHORT-STAY ACCOMMODATION

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

On target?



2.19 There have been 14 additional hotel or guesthouse bedrooms completed in the monitoring period, and no losses. Planning permission within the same period has been granted for a new 22 bedroom hotel in St. Michael’s Street.

Conclusion: Economy, Retail and Tourism

2.20 Oxford continues to experience a challenging economic environment. This year there has been significantly less floorspace completed than in previous years; which has all been in the office (Class B1a) sector. Planning permission has, however, been granted for major research and development uses. This includes significant redevelopments within the University Science area (Physical and Theoretical Chemistry and a new Physics Building), which in total amounts to 26,710 sq m gross. Whilst the health sector has been granted planning permission at the Nuffield Orthopaedic centre for a new building of 3,928 sq m gross.

2.21 The land supply continues to rely principally on Protected Employment sites, together with the allocation of the Northern Gateway and a limited supply of other allocated development sites. The main key sites include the Oxford Business Park and Oxford Science Park. The land lost from employment has been comparable to previous years, amounting to less than 1 hectare, which has been on other employment sites, but not protected or allocated.

2.22 The City and District centres are performing well. Retail continues to underpin these centres but there remains a good mix of other Class A uses. The vitality and viability of these existing centres has shown a fall in vacancies in all of the centres.

3 Environment

Indicator 17

CHANGE IN AREAS OF BIODIVERSITY IMPORTANCE

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

On target?



3.2 Figure 3.1 provides details of the various categories of sites designated for their intrinsic environmental importance and their associated area. The analysis of the changes in Local Wildlife and Geological Sites is really a measure of the survey activity from that year. The figures for the 11-12 year below are the outcomes from the March 2012 site selection panel meeting. There was no change in the extent and number of Local Wildlife Sites in Oxford in 2011-12 monitoring year as a result of decisions made by the panel.

Figure 3.1 Areas of sites designated for their intrinsic environmental value

Designated site	Area in hectares (2010/11)	Area in hectares (2011/12)	Loss of biodiversity habitat (hectares)	Addition of biodiversity habitat (hectares)
Sites of Special Scientific Interest (SSSI)	278.24	278.24	n/a	n/a
Special Areas of Conservation (SACs)	177.1	177.1	n/a	n/a
Local Wildlife Sites	125.44	125.44	n/a	n/a
Sites of Local Interest for Nature Conservation (SLINCs)	202.5	202.5	n/a	n/a
Local Nature Reserves	6.63 (3 sites)	6.63 (3 sites)	n/a	n/a
Regionally Important Geological or Geomorphological Sites (RIGS)	2.0 (2 sites)	2.0 (2 sites)	n/a	n/a

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

* The status of SLINCs is the subject of review by Oxford City Council. Those of Local Wildlife Site standard are now counted within the figures for that site description.

Indicator 18

LOCAL BIODIVERSITY MEASURES

Target No net reduction in Biodiversity Action Plan priority habitats and species (Oxford Core Strategy)

On target?



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

3.3 There have been no significant changes in the amounts of UK BAP priority habitats in Oxford in this reporting year. Only the habitat types relevant to Oxford have been included in Figure 3.2 below.

Figure 3.2: UK Biodiversity Action Plan priority habitat resource in Oxford

UK BAP priority habitat type	Area (hectares) 2010/11	Area (hectares) 2011/12	County context 2010/11	County context 2011/12
Coastal and floodplain grazing marsh	444.95	445.0	4750.90	4545.27
Eutrophic standing water	10.15	10.15	933.20	741.01
Lowland Fens	17.25#	17.25#	142.96#	145.65#
Lowland meadows	233.29	233.3	1081.22	1086.71
Lowland mixed deciduous woodland	47.71	47.73	4518.41	4550.22
Reedbeds	1.05	1.05	25.82	26.39
Traditional Orchards	6.81	6.77	326.21	321.00
Wet woodland	6.17	6.17	137.94	146.87
Wood pastures and parkland	11.16	11.16	1858.82	1858.51
Total area of BAP priority habitat	777.49	777.45	15329.37	15119.66

Combined figure of Fen and Reedbed resource

Change in number of UK Biodiversity Action Plan priority species

3.4 There has been an increase in the number of BAP species recorded in Oxford. There has been a net gain of three species added since the previous year's report. This is a consequence of two species not having been recorded since 1990 (two plants – slender bedstraw and corn buttercup), and five being recorded for the first time in the study period. These are oak hoot-tip moth, large wainscot moth, dark brocade moth and the plants small fleabane and cornflower.

3.5 The number of Biodiversity Action Plan species found in Oxford is 104.

Condition of Sites of Special Scientific Interest (SSSIs)

3.6 Natural England undertakes periodic visits to Sites of Special Scientific Interest to determine the ecological condition of the individual units associated with those sites. Not all SSSI units are visited in

any one year. The amount of SSSI units which are in various ecological conditions as at March 2012 are as shown at Figure 3.3 below.

Figure 3.3: Amount of SSSI units and their ecological condition

Condition	No. of units or part units 2011-12	Sum of hectares 2011-12	% of City resource 2011-12	% of Oxfordshire resource 2011-12
Favourable	15	244.82	87.99	46.25
Unfavourable declining	1	0.5	0.18	1.34
Unfavourable no change	1	3.71	1.33	0.29
Unfavourable recovering	6	29.20	10.49	51.92
No data	0	0	0	0
Destroyed	0	0	0	0.19
TOTAL	23	278.23	100	100

3.7 There was an improvement in the proportion of Oxford City SSSI units in Favourable condition (and a corresponding fall in the proportion of sites in Unfavourable recovering condition), by virtue of elements of Brasenose Woods and Shotover Hill now being in Favourable condition.

Indicator 19

PERMISSIONS CONTRARY TO ENVIRONMENT AGENCY (EA) ADVICE

On target?

Target 0% of planning permissions to be approved contrary to formal Environment Agency objection (Oxford Core Strategy)



3.8 There were no Environment Agency objections to applications on water quality grounds in 2011/12. The Environment Agency reported only one objection to an application in the monitoring year 2011/12 on flood risk grounds. Details of the objection are in the figure below.

Figure 3.4: The Environment Agency objected to 1 major¹ application on flood risk grounds in 2011/12

Number of applications	Reason for Environment Agency objection	Response by Environment Agency	Outcome
1	Insufficient information on impacts of groundwater levels and possible impacts of groundwater flooding	Development does not pose significant risk of groundwater flooding or risk significant groundwater emergence at surface	Objection withdrawn

Figure 3.5: Number of planning permissions granted contrary to Environment Agency advice on flood risk (major applications or water quality grounds in 2011/12

	Flooding	Water quality	Total
Number of permissions	0	0	0

¹ See Glossary for definition of major applications

Indicator 20

DEVELOPMENT COMPLYING WITH NATURAL RESOURCE IMPACT ANALYSIS (NRIA) REQUIREMENTS

Target 100% of planning permissions granted to comply with NRIA requirements. Minimum 20% on site renewable energy from qualifying sites. (Oxford Core Strategy and NRIA SPD)

On target?



3.9 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 renewable or low-carbon energy. The SPD applies to larger developments of 10 or more dwellings or 2,000m² or more floorspace. The following table lists the developments that qualify for submitting an NRIA, and the renewable energy technologies that will be installed on each development.

3.10 The Table below shows that the majority of qualifying developments that submitted an NRIA were compliant. Generally where developments were not compliant they had made up energy efficiencies in other ways. The majority of major applications were for academic research, teaching and student accommodation. There were no major residential developments permitted in the monitoring period.

Figure 3.6: Permissions in 2011/12 that required NRIsAs and whether NRIA requirements were met

Application No. Decision Date	Application status	Type of development	% Energy to be generated from renewables and type of technology	NRIA requirement met? Reasons and notes
09/02534/FUL 26 May 2011	Permitted	Erection of academic, research and teaching buildings to accommodate Humanities Division and library. (Radcliffe Observatory Quarter, Woodstock Road)	10-15% linked with Mathematics from Ground Source Heat Pumps	The overall Energy Strategy more than exceeded Building Regulations and carbon savings in excess of 40% for the whole scheme were demonstrated
09/02535/FUL 26 May 2011	Permitted	Erection of linked academic, research and teaching buildings to accommodate Mathematical Institute. (Radcliffe Observatory Quarter, Woodstock Road)	10-15% linked with Humanities from Ground Source Heat Pumps	The overall Energy Strategy more than exceeded Building Regulations and carbon savings in excess of 40% for the whole scheme were demonstrated
10/00952/FUL 14 Sept 2011	Permitted	Erection of 2 three-storey buildings to provide 27 flats (Manor Hospital Site, Beech Road)	20% from Solar PV	Yes. 20% on-site renewable energy target met

Theme: Environment

10/01897/FUL 12 April 2011	Permitted	Demolition of existing building. Construction of 55 Extra Care residential flats (Crauford Road)	20% from Combined Heat and Power	Yes. 20% on-site renewable energy target met
10/03254/FUL 15 June 2011	Permitted	Demolition of existing Physical and Theoretical Chemistry Laboratory to the north side of South Parks Road. Erection of new chemistry research building (South Parks Road)	19.4% from CHP, Ground Source Heat Pumps, Air Source Heat Pumps and Solar PV	Almost. It is worth noting that because of the nature of the building, its baseline energy consumption is much greater than that of a normal office block.
10/03207/FUL 15 June 2011	Permitted	Demolition of former lodge building and removal of temporary waste stores. Erection of new physics research building. (South Parks Road)	19.4% from CHP, Ground Source Heat Pumps, Air Source Heat Pumps and Solar PV	Almost. It is worth noting that because of the nature of the building, its baseline energy consumption is much greater than that of a normal office block
11/00242/CT3 28 June 2011	Permitted	Extension to existing Blackbird Leys Leisure Centre to provide 25m swimming pool. (Pegasus Road)	20% from biomass boiler, solar water heating and solar PV	Yes. 20% on-site renewable energy target met
11/00513/FUL 09 May 2011	Permitted	Erection of 3 storey building to accommodate relocated Jericho Health Centre and University Department of Public Health Care and for Oxford University Press. (Walton Street)	20.1% from Air Source Heat Pumps and Solar PV	Yes. 20% on-site renewable energy target met
11/00707/RES 01 July 2011	Permitted	Erection of 9,097 square metres of Class B1 Business offices on 3 floors. (John Smith Drive)	17% from Biomass Boiler, Solar PV and Solar Hater Heating	No. 20% on-site renewable energy target not met as energy efficiency savings were accepted in this case.
11/01054/FUL 23 Sept 2011	Permitted	Demolition of 4 existing buildings. Erection of 2 medical research buildings on 3 floors plus basement to accommodate Nuffield Department of Medicine and Kennedy Institute. (Roosevelt Drive)	21.4% from CHP (Kennedy Institute) 24.8% from Trigeneration (NDM Building)	Yes. 20% on-site renewable energy target met

11/01712/RES 19 October 2011	Permitted	Demolition of existing buildings on site. Erection of 166 student study rooms and 4 fellows flats in two blocks on 3 and 4 levels. (Chapel Street)	20% to be met through Ground Source Heat Pumps, Solar PV and Solar Water Heating.	Yes. 20% on-site renewable energy target met
11/01794/FUL 13 December 2011	Permitted	Erection of freestanding building on 3 and 4 levels plus basement to accommodate Chinese Institute plus 63 student study rooms for St. Hugh's College. (St. Margaret's Road)	20% Gas fired CHP and Solar PV	Yes. 20% on-site renewable energy target met

Indicator 21

DEVELOPMENT IN GREEN BELT

Target No inappropriate development in the Green Belt unless specifically reallocated in the Local Development Framework (Oxford Core Strategy)

On target?



3.11 There were 8 applications for development that referenced Green Belt Policy. Four were for development in the Green Belt and four were for development that was very close to the Green Belt. The four developments in the Green Belt were as follows:

- Extension to the Breakfast Room at the Oxford Spires Four Pillars Hotel, Abingdon Road;
- External Alterations to an existing building at Salter Brothers Ltd, Meadow Lane;
- Construction of footbridge over Fiddlers Island Stream, Roger Dudman Way; and
- Erection of a 15m wind turbine at Corpus Christi Sports Ground, White House Road.

3.12 Three of the above developments are considered appropriate development in the Green Belt. The only inappropriate development is the erection of a wind turbine. However, the National Planning Policy Framework states at paragraph 91:

When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

3.13 In the case of the wind turbine at Corpus Christi Sports Ground, it was considered that the very special circumstances of the environmental and community benefits associated with increased


production of energy from renewable meant that the project was able to proceed. This indicator is on target.

Indicator 22

WASTE AND RECYCLING

Target Reduction in residential waste per household and rate of total household waste recycling and composting. (Oxfordshire Joint Municipal Waste Partnership and Oxford Core Strategy)

On target?



3.14 Figure 3.7 below shows the figures from the 11/12 Oxfordshire Waste Partnership Annual Report.

3.15 The baseline figure for residual waste per household in the Core Strategy was 727kg (2007/08) and performance has already significantly exceeded the target of reducing this to 715kg by 2010/11. The target for household waste recycling and composting in Oxfordshire in the Core Strategy was at least 40% by March 2010. This has been significantly exceeded. Oxford is meeting and exceeding its waste and recycling targets in 11/12.

Figure 3.7 Reduction in waste per household, total household waste and recycling and composting. *f*

Indicator	Description	10/11 Performance	11/12 performance	Change
NI 191	Residual waste per household (Kilograms)	469.5kg	410.06kg	-59.44kg
NI 192	Household waste recycled and composted (%)	55%	60.14%	+5.14%
NI 193	Municipal Waste sent to landfill tonnes)	133,357 tonnes	123,211 tonnes	-10,146 tonnes

(Source: Oxfordshire Waste Partnership Annual Report 11/12)

Indicator 23

HERITAGE PLAN

Target Timely development of a Heritage Plan for Oxford (Oxford Core Strategy)

On target?



3.16 Oxford City Council, Oxford Preservation Trust and English Heritage are preparing a Heritage Plan for Oxford to ensure that the benefits of our heritage are fully realised and that changes to the city are guided in a way that is informed, strategic and shared by all.

3.17 The scoping and quality assessment stages of this project will be completed by early 2013. To date these stages have included consultations with a Heritage Steering Group and the Oxford Strategic Partnership. These have resulted in the production of the Oxford Heritage statement, an initial assessment of the significant heritage assets that the city offers, and the Oxford Heritage Plan Website which provides a portal for policy, guidance and evidence relating to the Historic Environment of Oxford and is due to be launched in November 2012.

3.18 The below studies form the Design and Research stage of the Heritage Plan project and their individual progress is mapped below:

Views Study

- Draft Methodology and Introduction completed. Closed Consultation due to take place by December 2012.
- First draft of 10 View Cone Analysis documents completed.
- Final Draft View Cone Analysis Documents completed for South Park and Morrell Hall.
- Closed consultation on Methodology and Final Draft View Cone Analysis documents to be undertaken by Dec 2013.
- Draft methodology has been used by developers in its draft format and positive feedback has been received.

Oxford Archaeological Plan

The following studies have been completed as part of the Oxford Archaeological Plan

- An archaeological resource assessment- completed as of March 2012 with revised version due to go online in November 2012.
- Archaeological research agendas –completed as of March 2012 with revised version due to go online in November 2012.
- Historic Urban Character Statements for Oxford’s historic core - completed and a draft report has been seen subject to a restricted consultation. The revised assessment report is due to go to public consultation in November 2012.
- Historic Landscape Characterisation - completed in March 2012.
- Statements of Archaeological Interest- A series of summary reports for selected heritage assets were completed by March 2012. To be subject to further consultation with landowners.
- Oxford Archaeological Action Plan - draft plan to go to the East and West Planning Committees for endorsement by January 2013

Conservation Area Appraisals

- 17 Conservation Areas in Total – 12 Appraisals have been completed, 2 are currently in draft form and 1 is in progress.
- Two appraisals have not been commenced.
- Appraisals have been used by local communities and planning applicants in development management and have been given significance weight in appeals.

Oxford Character Assessment Toolkit

- Completed and published online.
- Being used extensively by local communities throughout Oxford.
- Received an RTPI Award in 2012.

Oxford Heritage Asset Register

- Funding secured from English Heritage.

- Three pilot studies being undertaken to develop criteria and methodology for identifying heritage assets and preparation of a local list.

Tree Strategy

- Funding secured for a pilot study.
- Brief prepared.
- Project due to commence early 2013.

Indicator 24

HERITAGE ASSETS AT RISK

On target?

Target *A decrease in Heritage assets at risk or no net increase in Heritage assets at risk (Oxford Core Strategy)*



3.19 The scheduled monument at Osney Abbey is at risk, but currently forms part of a proposal to redevelop the mill and repair of the monument is underway. Consent has been granted for proposals that facilitate the retention of the building at the rear of 84 St Aldates. There is no increase in the numbers of buildings at risk.

Indicator 25

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

On target?

Target *0% Listed Building Consents or planning permissions approved by the City Council (Oxford Core Strategy)*



3.20 There have been no loss of any listed buildings.

3.21 There have been 6 permissions granted for listed building demolition. Four of the consents involved the demolition of extensions (that have no or limited historic value) to Listed Buildings and the erection of replacements. One involved the removal of internal walls, and one involved the demolition of a garage. Like the four previous demolitions, the structures had no or limited historic value.

Indicator 26

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

Target 0% of Conservation Area Consents approved by the City Council contrary to officers' and English Heritage's recommendation (Oxford Core Strategy)

On target?



3.22 There have been no approvals made by the City Council contrary to officers' and English Heritage's recommendation.

Indicator 27

APPEALS ALLOWED WHERE CONSERVATION POLICIES CITED AS A REASON FOR REFUSAL

Target 80% of appeals dismissed (Oxford Core Strategy)

On target?



3.23 There were 3 appeals allowed where conservation policies had been cited as a reason for refusal. These were as follows:

- **Application 10/03324/FUL** - Demolition of house and outbuildings and erection of 2 storey house and garden studio in Charlbury Road: Policy HE7 was cited as a reason for refusal in this application;
- **Application 11/01095/FUL** - Erection of annexe, bike shelter, extension to Wendy House to provide garden store and re-instatement of railings in Park Town: Policies HE2, HE3, HE7 were cited as reasons for refusal;
- **Application 11/1905/FUL** - Retention of 6 bike shelters along Iffley Road- Policy HE7 was cited as the reason for refusal.

3.24 It is worth noting that out of all the decisions made on proposals that affect the historic environment, only these three went to appeal during the monitoring year. Given the number of applications involving the historic environment each year within the City this is no mean feat. Having reviewed the decisions, they were each made by officers who considered that the impacts of the development were so serious that they would cause material harm to individual aspects of the historic environment. In each case, the Inspector considered to the contrary. As there are so few appeals, and they are all for smaller schemes, we will continue to monitor this in the future and review next year if the situation has not improved.

Indicator 28

TREE PRESERVATION ORDERS (TPO's)

Target 0% of planning applications for felling of trees the subject of TPO's to be approved by the City Council contrary to officers' recommendations (Oxford Core Strategy)

On target?



3.25 There were no permissions for felling of trees with TPO's contrary to tree officers recommendations.

Indicator 29

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

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

On target?



Where planning permission has been required, there has been no net loss of publicly accessible open space, outdoor sports or recreation facilities to other uses.

Indicator 30

NEW PUBLIC OPEN SPACE, OUTDOOR SPORTS AND RECREATION FACILITIES

Target Amount of new publicly accessible open space, outdoor space and recreation facilities provided as a result of new development (Oxford Core Strategy)

On target?



There has been an increase of 748m² public open space, outdoor space and recreation facilities as a result of new development in this monitoring period. This was from one development at Oxford City Football Ground.

Indicator 31

NUMBER OF PARKS WITH GREEN FLAG STATUS

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

On target?



Within Oxford City there are currently 4 Parks with Green Flag Status. These are as follows:

- Cutteslowe and Sunnymead Park
- Florence Park
- Hinksey Park
- Bury Knowle Park

Conclusion: Environment

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

3.27 Much like last year, there were no major applications allowed contrary to Environment Agency advice. There were no applications during the monitoring period where the Environment Agency objected on water quality grounds.

3.28 The NRIA continues to be a significant tool in encouraging developers to include low carbon and renewable energy technologies in larger development schemes. The sustainable buildings award is proving to be a good incentive and provides useful publicity about renewable energy schemes. The majority of schemes were close to compliance and those that were not made considerable energy savings in the spirit of the NRIA.

3.29 The historic environment indicators are mainly on target this year. One indicator that is not on target is Indicator 27. There were only three cases where decisions were refused with conservation policies cited as a reason for refusal. These three cases were all small schemes and given the wider context of the large number of applications affecting the historic environment, although it scores red, it is not a serious concern. The indicator will be reviewed again next year and if the situation has not changed then action will be needed.

4 Transport

Indicator 32

SUBMISSION OF TRAVEL PLANS

Target 100% of all qualifying schemes to provide travel plans (also incorporating Transport Assessment)

On target?



4.1 Core Strategy Policy CS13 requires that a Transport Assessment and comprehensive Travel Plan must accompany all major development proposals. Qualifying developments are generally those that exceed the thresholds set out in the saved policies of the Oxford Local Plan 2001-2016 (Appendices 1 and 2). For the purposes of monitoring, the following have been counted as qualifying developments:

- Developments for new or expanded school facilities
- Any development for retail or leisure greater than 1,000m² (net increase)
- Any development for offices, hospitals/health centres or higher of further education greater than 2,500m² (net increase)
- Any development for industrial uses (use class B2) greater than 5,000m² (net increase)
- Any development for distribution and warehousing facilities (use class B8) greater than 10,000m²
- Any residential development of 40 or more self-contained homes.

4.2 There were nine developments granted permission during the monitoring period that were considered to fall within one of the categories listed. The table below breaks these down into broad categories, and shows how many of each either had a travel plan submitted, or are bound by condition to submit a travel plan.

Figure 4.1 Type of development where Travel Planes were submitted

Type of development	Number of applications approved	Number of applications with a travel plan submitted	Number of applications approved with condition
School sites	1	0	0
Non-residential	7	3	4
Residential (self-contained)	1	0	1
Total	9	3	5

4.3 The table shows that of the nine qualifying developments for which approval was granted, eight were either accompanied by a travel plan, or had a condition attached which required that a travel plan

should be submitted prior to commencement. The one development for which there is no requirement involved minor expansion of a school building (St Philips & St James' School, North Oxford). The proposal did not involve any additional teaching space, and would be unlikely to generate significant additional travel.

Indicator 33

LOW EMISSIONS STRATEGY

Target Implementation of a Low Emissions Strategy for Oxford, outcomes to be included in the agreed action plan (Oxford Core Strategy)

On target?



4.4 In 2010, Oxford City Council commissioned the preparation a Low Emissions Strategy (LES) for Oxford. The LES will integrate the activities and policies of service areas across the City Council, will seek to address the impact of both new and existing development, and will begin to address the emissions from transport, residential and non-domestic development.

4.5 The full LES is expected to be published early in 2013. This will be followed later in 2013 with the publication of a cross-cutting action plan for Oxford.

4.6 As a separate process, the City and County Councils are working towards implementing a Low Emissions Zone (LEZ) in Oxford City Centre. The LEZ will require all buses operating in Oxford City Centre to meet the Euro V emission standard. An application has been submitted to the Traffic Commissioner, and a public inquiry may take place should any objections be received. Subject to this, the LEZ is expected to come into force in January 2014.

Indicator 34

TRAFFIC GROWTH AT INNER AND OUTER CORDONS

Target Inner cordon – no more than 0% growth.
Outer cordon – no more than 0.2% average annual growth (Oxford Core Strategy)

On target?

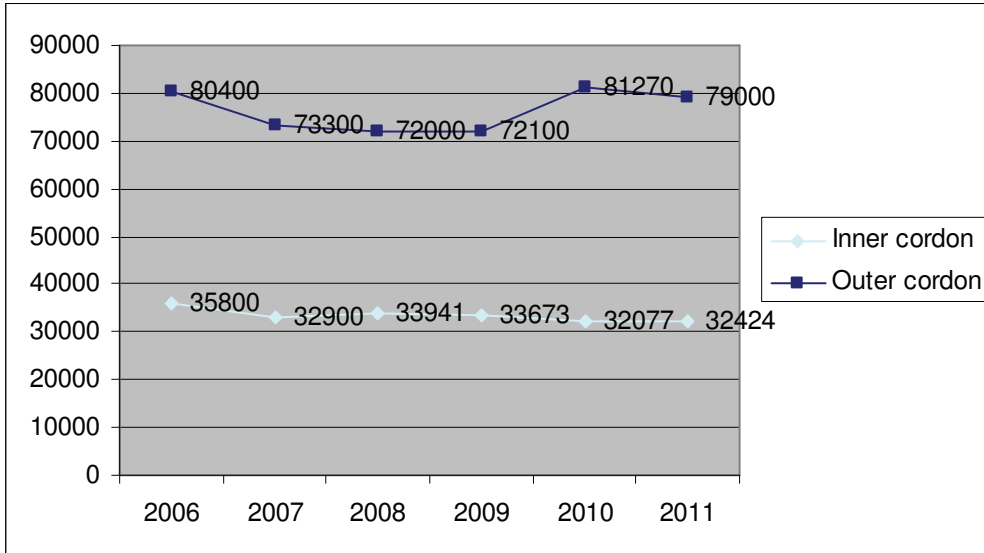


4.7 Oxfordshire County Council monitors traffic flows at two 'cordons' in Oxford – the Inner Cordon and the Outer Cordon. These are recorded as the average inbound flow over the space of a year, for a 12-hour period (7.00am – 7.00pm) during an average weekday.

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

4.9 It should be noted that data was not available in 2011 for one cordon point (Oxford Road), which explains why the outer cordon total has dropped slightly. If the same amount of traffic at this cordon had been counted as in 2010, the total for the outer cordon would have been 81,220 – almost the same as the previous year.

Figure 4.2 Inner Cordon and Outer Cordon traffic flows (average weekday inbound, 7.00am – 7.00pm), 2005 – 2010



4.10 Figure 4.2 shows that, taking account of natural small variations, there has been virtually nil growth of traffic crossing the inner cordon comparing 2010 and 2011, and a small reduction in traffic compared with 2006. There has also been nil growth in traffic crossing the outer cordon between 2010 and 2011, even taking account of the deletion of one of the cordon counters. There has also been overall nil growth since 2006.

Conclusions: Transport

4.11 All the AMR transport indicators are on target.

4.12 Planning permissions for developments requiring a travel plan have duly been accompanied by either a travel plan, or a condition attached requiring one, with the exception of one case where there was a good reason for not requiring one.

4.13 The Low Emissions Strategy continues to progress, with an action plan to be agreed in 2013. The Low Emissions Zone for central Oxford is on course to be implemented in 2014.

4.14 The amount of traffic entering both central Oxford, and the City as a whole, remains stable.

5 Regeneration

Indicator 35

REGENERATION ACTION PLANS

Target *Timely progress of a regeneration action plan for each of the regeneration areas in conjunction with other departments (Oxford Core Strategy)*

On target?¹³



5.1 The five priority areas for regeneration in Oxford are: Barton, Blackbird Leys, Northway, Rose Hill and Wood Farm. To allow each of the local communities to define the regeneration agenda for their area, neighbourhood partnerships are being established. These partnerships will prepare area regeneration plans for their respective areas.

5.2 Partnerships (Regeneration Boards) were established in each of the five areas and these met several times during the monitoring period. Each partnership has agreed priorities for their areas and on the format of the regeneration plans. Working sub-groups have also been established in each area to address specific topics in more detail. Since April 2012 significant work has been carried out in drafting the plans, this will be reported in the next Annual Monitoring Report.

Indicator 36

PROGRESS AGAINST SITE-SPECIFIC REGENERATION MEASURES

Target *Individual targets for specific measures set out in Oxford Core Strategy*

On target?¹⁴



5.3 A number of the site-specific regeneration measures set out in the Core Strategy are long-term projects with completion dates that stretch beyond the monitoring period covered by this report. These include: a new crossing (or crossings) of the A40 ring-road at Barton (by 2015/16); improvements of the Blackbird Leys centre to create a mixed-use district centre (by 2016); provision of a new swimming pool at Blackbird Leys (by 2013); and new multi-purpose community facilities linked to the redevelopment of Rose Hill Primary School (by 2014)

5.4 The other site-specific regeneration measures are shorter-term projects.

¹³ 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).

¹⁴ 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).

5.5 In Rose Hill, regeneration of the housing stock to re-develop life-expired houses to provide 245 new homes has been carried out in phases over the last few years; the work was completed during this monitoring period.

5.6 In Northway, the former Council offices have been demolished and plans are being prepared for a wider scheme by Hab Oakus that will replace the existing community centre with new community facilities and housing. A planning application is expected shortly, progress will be noted in next years' Annual Monitoring Report.

5.7 Good progress has been made on the redevelopment of the Wood Farm Primary School. This is discussed under indicator 45 below.

Conclusions: Regeneration

5.8 Good progress has been made in setting up Neighbourhood Partnerships and towards the production of Regeneration Plans. The Rose Hill redevelopment has now been completed and good progress has been made at Wood Farm. The Northway scheme is expected to make progress in the next monitoring period. Other site-specific regeneration measures are longer-term; their progress will be tracked in future annual monitoring reports.

6 Quality of life issues

Indicator 37

PROVISION/IMPROVEMENT OF LOCAL PRIMARY HEALTHCARE FACILITIES

On target?

Target *Delivery of new health centre in Jericho, expected 2010 (Oxford Core Strategy)*



6.1 Planning permission was granted on 9th May 2011 for a relocated Jericho Health Centre on the former Radcliffe Infirmary site. Construction work was well progressed during the monitoring period although the GP practices had not yet moved into the new facilities. Whilst this target has not been met within the monitoring period it is considered that this is good progress.

Indicator 38

PROVISION/IMPROVEMENT OF LOCAL EDUCATIONAL FACILITIES

On target?

Target *Oxfordshire County Council to implement Primary Capital Programme, including Bayards Hill, Wood Farm and Oxford Academy by September 2011 (Oxford Core Strategy)*



6.2 When this target was drafted in the Core Strategy there were firm plans for the redevelopment of these schools. Since then the government has ended the Primary Capital Programme and removed existing funding allocations. While this has changed the position on school development, there has nevertheless been some significant progress towards achieving this target.

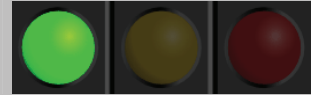
6.3 Plans for the redevelopment of Bayards Hill Primary School have been progressing with a view to securing an approved scheme during the next monitoring period. At Wood Farm Primary School phase one buildings were opened during the last monitoring period and during this monitoring period significant progress had been made in constructing the structural framework for the phase 2 buildings. Oxford Academy started operating from their new premises during the last monitoring period (March 2011) and opened their new sports facilities in October 2011.

Indicator 39

PERMISSIONS CONTRARY TO THAMES VALLEY POLICE ADVICE

Target 0% of planning permissions to be approved contrary to Thames Valley Police objection (Oxford Core Strategy)

On target?



6.4 In the year April 2011 to March 2012 there were no objections to applications from Thames Valley Police; as such this target has been achieved.

Indicator 40

LOSS OF COMMUNITY FACILITIES

Target 100% of developments that result in the loss of a community facility to make equivalent alternative provision or improvements to existing provision (unless it is demonstrated that the existing use is and will continue to be redundant) (Oxford Core Strategy)

On target?



6.5 Policy CS20 of the Core Strategy seeks the protection of community facilities including: community centres, children's centres, meeting venues for the public or voluntary organisations, public halls and places of worship, sports facilities, stadiums and public houses or club premises that serve a local community.

6.6 There was one permission resulting in the loss of a community facility during the monitoring period. Permission was granted for demolition of the Wolvercote Public Social House and provision of 2x 3-bed houses and 3x 1-bed flats.

6.7 It is worth noting that for monitoring purposes we can only monitor planning applications for the redevelopment or change of use of premises, i.e. facilities may close before any planning applications are submitted for redevelopment of the site.

Conclusions: Quality of life issues

6.8 Significant progress has been made during the monitoring period towards the delivery of new healthcare and education facilities despite problems with funding streams. No planning permissions were granted contrary to Thames Valley Police advice and there was no loss of community facilities other than those considered to be in accordance with the policy.

7 West End

Indicator 41		
COMPLIANCE WITH THE MONITORING INDICATORS AS SET OUT IN THE WEST END AREA ACTION PLAN		
	Target	On Target?
Streets	Provision of new links and improvements set out in AAP.	
Parking	Maintain number of parking spaces available within the West End.	
Urban public spaces	New public spaces and improvements to existing.	
Green spaces and water	Enhancements to Castle Mill Stream to create a streamside park. Enhancement of Oxpens Field.	
Historic environment	100% of schemes granted to demonstrate consideration of historic environment in Design and Access Statements.	
Design	100% of schemes approved comply with the design code.	
Resource efficiency	100% of schemes approved meet the requirements of the Natural Resource Impact Analysis SPD	
Flooding	100% of schemes in areas of flood risk or over 1ha to submit a flood risk assessment. Only water compatible uses and essential infrastructure permitted in flood zone 3B.	
Housing mix and affordable housing	To provide approximately 700 new homes, minimum 35% 3+ bed and 50% affordable on qualifying sites	
Amenities to support housing	100% of new residential development within 30minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre.	
Mixed uses	100% of developments on sites of 0.2 hectares or greater that incorporate more than one use.	
Office accommodation	B1 offices no more than 15,000m ² private sector and 20,000m ² public sector.	
Retail	To provide a minimum of 37,000m ² gross additional A1 retail floorspace.	
Cultural attractions	To increase the floorspace of cultural and tourism uses in the West End.	
Hotel accommodation	To increase the number of hotel and guesthouse rooms in the West End.	

7.1 There were 10 applications in the West End during this monitoring period. The majority of these were relatively small and involved changes of use and extensions of permissions.

7.2 The only applications of particular significance in the West End during this monitoring period were at Cantay House (two permissions – one for demolition at rear and provision of 44 student bedrooms and another for part change of use from conference centre to office) and at 20-24 St Michael’s Street (change of use from offices and dwelling to hotel).

7.3 There has been little progress towards the main aims of the West End AAP during this monitoring period. This means there has been very little impact on the targets for the delivery of public realm improvements, housing, retail and other uses. The West End AAP, however, was prepared to cover the period to 2016 and as such there is still time to reach these targets before that date. These targets are therefore shown as amber above.

7.4 The majority of AAP policies were not used in this monitoring period due to the lack of major applications. Many of the targets that refer to 100% of schemes being in accordance with the policy (historic environment, design, resource efficiency, flooding and mixed uses for example) are shown as green even though they were not implemented.

Conclusions: West End

7.4 The West End AAP in was adopted in June 2008. New developments have not happened as quickly as anticipated because of the economic climate. However, there is time for these targets to be met before the end of the plan period.

8 Statement of community involvement – analysis of consultation

Consultation on Local Development Documents

8.1 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 8.1 Consultations on policy documents undertaken in 2011/12

Title	Consultation stage	Consultation period	Comments received	Outcome/comments
Barton AAP	Preferred Options	13 May - 24 June 2011	403 questionnaires received 4 petitions were received.	Purpose was to seek views on the Preferred Options put forward by the City Council regarding how we should plan for, and manage, change and development within the Barton strategic development site. A Report of the Public Consultation was published in December 2011
	Proposed Submission	Feb – March 2012	293 duly-made representations from 105 different respondents	Purpose of this consultation was to publicise the opportunity to view the proposed submission policies in order that representations can be made.

Title	Consultation stage	Consultation period	Comments received	Outcome/comments
Sites and Housing Plan	Preferred Options	10 June – 22 July 2011	183-249 responses on each of the housing policies. 3-108 responses on each of the sites and 6 sites received petitions.	Purpose of this consultation was to seek the views of stakeholders and the public on the options that were proposed for each potential site allocation as well as for the general planning policies for determining residential (including student) developments.
	Proposed		343 duly-made	Purpose of this consultation

Statement of Community Involvement

	Submission		representations from 92 different respondents	was to publicise the opportunity to view the proposed submission policies in order that representations can be made.
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Range of consultation methods used

8.2 Barton Area Action Plan Preferred Options Consultation: This consultation aimed to involve the whole community by delivering a questionnaire to each household within the AAP boundary as well as the Old Headington Conservation Area (3000 properties approx.). The Preferred Options Document and the Sustainability Appraisal were available on the City Council’s website, at the reception desk at the main council offices, and via the Barton Community Association, and in local and central libraries

8.3 All of those individuals and organisations on the Council’s consultation database were contacted. The consultation at Preferred Options involved a variety of consultation methods, including leaflets distributed to addresses within the AAP boundary and drop-in sessions at Barton, Northway, Old Marston and Old Headington.

8.4 Barton Area Action Plan Proposed Submission Consultation: Given the nature and purpose of the publication stage, the City Council did not undertake the type of community engagement methods (such as exhibitions, and drop-in sessions) that had been a feature of the earlier consultation on the Barton AAP.

8.5 Letters were sent out to all the organisations and individuals on the City Council’s database following the previous rounds of consultation. Copies of the AAP, the accompanying sustainability appraisal and all supporting documents were published on the City Council’s website and were sent to the specific consultation bodies identified in the Regulations. Copies of the documents were also available to view at local libraries, and Oxford City Council’s office, throughout the period for making representations.

8.6 In addition a leaflet was delivered to all addresses within the AAP boundary; this explained the AAP process, and how to be involved in the Barton project as it continues. Consultees were informed in the notification letters and emails that officers were available to discuss any queries that members of the public had about the document during the consultation period.

8.7 Sites and Housing Plan Preferred Options Consultation: We sought to contact a wide range of stakeholders and the wider public to obtain their views on the proposed options.

8.8 The Preferred Options consultation stage was highlighted in the City Council’s magazine “Your Oxford” which is distributed to every residential and business address in Oxford. The Council maintained a strong line of communication with the local press, and at least 20 articles were run referring to the consultation in the Oxford Mail, Oxford Times and BBC Oxford.

8.9 Other methods of publicity used were public notice boards; letters or emails to 71 local resident groups; 1,198 people contacted via the City Council online consultation portal; 44 further letters to contacts already held; 235 local groups contacted; 79 hard-to-reach organisations contacted; 114 respondents to the Pre-Options stage where they had left their details with us; 3,415 letters sent to

Statement of Community Involvement

properties adjacent to any site being considered for allocation, and all landowners of relevant sites. We also contacted major employers in the City, attended City Councillors' Area Forums, and displayed exhibitions for the whole six-week period in the city centre and at Cowley Centre.

8.10 Sites and Housing Plan Proposed Submission Consultation: Given the formal nature of the publication stage and that we required specific written comments on soundness and legal compliance, the City Council did not undertake the type of community engagement methods (such as drop-in sessions and exhibitions) that had been a feature of the earlier consultation.

8.11 Letters were sent out to all the statutory bodies, local groups, organisations and individuals on our planning policy database. We also contacted all those who had responded to previous consultations and invited comments from those registered on our online consultation portal. Copies of the Plan, the accompanying sustainability appraisal and all supporting documents were published on the City Council's website and were sent to the statutory consultees. Copies of the documents were also available to view at local libraries and at the City Council's office throughout the period for making representations.

Glossary

Affordable housing	Homes that are available at a rent or price that can be afforded by people who are in housing need. It includes social rented housing, intermediate affordable housing, and shared ownership housing.
Biodiversity	The diversity of plant and animal life, usually measured by the number of species present
Building for Life	The national standard for well-designed homes and neighbourhoods. Assessments are scored against 20 Building for Life criteria.
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
Decent Homes Standard	A minimum standard of housing applicable to public housing (i.e. Council Housing), by which each qualifying home is warm and in a good state of repair.
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)	Planning policy documents that form part of the Local Development Framework. They are subject to independent examination and, together with the relevant Regional Spatial Strategy and saved Local Plan policies, form the Development Plan for the local authority area
Environment Agency	Government body responsible for a wide range of environmental regulations and advice, including flood risk and natural waterways
Flood Zone	Flood Zones 1, 2, 3a and 3b are defined in the companion guide to the NPPF. These categories define the likelihood of flooding occurring in that zone (with Flood Zone 1 having the lowest risk and Flood Zone 3 the highest risk).
Green Belt	An area of undeveloped land, usually encircling a city, where the planning policy is to keep it open in order to prevent urban sprawl.
Green Flag Status	A national award given by Keep Britain Tidy to recognise and reward the best green spaces in the country.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Heritage Plan	A Plan being prepared by City Development that will eventually be used as a basis for decision-making and initiatives that will help development in Oxford to sustain and enhance the archaeological, architectural and landscape resource in a manner compatible with the city's historic status.
Homes and Communities Agency	The national housing and regeneration agency. Its role is to contribute to economic growth by helping communities to realise their aspirations for prosperity and to deliver high-quality housing that people can afford. It provides investment for new affordable housing and to improve social housing as well as for regenerating land. The HCA is also the regulator for social housing providers in England.

Housing trajectory	A tool that is used to estimate the number of homes likely to be built in the future, usually shown as a graph.
Indicators	A measure of variables over time which can be used to measure achievement of objectives
Local Development Document (LDD)	The documents which (taken as a whole) set out the City Council’s policies relating to the development and use of land in Oxford.
Local Development 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.
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
LTP3	Local Transport Plan 2011-2030. The LTP3 sets out the transport strategy for Oxfordshire, and has been prepared by Oxfordshire County Council.
Major applications	Major applications are defined in the General Development Procedure Order 1995 as: <ul style="list-style-type: none"> • a residential development of 10 or more dwellings; • residential development on a site of 0.5ha or more; • development involving a building(s) with a floorspace of 1,000 sq metres or more; • any other development on a site of 1 hectare or more.
Market indicators	A range of factors which provide a measure of the performance of a centre.
Previously Developed Land (PDL)	Land that is or was occupied by a permanent structure (excluding agriculture or forestry buildings). The definition covers the curtilage of the development.
Primary Shopping Frontage	This relates solely to the City Centre. It aims to ensure the percentage of Class A1 (retail) units remains above 75%.
Regional Spatial Strategy (RSS)	See South East Plan.
Registered Providers (RP’s)	An organisation, usually a Housing Association, registered by the Homes and Communities Agency to provide affordable housing.
Secondary Shopping Frontage	These relate to the City centre and parts of the Cowley Road and St. Clements. Secondary Shopping Frontages ensure a predominance of Class A1 (retail) uses, but allows for other Class A uses. A small proportion of other uses are possible on their merits. Residential use is not an acceptable use at ground-floor level in the Secondary Shopping Frontages.
Sites of Local Importance for Nature Conservation (SLINC)	A site containing important habitats, plants and animals in the context of Oxford.

Sites of Special Scientific Interest (SSSI)	Areas identified by English Nature as being of special interest for their ecological or geological features.
South East Plan (SEP)	The SEP is the <i>Regional Spatial Strategy</i> for this region. It sets out a spatial framework of strategic policies that intended to promote an integrated, co-ordinated and a more sustainable approach to development in the region up to 2026. The SEP, along with all other Regional Spatial Strategies, is proposed to be abolished through the Localism Bill.
Special Areas of Conservation (SACs)	These consist of areas that are vitally important for nature conservation and have been identified as containing the best examples of habitats and species under the European Habitats Directive 1992.
Supplementary Planning Documents (SPDs)	A type of Local Development Document that supplements and elaborates on policies and proposals in Development Plan Documents. It does not form part of the Development Plan and is not subject to independent examination
Tree Preservation Order	A legal order, that is made by the local planning authority, that prohibits the cutting down, uprooting, topping, lopping, willful damage or willful destruction of a tree or group of trees without the express permission of that authority.
Vitality indicator	One of the market indicators. It includes the proportion of vacant units.

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.
C4	Small HMO	Houses occupied between 3-6 unrelated individuals as their only or

		main residence, where basic amenities such as a kitchen or bathroom are shared.
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.