

Annual Monitoring Report (AMR)

1st April 2019 – 31st March 2020

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Planning Policy
Planning, Sustainable Development and Regulatory Services

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1. Introduction

- 1.1 This is Oxford’s fifteenth AMR. It monitors the implementation and effectiveness of policies in the Core Strategy 2026 and the Sites and Housing Plan 2011-2026. This will be the last AMR that monitors the Core Strategy 2026 and the Sites and Housing Plan 2011-2026 as both these documents were replaced in June 2020 following the adoption of the Oxford Local Plan 2036. Regularly reviewing the effectiveness of Oxford’s planning policies (Appendix A) helps to ensure that progress is being made towards achieving objectives. Monitoring also helps to identify when policies may need adjusting or replacing if they are not working as intended or if wider social, economic or environmental conditions change. The City Council also has a legal duty to monitor certain aspects of planning performance (Appendix B).
- 1.2 This AMR is based on the City Council’s five corporate priorities as set out in the Corporate Plan: A Vibrant and Sustainable Economy; Meeting Housing Needs; Strong and Active Communities; A Clean and Green Oxford; and An Efficient and Effective Council.
- 1.3 Formerly the AMR reported on CIL and S106 collection and expenditure. This is now reported in the Infrastructure Funding Statement which is a factual report which summarises the amount of developer contributions obtained, allocated and spent in the previous financial year (April 2019 – March 2020). This new annual reporting requirement was introduced as part of the recently amended CIL regulations in 2019 ([CIL Regulations: Schedule 2](#)), with the objective of increasing transparency around how developer contributions are spent on Infrastructure.

How performance is assessed

- 1.4 Throughout the AMR traffic light symbols are used to summarise performance in relation to targets and to highlight where action may need to be taken:



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

Action: Continue policy implementation as normal.



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



Explanation: Data indicates under-performance against targets.

Summary of Performance 2019/20

A Vibrant and Sustainable



Economy	3 (60%)	1 (20%)	1 (20%)
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- 1.5 Oxford makes a significant contribution to the national economy and is a global centre for education, health, bioscience, digital and car manufacturing. AMR indicators show that current policies are providing strong protection for existing protected key employment sites (Indicator 1). Oxford’s employment land supply has been reviewed as part of the work for the Oxford Local Plan 2036.
- 1.6 1736.7m² of new B1 employment floorspace was permitted during the 2019/20 monitoring year. There has also been continued investment in new medical research and hospital healthcare facilities in Oxford during the monitoring year, with 5921m² of new floorspace permitted.
- 1.7 The Covid 19 pandemic and resulting lockdown resulted in us not being able to undertake retail monitoring at the end of March 2020 and as such we have not updated Indicator 5.

Meeting Housing Needs			
	4 (50%)	2 (25%)	2 (25%)

- 1.8 In the 2019/20 monitoring year, 784 (net) dwellings were completed in Oxford. The cumulative number of dwellings completed in the 14 years since the start of the Core Strategy period (2006/07 to 2019/20) is 5,848 (net) with the application of new ratios for communal accommodation. The cumulative number of completions that might have been expected during this period, based on an average annual requirement of 400 homes per year, is 5,600 dwellings (net). Figure 1 below shows that the Core Strategy housing target of 8,000 new homes to 2026 (Policy CS22) will be met prior to the end of the Core Strategy period.
- 1.9 The data also shows that 104 affordable dwellings were completed in 2019/20. The main contributors were 48 dwellings at former Temple Cowley Pools (16/01225/FUL), 46 dwellings on phase 1 of Barton Park (15/03642/RES), 6 dwellings at Land North of Littlemore Healthcare Trust (17/03050/FUL) and 4 dwellings at the former Wolvercote Paper Mill (18/00966/RES).
- 1.10 The Council seeks to ensure that the tenure split of affordable housing be at least 80% social rented and up to 20% intermediate (including shared ownership, intermediate rental and affordable rental). 75 of the 104 affordable homes delivered over the period were on a social rent basis meaning in total throughout the monitoring year 72% of affordable homes delivered were on a social rent basis. Although this is below the 80% target, some of these homes are phased completions on larger sites, which if considered on an application-by-application basis met the 80% social rent tenure split.
- 1.11 Core Strategy Policy CS25 requires each university to have no more than 3,000 full-time students living outside of university provided accommodation in Oxford and all increases in academic floorspace that would facilitate an increase in student numbers at the two Universities should be matched by an equivalent increase in purpose built student

accommodation. Within this monitoring period, the University of Oxford had 2,114 students living outside of university provided accommodation in Oxford therefore they have not exceeded the target set within the Core Strategy. Oxford Brookes University had 3,845 students living outside of university provided accommodation in Oxford, a decrease of 234 students when compared to the previous monitoring year. They have therefore again exceeded the target set within the Core Strategy. This information would be a key consideration in determining any planning applications for new or redeveloped academic floorspace that may be submitted by the universities. However in the 19/20 monitoring year there was only one planning permission granted for new university academic teaching and study floorspace and the applicant was the University of Oxford not Oxford Brookes University.

- 1.12 In the 2019/20 monitoring year 535 (net) units of student accommodation were completed in Oxford. Planning permission was granted for a further 178 (net) units of student accommodation in 2019/20.

Strong and Active Communities



3 (100%)



0 (0%)



0 (0%)

- 1.13 Significant progress has been made towards delivering new homes at Barton Park with the completion of a further 63 dwellings as part of Phase 1 of the development. Reserved matters for Phase 3 (207 residential units) was also approved during the monitoring year and Redrow Homes commenced on site. The first completions are expected to be delivered later this year. Work is on-going to bring forward the subsequent phases of development.
- 1.14 During the 2019-20 monitoring year, the hybrid application for Oxford North was considered by Planning Committee who resolved to grant planning permission subject to the satisfactory completion of a legal agreement. Whilst planning permission has not yet been issued, legal negotiations have continued during the monitoring year and it is anticipated that permission will be issued in the 2020/21 monitoring year.
- 1.15 The Oxpens SPD was adopted in 2013. Oxford West End Development Limited ('OXWED'), a joint venture between Oxford City Council and Nuffield College has been formed to deliver the development of this site. The Oxford Local Plan 2036 provides a minimum housing number for the site (450 homes). This mixed use allocation could deliver retail; B1a offices and B1b research and development floorspace; a hotel; and student accommodation. A planning application (16/02945/FUL) for student accommodation with 500 rooms and small-scale retail and office units was granted planning permission in 2017. Completion of the Student Castle scheme is expected later this year. In addition, OXWED has gone to the open market to seek a development partner for the wider masterplan area. It is anticipated the development partner will be in place during 2020.
- 1.16 Work on bringing forward the redevelopment of Oxford railway station continued during 2019/20. A review of the SPD masterplan was undertaken alongside Network Rail's Phase 2 plans and opportunities to improve viability were also explored. In response to issues raised

by the SPD masterplan review, Network Rail are currently in the process of examining physical aspects of the project which will mean that a new masterplan will be required. Atkins were appointed in August 2020 to develop a masterplan through a series of options which will be taking place throughout the 2020/21 monitoring year and beyond. It is likely that the final masterplan for the station will be available in 2021. The Oxfordshire Rail Corridor Study was published which identified protected services to 2033 and looks forward in terms of growth to 2050. This study will assist the masterplan as it will inform matters such as platforms and passenger gates.

A Clean and Green Oxford



6 (66%)



3 (33%)



0 (0%)

- 1.17 Planning policies are continuing to protect and enhance Oxford's natural environment. The council has performed well in safeguarding sites of biodiversity importance within the city boundary, preventing inappropriate development in the Green Belt and ensuring that there is no overall net loss in the provision of outdoor recreation spaces.
- 1.18 Planning policies are effectively ensuring onsite renewable energy generation on qualifying schemes with 20% on-site renewable energy generation being achieved on all qualifying sites in 2019/20.
- 1.19 A number of indicators fell outside of their targets. The first relates to applications involving, the total, substantial or partial demolition of a listed building. Eight applications were received in 2019/2020 that involved such works. It was however established that the harm resulting from these works were minor.
- 1.20 The second indicator to fall short of target is the percentage of appeals against planning decisions dismissed where conservation policies were cited as one of the reasons for refusal. 45 of such appeals were determined in 2019/20, of which 10 were allowed. This amounts to a dismissal rate of 78%, which is just outside the indicator target of 80%.
- 1.21 The third indicator to fall outside of its target was the levels of traffic entering the city as measured at the inner and outer cordons. There was an increase in the levels of traffic entering the city as measured at both the inner and outer cordons, which continues a trend of fluctuating levels over the last few monitoring periods. A dramatic rise was measured at the outer cordon, however it should be noted that in the last period there were instances of incomplete data and undercounting (potentially due to faulty receptors and inconsistencies in data collection) that could have resulted in a distortion of the returned data.

An Efficient and Effective Council

- 1.22 Information relating to CIL receipts and expenditure for the 2019/20 monitoring year can be found in the Infrastructure Funding Statement (IFS). Information on city held developer

funding as of 1 April 2020 due for expenditure (subject to Council approval) can also be found in the IFS.

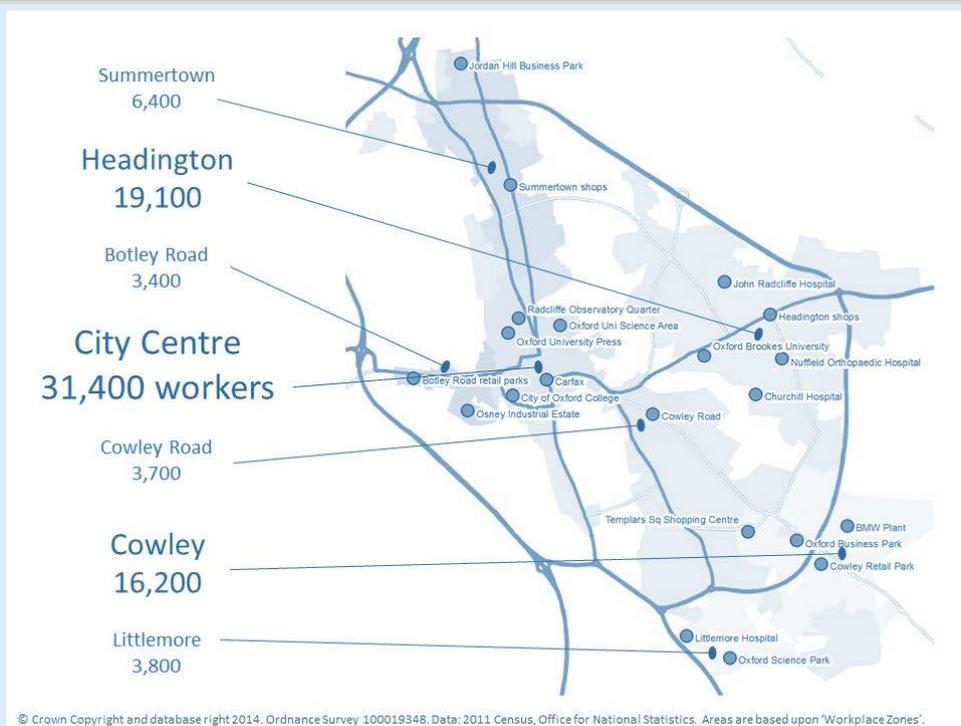
2. A Vibrant and Sustainable Economy

Ambition: A smart and entrepreneurial city with a thriving local economy supported by improved infrastructure, training and skills.

Snapshot of Oxford's Economy

Number of businesses:	4,890 businesses were based in Oxford as of March 2019 (+3.4% on last year). ¹
Total number of jobs:	144,000 jobs located in Oxford in 2018. ²
People travelling into Oxford for work:	46,000 people commute into Oxford for work. ³
Education and skills:	In 2019, 57.9% of Oxford's residents between the ages of 16-64 had degree level qualifications or above, whilst 7% had no qualifications. ⁴
Unemployment:	2,700 people in Oxford were considered unemployed in Oxford between April 2019 and March 2020. This represents 2.9% of Oxford's population. ⁵
Contribution to the National Economy:	Oxford is ranked 7 th out of 55 English cities for its contribution to the national economy (£50,600 GVA per worker). ⁶ Oxfordshire has also been named the most innovative business location in the UK by the Enterprise Research Centre. ⁷
Economic contribution of the universities:	The University of Oxford had a total income of £2.45 billion (18-19) ⁸ . Oxford Brookes University generated an income of £202.9m in the year up to 31 July 2019 ⁹

Spatial distribution of jobs in Oxford:



¹ Nomis (2019) [UK Business Counts](#)

² Nomis (2019) [Job Density](#)

³ Oxford City Council (2020) [Economic Statistics](#)

⁴ Nomis (2019) [Qualifications January-December 2017 and Population aged 16-64](#)

⁵ Nomis (2019-20) [Employment and Unemployment](#)

⁶ Centre for Cities (2016) [City Factsheet Oxford](#)

⁷ Enterprise Research Centre [Benchmarking Local Innovation: The innovation geography of the UK](#)

⁸ Oxford University (2020) [Finance and funding](#)

⁹ Oxford Brookes (2018-2019) [Financial Statements \(2018/19\)](#)

Indicator 1: EMPLOYMENT LAND SUPPLY

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

Performance against target 2019/20:



Performance in previous two years:



2.1 The Core Strategy seeks to support economic growth up to 2026 by allocating land for employment development and by protecting existing key employment sites. Table 1 shows the amount of land allocated for employment development in Oxford over the whole plan period, as well as total protected key employment sites in the city.

Employment Development Sites	B1a Office	B1b Research + development	B1c Light industry	B2 General industry	B8 Storage or distribution	Total
Sites and Housing Plan Allocated Sites (ha)	27.56	11.53	2.16	9.92	-	51.17
Northern Gateway Allocated Site ¹⁰ and West End (ha)	-	-	-	-	-	14.9
Existing Protected Key Employment Sites (ha)	27.42	-	26.01	109.56	11.00	173.99
Total Gross Employment Land Supply (ha)						241.01

Table 1: Oxford’s gross employment land supply up to 2026 (allocated sites and those currently in use)

Protected Key Employment Sites

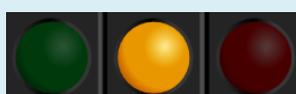
2.2 Policy CS28 of the Core Strategy states that changes of use away from B1, B2 or B8 business uses within protected key employment sites will not be supported. There were no significant losses of B uses on key protected employment sites during 19/20. The following applications were received and determined in protected key employment sites:

- Application 19/00074/FUL Lye Valley Unite C Bishop’s Mews, Transport Way **Loss of 156.11m²** Change of use of ground floor office (Use Class B1a) to taxi radio base (Sui Generis).
- Application 19/01774/FUL Car park to the rear of Littlemead Business Park, demolition of existing buildings and erection of two storey building to provide office space (B1a) **Gain of 446.2m²**.

Indicator 2: PLANNING PERMISSIONS GRANTED FOR NEW B1 FLOORSPACE

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

Performance against target 2019/20:



Performance in previous two years:



¹⁰ A planning application for the Northern Gateway was determined by Planning Committee in November 2019. Its planning status is that it has committee resolution for the grant of planning permission subject to a S106 legal agreement.

Monitoring Year	B1a Office	B1b Research + development	B1c Light industry	B1 General/ mixed B1 use	Total B1 floorspace permitted
2019/20	853.7m ²	-	-	883m ²	1,736.7m ²
2018/19	4,593.4m ²	2,514m ²	255m ²	4,154m ²	11,516.4m ²
2017/18	3,699m ²	2,566m ²	28m ²	4,154m ²	10,447m ²
2016/17	13,060m ²	4,139m ²	-	3,574m ²	20,773m ²
2015/16	513m ²	48,458m ²	-	-	48,971m ²

Table 2: New B1 floorspace (GIA) permitted 2015/16-2019/2020 (gross)

2.3 Table 2 shows that planning permission was granted for 1,736.73m² (gross) of new B1 floorspace in 2019/20. It is important to note that the figures above are gross rather than net changes in B1 floorspace. Whilst there has been a significant decrease in the number of permissions being granted for B1 office space, this is partly as a result of the space being lost to other employment generating uses. There are a number of sites in the pipeline that will generate employment opportunities including at Northern Gateway, the Oxford Science and Business Parks and at Oxpens. Furthermore it is anticipated that there will be an increase in future years in employment opportunities in the science and technology sector for example with businesses involved in artificial intelligence and big data coming forward.

Indicator 3: PLANNING PERMISSIONS GRANTED FOR KEY EMPLOYMENT USES (hospital healthcare, medical research and university academic teaching and study)

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

(Oxford Core Strategy Policies CS25, CS29 & CS30)

Performance against target 2019/20:



Performance in previous two years:



2.4 Oxford is home to world-class hospital healthcare and medical research facilities. The hospital trusts based in Oxford and University medical schools also provide significant employment opportunities within the city.

2.5 Table 3 shows that one planning permission was granted for healthcare research in 2019/20. This was a reserved matters for application 12/02072/OUT for Plot B3 at Old Road Campus, Churchill Hospital (19/01225/RES) to create an Institute of Regenerative Medicine and created an additional 5,921m² (net) floorspace.

Application Reference	Description of Development	Net additional floorspace (GIA)	Located on existing sites in Headington and Marston?

19/01225/RES	Application for reserved matters of application 12/02072/OUT (appearance, landscaping, scale and layout) for plot B3 to create institute of Developmental Regenerative Medicine (IDRM) ~5921m ² (D1)	5921	Located on existing Old Road Campus, Headington
TOTAL:		5,921m ²	

Table 3: Location of new hospital healthcare and medical research developments permitted in 2019/20

- 2.6 Oxford is also a global centre for education and the city benefits significantly from the presence of the two Universities both in terms of the skills emerging from them and employment and investment opportunities.
- 2.7 In 19/20 there was one planning permission granted for new university academic teaching and study floorspace. This application was made by the University of Oxford for the Said Business School and involved the creation of a new residential teaching facility at the former Osney Power Station (18/02982/FUL).

Application Reference	Description of Development	Net additional floorspace (GIA)	Located on existing university site?
The University of Oxford			
18/02982/FUL	The conversion, redevelopment and extension of Osney Power Station to a Centre of Executive Education to be run by Said Business School.	7583m ²	Located on existing site The Old Power Station 17 Russell Street Oxford

Table 4: University academic (teaching and study) development permitted 2019/20

Indicator 4: LOCATION OF NEW A1 RETAIL DEVELOPMENT

Target: 100% of new A1 retail development to be located within city, district and neighbourhood centres (Oxford Core Strategy Policy CS31)

Performance against target 2018/19:



Performance in previous two years:
2017/18:



2016/17:



- 2.8 The Core Strategy aims to focus land uses that attract a large number of people (such as retail) in the city centre, primary district centre, four other district centres and neighbourhood centres. These are highly accessible locations, reducing the need to travel by car. This also encourages the reuse of previously developed land and helps to maintain the vitality of Oxford's centres. This indicator is intended to help monitor whether developments which attract substantial numbers of people are suitably located. Table 5 outlines planning permissions granted for new A1 retail development in 2019/20 and whether they complied with the locational requirements of Policy CS31.

Application Reference	Site	Proposed Retail Development	Net Additional A1 floorspace (GIA)	Within the six areas of Oxford's retail hierarchy?
19/00437/FUL	32 St Giles' Oxford OX1 3ND	Change of use of a bank (Use Class A2) with ancillary residential unit on third floor to a mixed use comprising retail unit (Use Class A1) on the ground floor and monastic, university hall and administration spaces (Use Class Sui Generis) on the ground floor, first and second floors and student accommodation (Use Class Sui Generis) on the third floor. Associated external alterations including changes to windows and doors to the rear and northern side elevations, replacement timber sash windows throughout and 4no. air conditioning units to the rear (amended plans).	77.8m ²	Located within the retail hierarchy City centre
19/00327/FUL	85 Walton Street Oxford OX2 6EA	Change of use of cycle shop (Use Class A1) to mixed use shop and yoga studio (Use Class A1/D2).	45m ²	Not located within the retail hierarchy The proposal involves a part change of use and expansion of existing retail area.
Total:			122.8 m² (50% located within city, district and neighbourhood centres)	

Table 5: New A1 retail floorspace permitted in 2019/20

2.9 Table 5 shows that planning permission was granted for two developments that would result in new A1 retail floorspace totalling 122.8 m² in 2019/20, if implemented. The application site located at 85 Walton Street is not within Oxford's retail hierarchy and would therefore not comply with the locational requirements of Policy CS31. The application represents a total net increase of 45m², and involves a part change of use of the existing premises. The target figure of 100% has not been met for this indicator, and at 50% there is a marked decrease from the previous monitoring year. It is however noted that the net increase (45m²) is not a significant amount and is unlikely to have an overall adverse impact on the character and retail offer of the designated centres. The picture is also skewed due to the low number of applications that fit into the criteria for consideration under this indicator.

Indicator 5: DESIGNATED RETAIL FRONTAGES

We are not reporting on this indicator as owing to the Covid 19 pandemic we were not able to undertake our retail surveys at the end of the monitoring year.

Indicator 6: SUPPLY OF SHORT STAY ACCOMMODATION

Target: Net growth in short-stay accommodation bedrooms (Oxford Core Strategy Policy CS32)

Performance against target 2019/20:



Performance in previous two years:

2018/19:



2017/18:



2.10 Tourism is a key part of Oxford’s economy and the city receives a large number of visitors each year. The Core Strategy seeks to support sustainable tourism by encouraging longer stays and greater spend in the city by increasing the amount and range of short-stay accommodation available. In the 2019/20 monitoring year planning permission was granted for 22 (net) short stay accommodation bedrooms in Oxford.

2.11 These 22 additional bedrooms were from four permissions:

- 16 bedrooms at 10 Crown Street (19/01762/FUL)
- 3 bedrooms at the Old Parsonage, St Giles (19/02887/FUL)
- 2 bedrooms at the Former Gent’s Public Conveniences St Giles (19/00084/FUL)
- 1 short term let at 178 Banbury Road (19/00412/FUL)

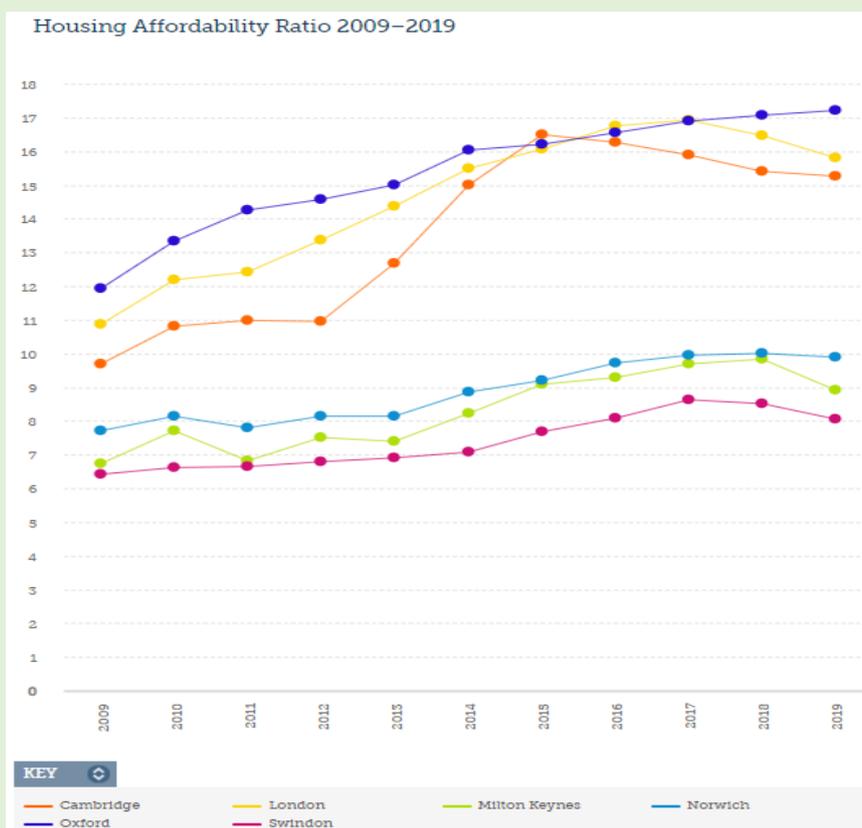
3. Meeting Housing Needs

Ambition: Improving Oxford residents' access to affordable and high-quality homes in good environments that are close to jobs and facilities.

Snapshot of Oxford's Housing Needs

Total number of households:	55,400 households in Oxford ¹¹
Total students at Oxford University:	24,510 students (December 2019)
Total students at Oxford Brookes:	16,673 students (December 2019)
Housing Register:	2,340 households ¹² (March 2019)
Households in temporary accommodation:	93 households in temporary accommodation (31 March 2020). This is an 11% increase from March 2019.
Homeless households:	56 households were accepted as statutory homeless in 2019/20. This is a 24% decrease from 2018/19.

Housing affordability (Ratio of average income to average house price):



Average house prices in Oxford are 17.23 times the average wage, making it the least affordable place to live in England¹³. This has many impacts on families and communities, as well as employers and services that struggle to attract and retain staff.

¹¹ Office of National Statistics (2011) UK Census data

¹² Oxford City Council (2017) [Housing Needs Performance – how did we do in 2018/19?](#)

¹³ Centre for Cities (2019) <http://www.centreforcities.org/data-tool/#graph=map&city=show-all>

Indicator 7: HOUSING TRAJECTORY

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

Target: 8,000 dwellings between 2006 and 2026 (Oxford Core Strategy Policy CS22)

Performance against target 2019/20:



Performance in previous two years:

2018/19:



2017/18:



Housing Completions

- 3.1 The Core Strategy provides for a minimum of 8,000 dwellings from 2006 to 2026, with an average annual completion target of 400 dwellings per year. Table 6 shows net dwellings completed since the start of the Core Strategy period. This takes into account dwellings gained and lost through new build completions, demolitions, changes of use and conversions.
- 3.2 The cumulative number of dwellings completed in the 14 years since the start of the Core Strategy period (2006/07 to 2019/20) is 5,848 (net) with the new ratios for communal accommodation applied. The cumulative number of completions that might have been expected during this period, based on an average annual requirement of 400 homes per year, is 5,200 dwellings (net). Figure 1 below shows that the Core Strategy housing target of 8,000

Year	Dwellings Completed (net) applying new student and care home ratios from Housing Delivery Test measurement rule book from 2015/16
2006/07	821
2007/08	529
2008/09	665
2009/10	257
2010/11	200
2011/12	228
2012/13	213
2013/14	215*
2014/15	332*
2015/16	440**
2016/17	435**
2017/18	373**
2018/19	356**
2019/20	784**
Total:	5,848

Table 6: Net additional dwellings completed since the start of the Core Strategy period

* These figures for the years 2013/14-2014/15 include C3 residential dwellings plus a dwelling equivalent figure for C2 student accommodation and care home rooms using the ratio 5:1 and 1:1 respectively.

**These figures include a ratio of 2.5:1(student accommodation) and 1.8:1 (care home) to reflect changes for how to treat communal accommodation introduced in the Housing Delivery Test measurement rule book. This is only applied from 2015/16 to reflect the first year included in the Housing Delivery test measurement. The figures for 2016/17-2018/19 were reported in the 2019 Housing Delivery test measurement available at:

<https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

new homes to 2026 (Policy CS22) will be met prior to the end of the Core Strategy period.

Housing Permissions

- 3.3 Whilst housing completions are important for considering housing supply and delivery, they only show part of the picture. It is also relevant to consider planning permissions to understand the number of dwellings that the City Council is permitting (Table 7).
- 3.4 Table 7 shows C3 self-contained dwellings permitted (net) since the start of the Core Strategy period. This takes into account C3 dwellings gained and lost through new build completions, demolitions, changes of use and conversions. It includes outline permissions but excludes these where reserved matters have subsequently been permitted to avoid double counting. Table 7 shows that planning permission was granted for 277 C3 residential dwellings in 2019/20.
- 3.5 The Corporate Plan 2016-2020 set a target of permitting 400 dwellings each year from 2016/17 to 2019/20. The number of C3 residential dwellings permitted in 2019/20 does not meet this target, although on average over the last two years the Council is well above permitting 400 dwellings per year. It is normal for completion and permission figures to vary annually and to fluctuate, particularly for an urban authority such as Oxford that is so heavily reliant on small housing sites. If an average is taken based on the cumulative total of 6,031 dwellings being

Year	Dwellings permitted (net)
2006/07	501
2007/08	653
2008/09	348
2009/10	283
2010/11	148
2011/12	235
2012/13	102
2013/14	1,113
2014/15	184
2015/16	855
2016/17	304
2017/18	524
2018/19	504
2019/20	277
Total:	6,031

Table 7: Net additional C3 dwellings permitted since the start of the Core Strategy period

Note: This does not include dwelling equivalent figures for C2 student accommodation and care home rooms.

permitted over the 14 year period, it is equivalent to 431 dwellings being permitted each year.

Boosting housing supply

- 3.6 The City Council has taken the lead in promoting new housing development in the city through releasing land, securing funding for infrastructure, and working with developers to masterplan new schemes. The City Council is directly involved in bringing forward 26% of all major housing schemes anticipated to be undertaken in Oxford in the next five years. For example, the City

Council has secured funding for new infrastructure for schemes such as Oxpens (expected to deliver up to 450 new homes) and the Northern Gateway (which has a resolution to grant outline permission for 480 dwellings). On top of this, the City Council is involved in bringing forward dozens of smaller development projects across the city, including City Council owned sites such as; playground rear of 22-28 Bracegirdle Road, 18/00408/CT3, which has been approved for 4 new dwellings.

Student Accommodation and Housing Numbers

- 3.7 In 2013/14 the Planning Practice Guidance (PPG) introduced that student accommodation can be counted in housing land supply figures. In July 2019, the PPG was updated and it states ‘All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority’s housing land supply, based on the amount of accommodation that new student housing releases into the wider housing market, and the extent to which it allows general market housing to remain in such use.’¹⁴ In Oxford, where there are large numbers of students, provision of purpose-built student accommodation can have a significant impact on the housing market.
- 3.8 The question of the ‘amount of accommodation it releases in the market’ was not previously defined in the PPG and it was up to local authorities to determine based on local circumstances. Previously, it was assumed that developing five student rooms would release the equivalent of one dwelling in the housing market. For example, a site being proposed for 100 student rooms was assessed as delivering 20 equivalent ‘dwellings’ as those 100 students would have, on average, occupied 20 houses in the open market. Paragraph 10 of the Housing Delivery Test Measurement Rule Book published in July 2018 says that a ratio of 2.5 will now be applied to completions in order to complete the Housing Delivery Test measurement. The 2019 Housing Delivery test measurement¹⁵ has applied this back to 2015/16 and therefore this is also reflected below. Table 8 below demonstrates the number of equivalent dwellings that has been calculated using the ratio applied to the number of student rooms completed since 2013/14.

Monitoring year	Number of student rooms completed	Ratio Applied	Number of equivalent ‘dwellings’
2013/14	720	5:1	144
2014/15	312	5:1	62
2015/16	125	2.5:1	50
2016/17	295	2.5:1	118
2017/18	472	2.5:1	189
2018/19	183	2.5:1	73
2019/20	1337	2.5:1	535

Table 8: Student housing completions and equivalent ‘dwellings’ 2013/14-2019/20

¹⁴ Planning Practice Guidance: Housing Supply and Delivery: [Counting other forms of accommodation: Paragraph 034 Reference ID: 68-034-20190722: How can authorities count student housing in the housing land supply?](#)

¹⁵ These figures include a ratio of 2.5:1(student accommodation) and 1.8:1 (care home) applied from 2015/16 in the 2019 Housing Delivery test measurement available at: <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

Care Homes and Housing Numbers

- 3.9 In 2013/14 the PPG also introduced that care homes can be counted in housing land supply figures. This was reinforced in July 2019 when the guidance was updated to state: *“Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply.”*¹⁶
- 3.10 The City Council has always counted housing for the elderly in its housing supply if it consists of C3 self-contained dwellings, i.e. a ratio of 1 to 1 has applied. The Guidance widens this to include potentially non self-contained C2 care home rooms as well. The Guidance does not provide any methodology as to how they should be counted.
- 3.11 The ratio of 1.8:1 was introduced following the publication of the Housing Delivery Test Measurement Rule Book in July 2018¹⁷. Paragraph 11 of this document infers that this ratio should be applied. Therefore where a residential care home is likely to be developed on a site, or where one has been completed, a 1.8:1 ratio of rooms to dwellings delivered will be applied for calculating housing supply.
- 3.12 In 2019/20 there were three completed care home developments, plus the completion of a supported living facility. These completions provided an additional 48 rooms to Oxford. Using the ratio explained in the above paragraph, this equated to an additional 27 C3 equivalent dwellings to Oxford’s housing market.

Housing Trajectory

- 3.13 The housing trajectory is a tool used to estimate the number of homes likely to be built in Oxford during the rest of the Core Strategy period up to 2026. Figure 1 provides a comparison of cumulative requirement and cumulative completions/ projected completions up to 2026.

¹⁶ Planning Practice Guidance: Housing Supply and Delivery: [Methodology – Stage 5: Final evidence base: Paragraph 037 Reference ID: 3-037-20150320: How should local planning authorities deal with student housing? Counting other forms of accommodation: Paragraph 035 Reference ID: 68-035-20190722: How can authorities count older people’s housing in the housing land supply?](#)

¹⁷ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

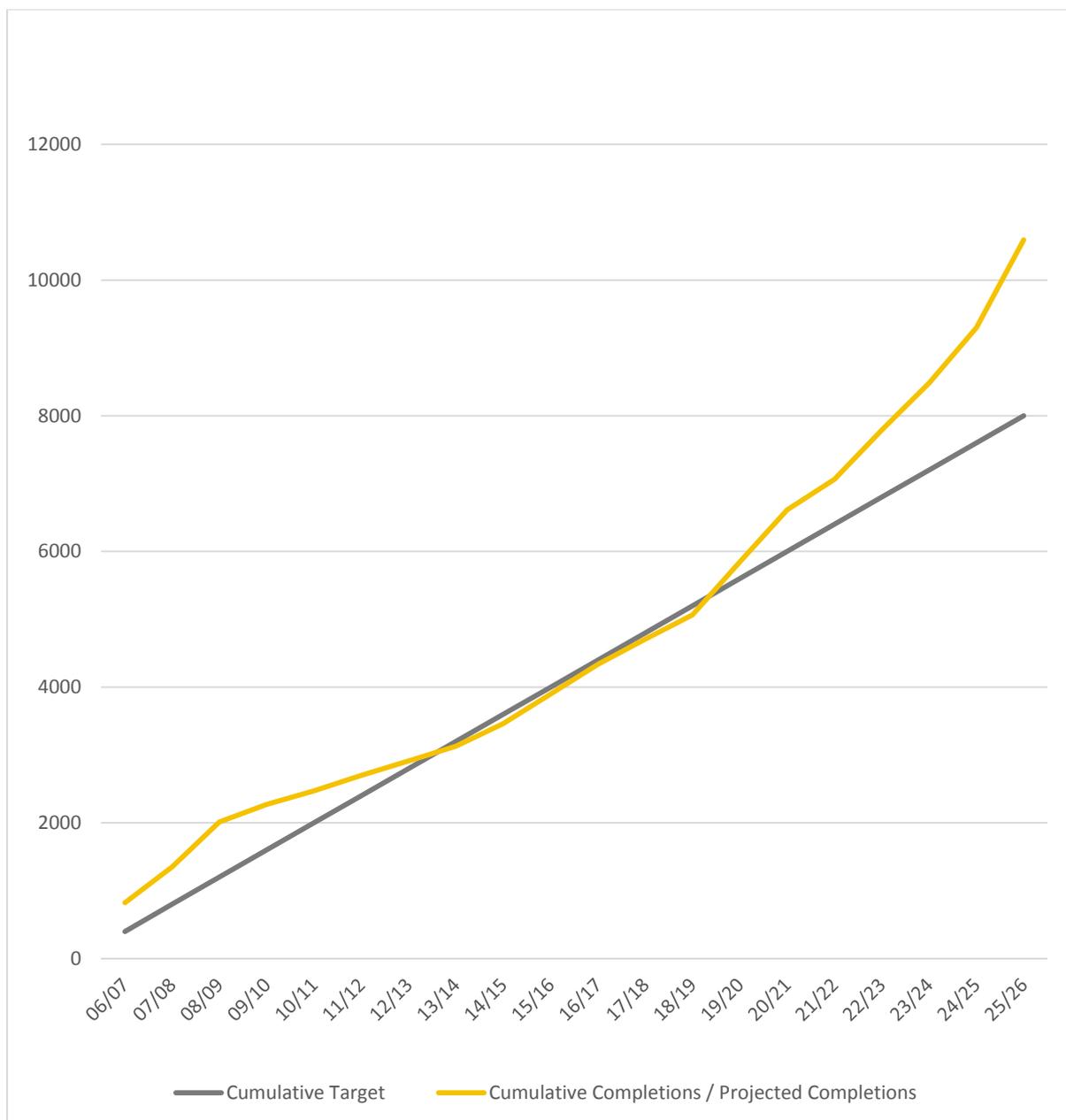


Figure 1 - Cumulative Requirement and Cumulative Supply to 2026

3.14 On the basis of the current pipeline of planning permissions and other sites expected to come forward during the plan period (such as allocated sites, sites identified through the Housing and Employment Land Availability Assessment and windfalls), we are on target to meet the Core Strategy housing requirement, prior to the end of the Core Strategy period.

Housing Land Supply

3.15 Paragraph 73 of the NPPF states that local authorities should assess their housing supply against the housing requirement set out in adopted strategic policies, or against their local housing need where these policies are more than 5 years old. The Core Strategy contains the adopted housing requirement for Oxford, which was adopted in 2011. This plan is more than 5 years old, and so the City Council should not measure its five year housing land supply against this requirement.

- 3.16 In December 2019 the new Oxford Local Plan 2036 underwent its examination hearings, and the Inspectors issued their initial findings into the plan in January 2020. In their interim conclusions, the Inspectors confirmed the housing requirement of 475 homes per annum from 2016/17 to 2020/21, and 567 homes per annum from 2021/22 to 2035/36. The Council subsequently adopted this Local Plan and its new requirement in June 2020. Therefore future AMR's will use this requirement as the basis for 5 year land supply calculations.
- 3.17 Against this requirement, the City Council has identified a deliverable supply of 3,875 homes. This gives a housing land supply of **5.33 years**.

	Local Plan 2036 Housing Requirement	Figure
A	Requirement	475 (20/21) 567 (2021/22 – 2024/25)
B	Next 5 years requirement (A (475 x 1) + (567 x 4))	2743
C	Shortfall/ Surplus	+48
D	Next 5 years requirement with shortfall/surplus included (B +/- C)	2695
E	5 year requirement (with 20% buffer applied) (D x 120%)	3234
F	Supply from large sites - (2020/21 - 2024/25)	3,303
G	Outstanding permissions on small sites of less than 10 dwellings (2020/21 – 2022/23)	300
H	Windfall allowance (2023/24 – 2024/25)	272
I	Total supply (F+G+H)	3449
	5 year land supply ((I/E) x 5)	5.33

Table 9: Oxford's housing land supply 2020/21 – 2024/25

Indicator 8: AFFORDABLE HOUSING COMPLETIONS (TENURE)

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

Performance against target 2019/20:



Performance in previous two years:

2018/19:

2017/18:

3.18 Providing more affordable housing in Oxford is essential to ensure mixed and balanced communities, for the health and well-being of residents, and for the vibrancy of the local economy.

Affordable Housing Completions

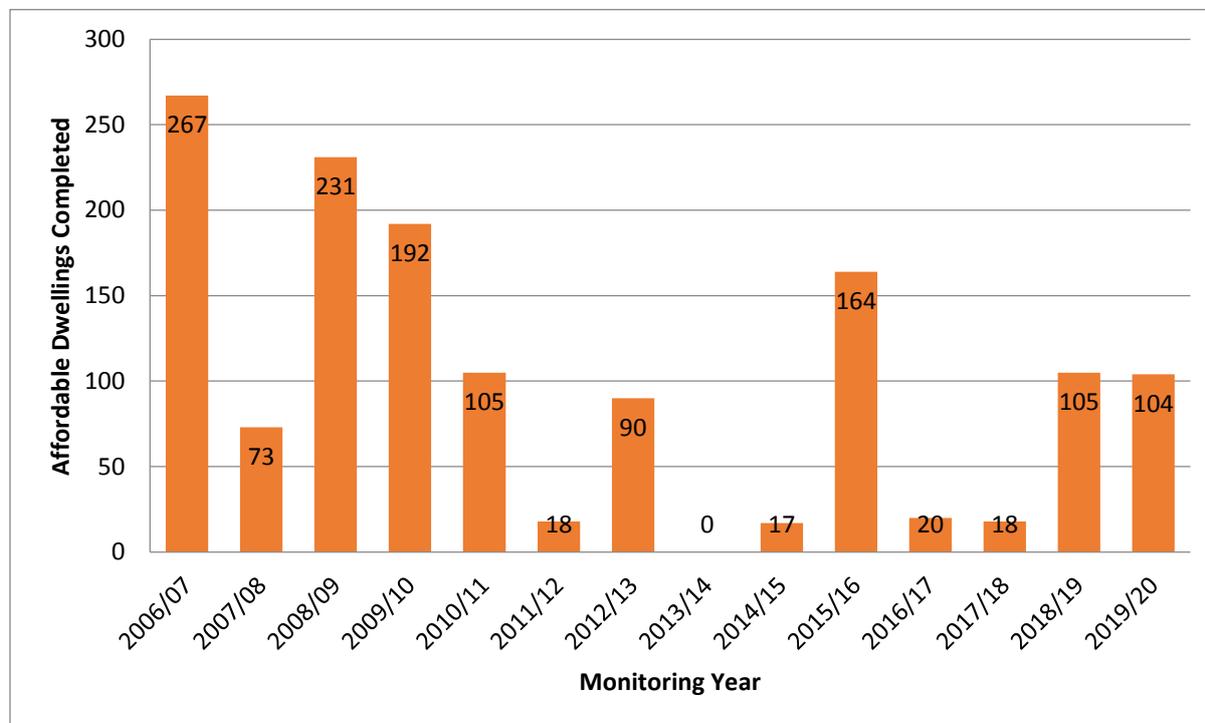


Figure 2: Net affordable dwellings completed 2006/07-2019/20

3.19 Figure 2 shows that 104 affordable dwellings were completed in 2019/20. Some of the main contributions to this were 48 units at the former Temple Cowley Pools (16/01225/FUL) and a further 46 affordable social rent units on Phase 1 of Barton Park (15/03642/RES). Some of the first affordable units were also completed on developments at Land North of Littlemore Healthcare Trust – 6 units (17/03050/FUL) and at the former Wolvercote Paper Mill – 4 units (18/00966/RES).

3.20 The total net number of affordable homes completed since the start of the Core Strategy period (2006/07 to 2019/20) is 1,413 dwellings. These homes have mainly been delivered through a combination of developer contributions from qualifying developments (either provision onsite or financial contributions towards off-site provision) and the City Council’s own housebuilding programme. The supply of affordable housing in Oxford is expected to be further boosted in future monitoring years as major schemes are built out. This includes Barton Park Phase’s 2, 3 and 4 (circa 260 affordable homes), land north of Littlemore Healthcare Trust (total of 70 affordable homes) and Littlemore Park (270 affordable homes expected). As with the overall housing numbers for completions and permissions, it is natural for affordable housing delivery to fluctuate due to the limited number of larger sites available within Oxford.

Affordable Housing Tenure

- 3.21 The gross number of affordable homes delivered in the 2019/20 monitoring year was 104. 48 of the 104 affordable homes were delivered through the development at the former Temple Cowley Swimming Pools (16/01225/FUL). 19 of these units are available on a social rent basis through a registered social landlord and 29 are available on a shared ownership basis. A further 46 homes were delivered on Phase 1 of Barton Park (15/03642/RES). These 46 homes are available on a social rent basis through a registered social landlord. A further 6 affordable homes were delivered at Land North of Littlemore Mental Health Centre (17/03050/FUL) and are offered on a social rent basis. 4 affordable homes were also delivered at the Former Wolvercote Paper Mill (18/00966/RES), 3 of which are offered on a shared ownership basis and 1 on a social rent basis.
- 3.22 75 of the 104 affordable homes delivered were on a social rent basis meaning in total throughout the monitoring year 72% of affordable homes delivered were on a social rent basis. Although this is below the 80% target for the monitoring year, some of these homes were phased completions on larger sites, which if considered on an application-by-application basis met the 80% social rent tenure split.

Indicator 9: AFFORDABLE HOMES BUILT ON CITY COUNCIL LAND

No set target. The City Council is committed to delivering more affordable housing in Oxford and is one of the few authorities in England building its own council housing. The City Council has been identifying land in its ownership capable of delivering affordable homes and is bringing this forward wherever possible. The AMR will now report on the number of affordable units built on City Council land.¹⁸

- 3.23 Of the 104 affordable dwellings completed in Oxford in 2019/20, 46 were delivered on City Council land.

City Council owned site	Planning application reference	No. homes for social rent completed	No. homes for shared ownership completed	No. of intermediate homes completed	Total number of affordable homes completed
Barton Park Phase 1	15/03642/RES	46	46	0	46
				Total:	46

Table 10: Affordable homes completed on City Council land (by tenure) 2019/20

- 3.24 In addition to Barton Park there are a number of developments on City owned land that are under construction including in Rose Hill where a total of 43 affordable homes will be delivered and on land at Between Towns Road, Cumberlege Close and Elsfield Hall which, along with some smaller sites, will provide over 60 affordable homes.

¹⁸ This indicator was added to the AMR in 2015/16 following a recommendation put forward by the Scrutiny Committee which was agreed by the City Executive Board on [12 November 2015](#).

Indicator 10: PROPORTION OF AFFORDABLE HOUSING WHERE THERE IS A POLICY REQUIREMENT (PERMISSIONS)

Target: 50% provision of affordable housing on qualifying sites.

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

Performance against target 2019/20:



Performance in previous two years:



- 3.25 Sites and Housing Plan Policy HP3 states that planning permission will only be granted for residential development on sites with capacity for 10 or more dwellings, or which have an area of 0.25 hectares or greater, if generally a minimum of 50% of the dwellings on the site are provided as affordable homes. At least 80% of the affordable homes must be provided as social rented housing.
- 3.26 The majority of housing permissions in 2019/20 were small scale developments that did not meet the thresholds for applying Policy HP3. There were five applications that met the threshold for applying Policy HP3 during 2019/20 as shown in Table 11.

Application	Site	Qualifying Development	Affordable Housing Provision (as agreed in the planning permission)
18/02303/RES	Site South Of Armstrong Road Oxford OX4 4XG	270 residential units	100% Affordable, 108 Social rent and 162 shared ownership.
19/00518/RES	Land At Barton Northern By- pass Road Oxford OX3 9SD	207 residential units	40% Affordable Housing 83 Social rent
18/03330/OUT	Sports Field William Morris Close Oxford OX4 2SF	86 residential units	50% Affordable Housing 34 Social rent and 9 shared ownership
18/03287/FUL	Former Murco Service Station, Between Towns Road, Oxford, OX4 3LZ	38 residential units	100% Affordable Housing 18 Social rent and 20 shared ownership

Application	Site	Qualifying Development	Affordable Housing Provision (as agreed in the planning permission)
18/03384/FUL	15-17 Elsfield Hall Elsfield Way Oxford OX2 8EP	26 residential flats	50% Affordable Housing 6 social rent and 3 intermediate homes.

Table 11: Proportion of affordable housing where there is a policy requirement (permissions) 2019/20

3.27 Table 11 shows that all but one of the qualifying developments met the 50% requirement for on-site provision of affordable housing with two developments (Site South of Armstrong Road and Land at Former Murco Service Station, Between Towns Road) providing 100% affordable provision.

Indicator 11: FINANCIAL CONTRIBUTIONS TOWARDS AFFORDABLE HOUSING

Target: No set target. AMR to include a report on financial contributions collected towards affordable housing provision from residential, student accommodation and commercial developments (Sites and Housing Plan Policies HP3, HP4 and HP6)

3.28 In September 2019, the CIL regulations were updated. Financial contributions towards affordable housing are now to be reported as part of Schedule 2 of the CIL Regulations. The Infrastructure Funding Statement will be published alongside this AMR and will include details of the total amount of contributions secured through S106 contributions towards affordable housing provision. This information will therefore not be included in this AMR.

Indicator 12: CHANGES OF USE FROM NON-RESIDENTIAL TO RESIDENTIAL (COMPLETIONS)

No set target. AMR to report on the number of market and affordable dwellings delivered (completed) through changes of use from non-residential to C3 residential.¹⁹

3.29 Of the 784 dwellings completed in Oxford in 2019/20, 8 net additional dwellings were delivered through the change of use of existing buildings from non-residential to C3 residential. 1 of these dwellings was delivered through the change of use from office (B1), 2 dwellings were delivered through the change of use from non residential institutions (D1), 1 dwelling was delivered through the change of use from leisure and assembly (D2), 1 dwelling was delivered through the change of use from retail (A1) and 1 dwelling was a change of use of annex from ancillary accommodation to separate dwelling. A further 47 C3 equivalent net additional dwellings were delivered through the change of use of a site from sui generis to student accommodation (C2). These change of use applications are set out in the table below (Table 12).

Type of change of use	No. market dwellings completed (net)	No. affordable dwellings completed (net)
Change of use from office B1(a) to residential (c3)	1	0

¹⁹ This indicator was added to the AMR following a recommendation put forward by the Scrutiny Committee which was agreed by the City Executive Board on [12 November 2015](#).

134 Oxford Road, Cowley, (15/03698/FUL) (1 dwelling),		
Change of use from non residential institutions (D1) to residential C3 12 Old High Street, Headington (17/00894/FUL) (2 dwellings)	2	0
Change of use from assembly and leisure (D2) to residential Suite B First Floor, 112 London Road, Headington (17/00806/FUL) (1 dwelling)	1	0
Change of use from retail (A1) to residential C3 89A Wilkins Road, Oxford (18/01833/FUL) (1 dwelling)	1	0
Change of use of annex from ancillary accommodation to separate residential dwelling C3 Annexe 2 Coniston Avenue, Oxford (18/01473/FUL) (1 dwelling)	1	0
Change of use from Sui Gen to Student Accommodation (C2) (265 – 279 Iffley Road, Oxford (16/02687/FUL) (117 student rooms (C3 equivalent 47)	47 ²⁰	0
Total	55	0

Table 12: Net additional dwellings completed through non-residential to C3 residential changes of use 2019/20

3.30 All of the dwellings delivered through changes of use from non-residential to residential in 2019/20 were market housing, with no additional affordable dwellings being delivered through this manner. A further 47 C3 equivalent were delivered as student rooms. The majority of the change of use applications required full planning permission, with only one exception which was a prior approval application (discussed in para 3.31 below). All applications except one (the student development at Iffley Road) fell below the policy threshold for requiring onsite provision of affordable housing or financial contributions towards affordable housing. Local Plan policies requiring affordable housing or financial contributions towards affordable housing cannot be applied in the determination of prior approval applications.

B1a office to C3 residential prior approval applications

3.31 On 30 May 2013 the Government brought into force new permitted development rights which allow the conversion of B1a office space to C3 residential without the need for planning permission²¹. Table 13 shows the number of applications and the number of dwellings granted and refused prior approval since this system was introduced, and for which the city council

²⁰ This figure includes a ratio of 2.5:1 (student accommodation) as applied in the 2019 Housing Delivery test measurement available at: <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

²¹ This was originally a temporary change introduced by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. It was then made permanent by The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

could only consider flood risk, land contamination, highways and transport, and noise, and could not apply other normal local plan policies in determining the applications²².

Monitoring year	Prior approval required and granted		Prior approval required and refused	
	No. Applications	No. dwellings proposed	No. Applications	No. dwellings proposed
2013/14	9	167	4	70
2014/15	9	64	1	1
2015/16	10	39	1	3
2016/17	9	113	2	96
2017/18	3	141	0	0
2018/19	1	3	0	0
2019/20	1	2	0	0
Totals	42	529	8	170

Table 13: B1a office to C3 residential prior approval decisions 2013/14- 2019/20

3.32 As table 13 shows, the number of dwellings permitted through B1a office to C3 residential prior approval applications has fluctuated since the system was introduced in 2013/14. This is to be expected for an urban area such as Oxford.

Indicator 13: CHANGES OF USE FROM EXISTING HOMES (PERMISSIONS)

Target: 100% of planning permissions granted in Oxford to result in no net loss of a whole self-contained residential unit to any other use. AMR to report only on the number of known cases not complying with the policy. (Sites and Housing Plan Policy HP1)

Performance against target 2019/20:



Performance in previous two years:

2018/19:



2017/18:



3.33 The benefits of building new homes in the city would be undermined if the stock of existing housing were to be reduced through loss to other uses. Sites and Housing Plan Policy HP1 therefore seeks to protect existing homes within the city.

3.34 In the 2019/20 monitoring year, there were no applications granted permission where development would result in a total net loss of C3 residential dwellings.

Indicator 14: RESIDENTIAL DEVELOPMENT COMPLETED ON PREVIOUSLY DEVELOPED LAND

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

Performance against target 2019/20:

Performance in previous two

²² The consideration of noise impacts from surrounding commercial premises on the intended occupiers of the proposed dwelling(s) is a new requirement introduced by the 2016 amendments to the GPDO.



years:

2018/19:



2017/18:



- 3.35 There is limited land available for development in Oxford. It is important that we re-use previously developed (brownfield) sites to make the best use of this limited resource.
- 3.36 The NPPF defines previously developed land (PDL) as “Land which is or was occupied by a permanent structure, including the curtilage of the developed land... and any associated fixed surface infrastructure”. The NPPF is clear that private residential gardens cannot be considered PDL. However, the Core Strategy target for the proportion of new homes to be delivered on PDL was set before garden land was removed from the definition. The target of 75% of new dwellings to be delivered on PDL therefore includes both PDL and garden land.
- 3.37 Figure 3 below shows that 46.7% of housing completions in 2019/20 were on PDL (brownfield land) and 13.6% of housing completions were on garden land. These figures combined do not meet the Core Strategy target of 75%. However, this is as a result of 39.7% of housing completions delivered on greenfield land. This is significantly higher than previous monitoring years and is due to the first phase of Barton Park being implemented where 17 market dwellings and 46 affordable dwellings were completed.

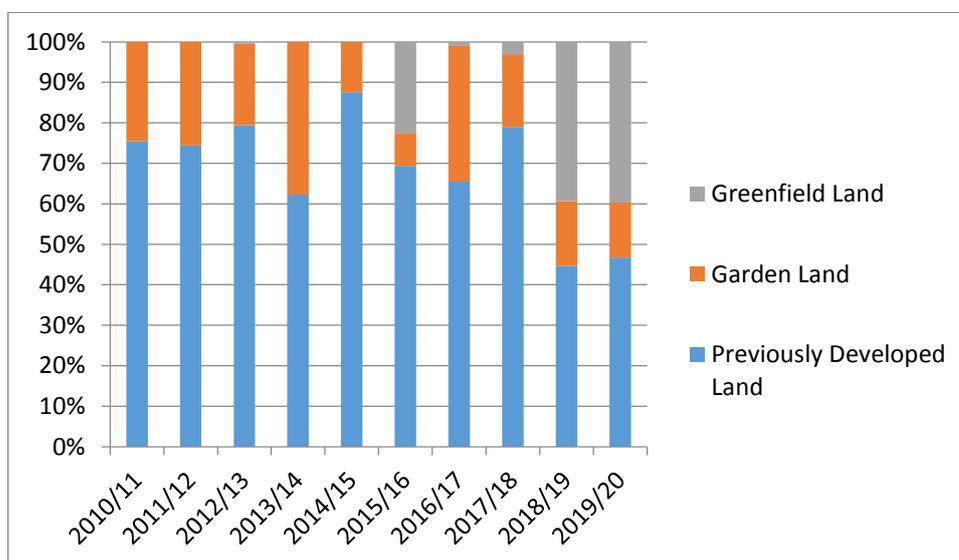
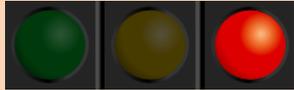


Figure 3: Dwellings completed by land type 2010/11 – 2019/20

Indicator 15: MIX OF HOUSING (DWELLING SIZE)

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

Performance against target 2019/20:



Performance in previous two years:

2018/19: 

2017/18: 

3.38 It is important to ensure that a mix of homes is delivered to meet Oxford’s needs.

Overall Mix of Housing Delivered

3.39 In previous years there have been concerns that increasing proportions of smaller homes (one or two bedrooms) were being completed in Oxford and that this was limiting the supply of new family-sized homes. During the 2017/18 and 2018/19 monitoring years the mix of dwelling sizes completed did not reach the Council’s aspirations. Figure 4 however shows that in the 2019/20 monitoring year there was a large improvement with 41.9% of homes being 3 or more bed dwellings. This however did not meet the target as this requires 95% of provision across all size dwellings (1 bed, 2 bed, 3 bed and 4 bed). Despite progress being made in the number of 1, 2 and 3 beds provided in 2019/20 there are not enough 4 bed’s being built, this results in the red traffic light indicator.

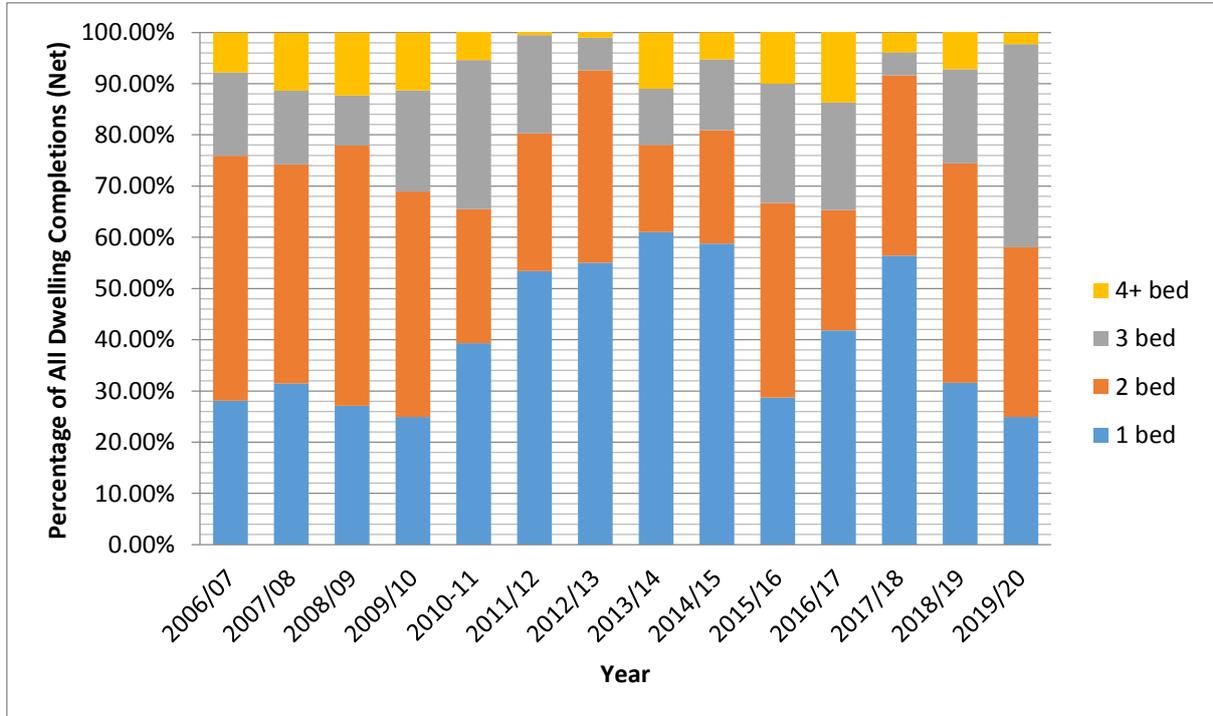


Figure 4: Mix of dwellings completed 2006/07-2019/20

Compliance with the Balance of Dwellings (BoDs) Supplementary Planning Document (SPD)

3.40 The Balance of Dwellings SPD sets out the appropriate mix of housing for strategic sites, developments of ten or more dwellings in the city centre and district centres, and developments of 4-24 new homes in other areas of the city taking into consideration local pressures on family housing. Table 14 shows qualifying completed developments' compliance with the requirements of the BoDs SPD in 2019/20. This table does not include the completions to date on larger sites where development is on-going (Barton Park, Wolvercote Paper Mill and Land North of Littlemore Mental Health Centre).

Application	Site	Qualifying Development	Compliance with BoDs SPD
10/00031/FUL	Land To The East Of 25 London Road Headington Oxford Oxfordshire OX3 7RE	Erection of three storey building accommodating 5 flats (1x3, 2x1 and 2x2 bed). Provision of bin and cycle storage.	Non-Compliant with BoDs SPD
16/01225/FUL	Temple Cowley Pools Temple Road Oxford Oxfordshire OX4 2EZ	Erection of 48 dwellings with associated car parking, landscaping, open space and access. (Amended plans for Block 'C' only, additional information relating to Archaeology and Drainage).	Non-compliant with BoDs SPD

Table 14: Compliance with the Balance of Dwellings SPD (qualifying completions) 2019/20

3.41 The BoDs SPD has been a key tool in ensuring that housing provision meets the needs of a wide range of households, however in light of recent evidence the Council's recently adopted Local Plan 2036 proposes a different approach going forward which the Council believes will help meet housing needs in the city. This new approach still emphasises the importance of a balanced mix of dwelling sizes.

Indicator 16: DEMAND FOR SELF-BUILD AND CUSTOM HOUSEBUILDING PLOTS

The City Council is required to keep a register of individuals and groups who are seeking to acquire serviced plots of land in Oxford on which to build their own homes.²³ The Planning Practice Guidance encourages authorities to publish headline information related to their Self-build and Custom Housebuilding Registers in their AMRs.

3.42 Table 15 provides headline information from Oxford's Self-build and Custom Housebuilding Register. This information will be used to help the City Council understand the demand for

Number of individuals on the Oxford Self and Custom Build Register	84 Individuals
Number of associations of individuals on the Oxford Self and Custom Build Register	1 Association (20 association members)
Total number of plots required	104 plots (33% increase from previous monitoring year)

serviced self and custom build plots in Oxford.

²³ This is a requirement of the Self-build and Custom Housebuilding Act 2015.

Table 15: Oxford’s Self and Custom Build Register Headline Information (at 31 March 2020)

Indicator 17: STUDENTS AND PURPOSE BUILT STUDENT ACCOMMODATION

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

Performance against target 2019/20:



Performance in previous two years:



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

3.44 The monitoring period that the universities use does not directly coincide with the period of the AMR. The AMR follows the financial year and runs from April to March, whereas the universities use a period linked to the academic year in order to complete their forms for Government. The data used to assess this indicator was submitted by the two universities as relevant to the monitoring year in December 2019.

University of Oxford

3.45 The University of Oxford states that there were 24,510 students attending the University (and its colleges) at 1 December 2019.

3.46 A number of agreed exclusions apply to the data:

- Students with a term-time address outside of the city (535 students)
- Students living within the city prior to entry onto a course (800 students)
- Visiting students (550 students) or those not attending the institution (nil students)
- Part-time students (3,168 students)
- Postgraduate research students past year four/assumed to be writing up (417 students)
- Students working full time for the NHS (DCLinPsyc Students) (58 students)
- Specific course exclusions (BTh Theology and MTh Applied Theology) (27 students)
- Students who are also members of staff (227 students)
- Students living with their parents (141 students)
- Students on a year abroad (174 students)

3.47 Taking into account these exclusions, there were 18,413 full-time University of Oxford students with accommodation requirements. At 1 December 2019 there were 16,299 accommodation places provided across the collegiate University. This leaves a total of 2,114 students living

outside of university provided accommodation in Oxford, which is within the threshold of Core Strategy Policy CS25 (Figure 5).

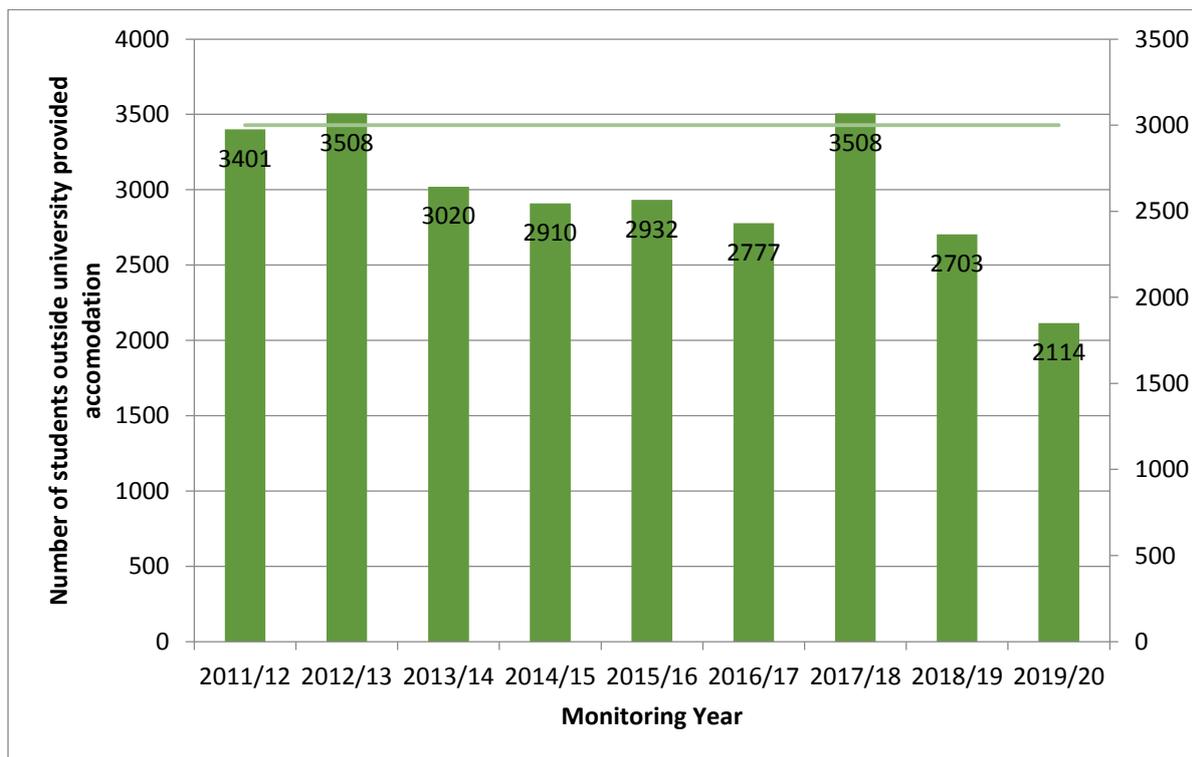


Figure 5: University of Oxford students living outside of university provided accommodation 2011/12-2019/20

3.48 At 1 December 2019 there were also 523 student accommodation places under construction across the collegiate University and extant planning permissions for a further 402 student accommodation places.

Oxford Brookes University

3.49 Oxford Brookes University states that there were a total of 16,673 students attending the university at 1 December 2019.

3.50 A number of agreed exclusions apply to the data:

- Part-time students (2,575 students)
- Students studying at franchise institutions (1,098 students)
- Students studying outside Oxford (i.e. Swindon campus) (349 students)
- Placement students away from the university (426 students)
- Students living at home or outside of Oxford (2,466 students)

3.51 Taking into account these exclusions, there were 9,759 full-time Oxford Brookes University students with accommodation requirements. At 1 December 2019 there were 5,914 accommodation places provided by Oxford Brookes University. This leaves a total of 3,845 students without a place in university provided accommodation living in Oxford, exceeding the Core Strategy target, a slight reduction from the previous monitoring year (Figure 6).

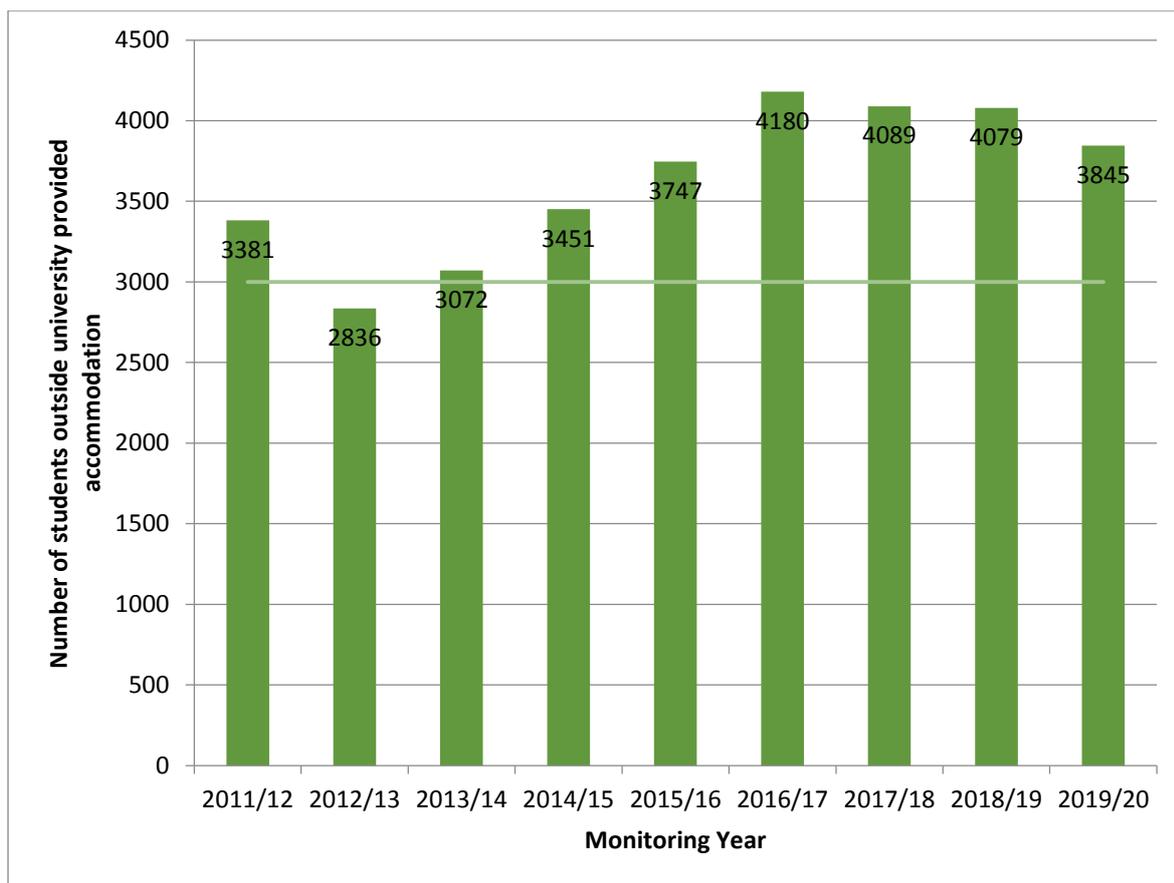


Figure 6: Oxford Brookes students living outside of university provided accommodation 2011/12 – 2019/20

3.52 When compared to the previous monitoring year, there was a reduction of 234 Oxford Brookes students living outside of university provided accommodation in the city in 2019/20. A more detailed breakdown of Oxford Brookes University’s student numbers is provided in Table 16.

Monitoring year	Total Number of Students	Students needing accommodation in Oxford	Units of University provided student accommodation
2011/12	17,811	8,032	4,651
2012/13	17,115	7,909	5,073
2013/14	17,053	8,319	5,247
2014/15	16,553	8,489	5,038
2015/16	17,149	8,954	5,207
2016/17	17,069	9,504	5,324
2017/18	16,988	9,494	5,405
2018/19	16,579	9,360	5,281
2019/20	16,673	9,759	5,914

Table 16: Oxford Brookes University’s student numbers 2011/12 – 2019/20

3.53 Oxford Brookes University has acknowledged that the number of students living outside of university provided accommodation within the 2019/20 monitoring period has again exceeded the threshold. Within the context of the threshold, Oxford Brookes saw an overall reduction of 234 students living outside of university-managed accommodation in the past year. A significant reason for this was the opening of the Parade Green hall of residence. This new development also helped to offset the removal of existing provision, such as the continued redevelopment of Paul Kent Halls and rooms across sites which are no longer fit for purpose.

- 3.54 The overall number of those studying at the University continues to be relatively static. However, as noted in the Oxford Local Plan 2036, an increased proportion of undergraduate, full-time students and those joining from outside of the county in recent years has driven an increase in demand for accommodation with Oxford. There are in fact around 500 fewer individuals studying at the University now when compared to the figures for 2015/16 when the national student cap was removed. Many UK universities have taken the opportunity to significantly increase their student numbers since the removal of this cap. Oxford Brookes' ongoing commitment in relation to the number of students living in the community is an important factor in this not being the case at the University.
- 3.55 Oxford Brookes will continue to work with the council and key stakeholders to ensure that appropriate student accommodation can be developed. The University plans to further increase its student accommodation capacity, within existing land owned by the University. If planning application activity is successful, this will help to further reduce the number of Oxford Brookes students living outside of University accommodation, and in meeting the city's threshold.
- 3.56 The approach set out in Core Strategy Policy CS25 has been a key consideration in determining any planning applications submitted by the Universities. Core Strategy Policy CS25 and its supporting text is clear that planning permission will only be granted for additional academic/administrative accommodation (including redeveloped academic floorspace) for use by Oxford Brookes and the University of Oxford where it can be demonstrated that the number of students living outside of university provided accommodation is less than 3,000 students for that institution. During the 19/20 monitoring year one planning application was granted permission for additional academic/ administrative floorspace at the former Osney Power Station (18/02982/FUL). This application was made by the University of Oxford for the Said Business School and involved the creation of a new residential teaching facility (Indicator 3).
- 3.57 The approach set out in the adopted Oxford Local Plan 2036 is to continue to link new or redeveloped university academic accommodation to the delivery of associated residential accommodation. The policy threshold is set based on evidence about existing student numbers, expected changes in the student population and information about new student accommodation likely to come forward. The threshold reduces across the plan period and varies between each university. The threshold for the University of Oxford would be 2,500 at the time of the application reducing to 1,500 at 01 April 2022. The threshold for Oxford Brookes University would be 4,000 at the time of the application and would be increased to 4,500 subject to the delivery of additional accommodation. In acknowledgement of the changing student accommodation and varying student accommodation needs the definition of students captured by the threshold has also changed in the Oxford Local Plan 2036 and applies only to full-time taught course students. Therefore, under the policy the number of students living outside of university managed accommodation for both universities would be within their respectively set threshold.

Indicator 18: LOCATION OF NEW STUDENT ACCOMODATION

Target: 95% of sites approved for uses including new student accommodation to be in one of the following locations:

- On/adjacent to an existing university or college academic site or hospital and research site
- City centre or district centres
- Located adjacent to a main thoroughfare (Sites and Housing Plan Policy HP5)

Performance against target 2019/20:



Performance in previous two years:

2018/19:



2017/18:



3.58 In the 2019/20 monitoring year, planning permission was granted for four new student accommodation developments which would provide a total of 178 (net) student rooms. Table 17 shows that all the developments permitted would be located on sites that meet the locational requirements of Sites and Housing Plan Policy HP5.

Application	Site	Development	Total No. Rooms Net	Compliance with HP5 locational criteria
19/01821/FUL	159-161 Cowley Road Oxford OX4 1UT	Reconfiguration of existing ground floor and part first floor retail unit (Tesco store to remain in situ) with extensions and alterations to existing building to provide 137 units of purpose-built, managed student accommodation with associated management suite and communal facilities at upper levels.	137	Policy HP5 Compliant (located in a District centre/ adjacent to a main thoroughfare)
18/03254/OUT	263 Iffley Road Oxford OX4 1SJ	Outline application (seeking the approval of access, appearance, layout and scale) for the demolition of single storey building to southeast side of 3 storey building. Construction of new 3 storey above ground building comprising premises for ground floor club D1/D2/social club use class and two upper floors for separate student accommodation. Alterations to layout of retained building and parking areas including relocation of parking to Percy Street only and closure of Iffley Road vehicle access and landscaping. (Amended Plans)	17	Policy HP5 Compliant (located adjacent to a main thoroughfare)
19/00622/FUL	162-164 Hollow Way Oxford	Construction of 16 student En-Suite study rooms, 3 postgraduate En-Suite study rooms, with	20	Policy HP5 Compliant (located adjacent to a main thoroughfare)

Application	Site	Development	Total No. Rooms Net	Compliance with HP5 locational criteria
	OX4 2NL	communal living/kitchen areas and 1 warden flat. Onsite covered refuse storage and covered/secured cycle parking for 22 cycles.		
19/00437/FUL	32 St Giles' Oxford OX1 3ND	Change of use of a bank (Use Class A2) with ancillary residential unit on third floor to a mixed use comprising retail unit (Use Class A1) on the ground floor and monastic, university hall and administration spaces (Use Class Sui Generis) on the ground floor, first and second floors and student accommodation (Use Class Sui Generis) on the third floor. Associated external alterations including changes to windows and doors to the rear and northern side elevations, replacement timber sash windows throughout and 4no. air conditioning units to the rear (amended plans).	4	Policy HP5 Compliant (located in the City Centre)

Table 17: Planning permissions granted for new student accommodation 2019/20

Indicator 19: HOUSES IN MULTIPLE OCCUPATION (HMOs)

Target: No set target. AMR to include a report on the number of applications determined for the creation of new HMOs within each ward and of these the number approved.

(Sites and Housing Plan Policy HP7)

- 3.59 A house in multiple occupation (HMO) is a shared house occupied by three or more unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. Shared properties can help to meet housing needs in some areas, although the conversion of family homes to HMOs can lead to a shortfall in family accommodation. HMOs form an unusually high percentage of housing in Oxford in comparison to other cities of a similar size. It is estimated that 1 in 5 of the resident population live in an HMO.
- 3.60 Planning permission is not usually required for the conversion of a C3 dwelling house to a C4 'small' HMO with three to six occupiers. However, on 25 February 2012 the City Council brought into force an [Article 4 Direction](#) that means planning permission is required for this change of use in Oxford. Planning permission is also required for the conversion of a C3 dwelling to a Sui Generis 'large' HMO with more than six occupiers. The change of use from a 'small' C4 HMO to a 'large' Sui Generis HMO also requires planning permission.

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3.61 There is no Local Plan target for HMOs, however the AMR is required to report on the number of planning applications for new HMOs that are determined and approved during the monitoring year (Table 18).

3.62 The City Council has been actively working with HMO landlords to communicate the need for planning permission and therefore some of these applications may be regularising changes of use that have already taken place. In October 2019, AirBnB launched a consultation in which they recommend that the UK Government changes the law to require landlords to receive planning permission before they rent out an entire house on a short-let basis for more than 140 nights in a year. If the Government introduced similar laws across the country, it would require short-let landlords in Oxford to receive planning permission This would provide the City Council with a complete list of entire homes that are being rented throughout the year on a short-let basis, which would make investigations significantly easier and could be used in deciding whether or not to grant planning permission for further short-lets within a community.

Ward	HMO applications determined 2016/17	HMO applications approved 2016/17	HMO Applications determined 2017/2018	HMO applications approved 2017/2018	HMO Applications determined 2018/19	HMO applications approved 2018/19	HMO applications determined 2019/20	HMO applications approved 2019/20
Barton and Sandhills	5	5	7	5	4	3	4	4
Blackbird Leys	2	2	3	2	4	3	3	3
Carfax	0	0	1	1	0	0	0	0
Churchill	15	11	12	10	9	5	12	9
Cowley	12	11	13	10	5	4	4	4
Cowley Marsh	10	4	3	1	6	4	3	2
Headington	11	9	4	4	5	2	4	4
Headington Hill and Northway	6	5	9	9	3	3	2	2
Hinksey Park	2	1	5	3	4	3	1	0
Holywell	1	1	0	0	0	0	0	0
Iffley Fields	6	3	3	2	5	1	3	3
Jericho & Osney	3	3	6	5	4	4	2	1
Littlemore	3	2	4	4	0	0	4	4
Lye Valley	10	10	13	8	9	8	6	5
Marston	8	6	8	8	3	3	5	5
North	2	2	3	3	1	1	0	0
Northfield Brook	2	2	0	0	0	0	1	1
Quarry & Risinghurst	2	2	10	5	2	2	1	1
Rose Hill and Iffley	1	0	4	3	4	4	3	2
St. Clements	5	3	8	5	6	5	3	2
St. Margaret's	2	2	1	1	1	1	1	1
St. Mary's	6	3	3	2	12	10	3	2
Summertown	4	4	0	0	0	0	2	2
Wolvercote	1	1	2	2	2	2	1	1
Total	119	92 (77%)	90 permitted c4 +23 refused (c4) + 3	90 (c4) + 3 (sui gen) TOTAL 93 (66%)	62 permitted C4 + 17 refused C4. &	62 permitted C4 & 6 permitted Sui Gen.	68	58 permitted (85%)

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Ward	HMO applications determined 2016/17	HMO applications approved 2016/17	HMO Applications determined 2017/2018	HMO applications approved 2017/2018	HMO Applications determined 2018/19	HMO applications approved 2018/19	HMO applications determined 2019/20	HMO applications approved 2019/20
			permitted (sui gen)6 refused (sui gen) TOTAL 122		6 permitted Sui Gen + 4 refused Sui Gen. Total 89	Total 68 (76%)		

Table 18: Planning applications for new HMOs determined and approved 2016/17-2019/20

Indicator 20: RESIDENTIAL MOORINGS

Target: No target set. Nil applications approved that are subject to an unresolved objection by the body responsible for managing the relevant river channel or waterway.

(Sites and Housing Plan Policy HP5)

Performance against target 2019/20:

N/A

Performance in previous two years:

2018/19: N/A

2017/18: N/A

3.63 No applications for residential moorings were received during the monitoring year.

4. Strong and Active Communities

Ambition: Socially cohesive and safe communities

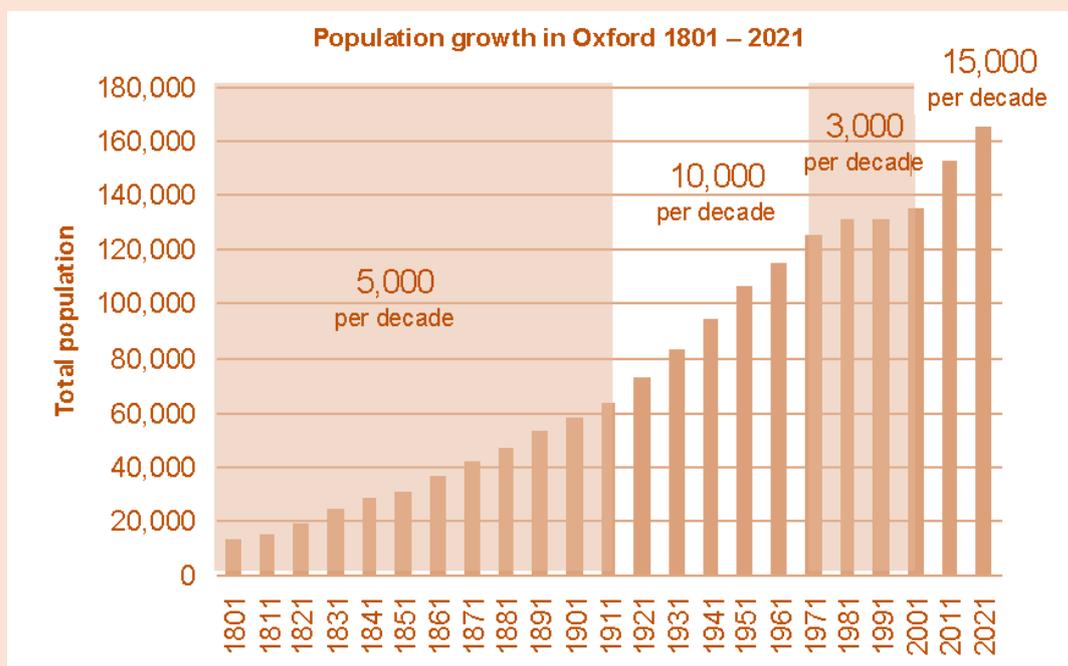
Our aim is that everyone in the city has the opportunity to:

- Be engaged in the diverse social and cultural life of the city
- Be active and engaged in leisure and sporting activities in the city
- Be protected from the risk of crime, exploitation and anti-social behaviour
- Have the support they need to achieve their potential

Snapshot of Oxford's population

Usual resident population:	152,460 people (ONS 2019 mid-year estimate) ²⁴
Annual population turnover:	26% annual population turnover ²⁵
Students as % of adult population:	22% (approximately 32,930 full time university students) ²⁶
Non-white British population:	22% from a black or minority ethnic background 14% from a white but non-British ethnic background ²⁷
Life expectancy at birth:	82.5 years ²⁸
% population in good or very good health:	87% of Oxford's population in good or very good health ²⁹
Areas of the city amongst the 20% most deprived parts of the country:	Of 83 'super output areas' in Oxford, 10 are among the 20% most deprived areas in England. These areas are in the Leys, Littlemore, Rose Hill and Barton areas of the city. ³⁰

Population changes over time



²⁴ Office of National Statistics (2019) [Population Estimates for UK](#)

²⁵ [Oxford Profile 2018](#)

²⁶ Higher Education Student Statistics (HESA) [Who's studying in HE?](#)

²⁷ Office for National Statistics (2011) UK Census Data [Ethnicity Statistics Oxford](#)

²⁸ [Oxford Profile 2018](#)

²⁹ [Office of National Statistics \(2011\) UK Census Data](#)

³⁰ Oxford City Council (June 2020) [Poverty and deprivation statistics](#)

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

Indicator 21: REGENERATION AREAS

Target: Individual targets have been set for each priority regeneration area

(Oxford Core Strategy Policy CS3)

Performance against target 2019/20:



Performance in previous two years:



4.1 The Core Strategy identifies five priority areas for regeneration: Barton; Blackbird Leys; Northway; Rose Hill; and Wood Farm. Physical regeneration is to be housing led, with a focus on improving the quality and mix of housing. Individual targets have been set for each of the priority areas based upon their specific circumstances (Table 19). Targets that have been delivered in previous monitoring years have been omitted from this table.

Regeneration Area Monitoring		
Indicator	Target	Progress to date
Barton		
'Investing in Barton': improvements to blocks of flats and the Community Centre; enhancement of the street environment; improvements to security and redevelopment of Underhill Circus.	Three year programme of improvements to low rise blocks.	A number of improvement works to the low rise blocks in the following areas have now been completed: Bayswater Road and Stowford Road, High Cross Way, Fettiplace Road, Henry Taunt, Brome Place, Cress Hill Place and Barton Road.
	Improvements to the Community Centre	Refurbishment now complete including a new community library and larger GP surgery.
	Redevelopment of Underhill Circus.	Public consultation took place in December 2018 followed by pre application discussions and Oxford Design Panel Review (July 2019). Work on-going with further community engagement proposed for Autumn 2020.
Barton Healthy New Towns Project.	Work with partners at Grosvenor, Oxfordshire Clinical Commissioning Group and Oxfordshire County Council Public Health towards delivering equal opportunities to good physical and mental health through the planning system.	Barton Healthy New Town is part of the Town and Country Planning Association's Developer and Wellbeing national programme. The project has also influenced planning policy, and Policy RE5 in the recently adopted Local Plan 2036 requires a Health Impact Assessment to be submitted for major development proposals.

Blackbird Leys		
Improve the centre to create a mixed-use district centre	District centre regeneration.	The Council and Catalyst are working in partnership to bring forward both the District Centre Regeneration and land between Knights Road and the Kassam Stadium. Across both sites the scheme will deliver new homes including affordable homes – and new community facilities. Throughout 2019 the City Council has worked with the local community to develop a basic plan for the development. This included: surveys sent to over 5000 households, two consultation events, a Community Planning Weekend in May 2019, pop-ups across the local area, and a Report Back Evening on 18 th June 2019. Further community engagement is proposed for 2020.
Rose Hill		
Redevelopment of the former Rose Hill Community Centre, and Rose Hill Advice Centre & Scout Hut	Redevelopment of the Former Rose Hill Community Centre (25 affordable residential units) and Rose Hill Advice Centre & Scout Hut (18 affordable residential units).	Works commenced on site in September 2019 for the redevelopment of the former Community Centre (planning permission 18/02817/FUL) and in October 2019 for the redevelopment of the former Rose Hill Advice Centre and Scout Hut (planning permission 18/02818/FUL. 100% of the units will be shared ownership, contributing to the affordable housing need in Oxford.

Table 19: Core Strategy monitoring framework for Policy CS3 Regeneration Areas

- 4.2 Regeneration work is also progressing outside of the targeted priority regeneration areas, for example in 2019/20 works continued on the redevelopment of Northgate House in Central Oxford. Works also continued on the construction of The Swan School in Marston, which opened in temporary accommodation to its first intake of Year 7 students in September 2019.

Oxpens

- 4.3 Although the Oxpens SPD was adopted in 2013, it is anticipated that, following the adoption of the Oxford Local Plan 2036 in June 2020 (in the 2020/21 monitoring year) a new SPD covering the area of change for the West End and Osney Mead will be produced. The West End SPD, when completed, will provide additional planning guidance to supplement policies in the Oxford Local Plan 2036 and include guidance on a number of sites, including the Oxpens site.

4.4 Oxford West End Development Limited ('OXWED'), a joint venture between Oxford City Council and Nuffield College has been formed to deliver the development of this site. The Oxford Local Plan 2036 provides a minimum housing number for the site (450 homes). This mixed use allocation could deliver retail; B1a offices and B1b research and development floorspace; a hotel; and student accommodation. A planning application (16/02945/FUL) for student accommodation with 500 rooms and small-scale retail and office units was granted planning permission in 2017. Completion of the Student Castle scheme is expected later this year. In addition, OXWED has gone to the open market to seek a development partner for the wider masterplan area. It is anticipated the development partner will be in place during 2020.

Oxford Station SPD

4.5 Work on bringing forward the redevelopment of Oxford train station continued during the 2019/20 monitoring year. A review of the SPD masterplan was undertaken alongside Network Rail's Phase 2 plans and opportunities to improve viability were also explored. In response to issues raised by the SPD masterplan review, Network Rail are currently in the process of examining physical aspects of the project which will mean that a new masterplan will be required. Atkins were appointed in August 2020 to develop a masterplan through a series of options which will be taking place throughout the 2020/21 monitoring year and beyond. It is likely that the final masterplan for the station will be available in 2021. The Oxfordshire Rail Corridor Study was published which identified protected services to 2033 and looks forward in terms of growth to 2050. This study will assist the masterplan as it will inform matters such as platforms and passenger gates.

Indicator 23: BARTON AREA ACTION PLAN

The Barton Area Action Plan (AAP) guides development and change at the Barton strategic site, aiming to deliver a development that reflects Oxford's status as a world class city and which supports integration and sustainability. The Barton AAP identifies five key objectives to support this vision:

- Deliver a strong and balance community
- Bring wider regeneration of neighbouring estates
- Improve accessibility and integration
- Encourage a low-carbon lifestyle
- Introduce design that is responsive and innovative.

The AAP establishes a specific monitoring framework for this site.

(Oxford Core Strategy Policy CS7, Barton Area Action Plan)

Performance against target 2019/20:



Performance in previous two years:



- 4.6 Policy CS7 of the Core Strategy, supported by the Barton AAP, allocates 36ha of land in the north of the city between Barton and Northway (known as land at Barton) for a predominately residential development of 800-1,200 new dwellings. This is the largest residential development opportunity in the city.
- 4.7 During the 2019-20 monitoring year, construction works for Phase 1 (237 dwellings) continued on site and by 31 March 2020 a further 63 dwellings had been completed bringing the total number of Phase 1 completions to 178. In August 2019, a reserved matters application for Phase 3 (207 dwellings) was approved, with works on this phase commencing in September 2019.

Indicator 24: NORTHERN GATEWAY AREA ACTION PLAN

The Northern Gateway Area Action Plan (AAP) guides development and change at the Northern Gateway. It aspires to create a vibrant and successful extension to Oxford, with a flourishing community of knowledge-based industries and modern new homes. The Northern Gateway AAP identifies six key objectives to support this vision:

- Strengthen Oxford’s knowledge-based economy
- Provide more housing
- Improve the local and strategic road network and other transport connections
- Respond to the context of the natural and historic environment
- Create a gateway to Oxford
- Encourage a low-carbon lifestyle/economy

The AAP establishes a specific monitoring framework for this site.

(Oxford Core Strategy Policy CS6, Northern Gateway Area Action Plan)

Performance against target 2019/20:



Performance in previous two years:



2017/18: n/a

- 4.8 The Northern Gateway AAP was adopted in July 2015. In June 2018 it was announced that the development was to be renamed ‘Oxford North’. The Northern Gateway/Oxford North is a key element of the Oxford and Oxfordshire City Deal, which was agreed to support innovation-led economic growth. The City Deal partners and Government have agreed to invest a total of £17.8m in highway infrastructure at Oxford North to enable the development. Improvement works to both Wolvercote and Cutteslowe roundabouts were completed in September 2016. The next phase will include the provision of a link road between the A44 and A40 and new signalised junctions. This will be bought forward as part of the wider development at the Oxford North.
- 4.9 During the 19-20 monitoring year, the hybrid application for Oxford North was considered by Planning Committee who resolved to grant planning permission subject to the satisfactory completion of a legal agreement (18/02065/FUL). Whilst planning permission has not yet

been issued, legal negotiations have continued during the monitoring year and it is anticipated that permission will be issued in the 2020/21 monitoring year.

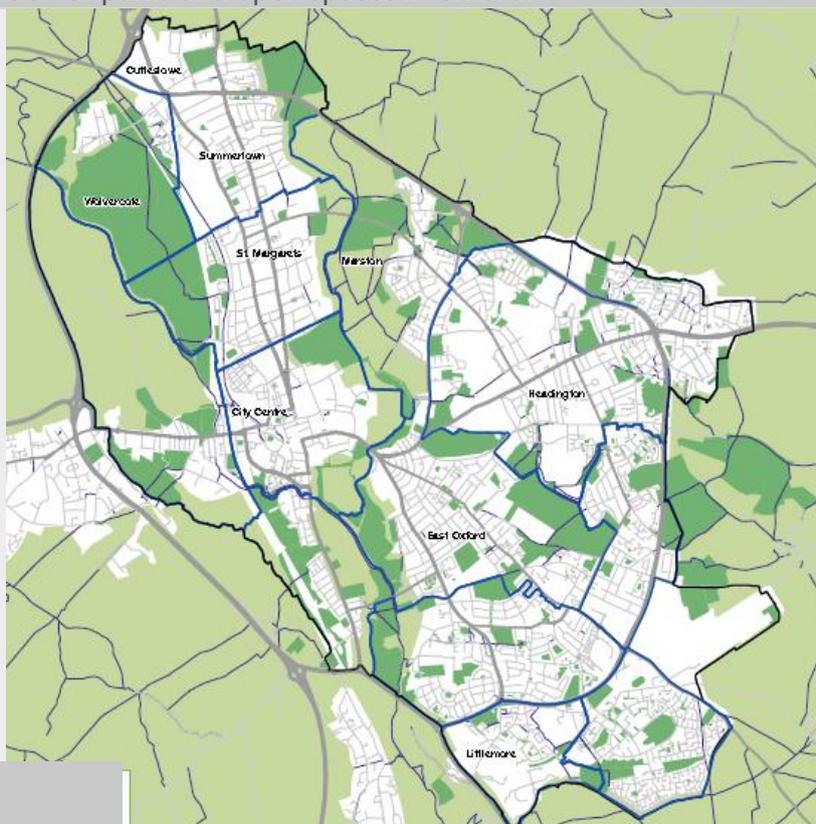
5. Cleaner and Greener Oxford

Ambition: An attractive and clean city that minimises its environmental impact by cutting carbon, waste and pollution

Environmental Snapshot

Total area:	17.6 square miles / 46 square kilometres
Green Belt (% of total area):	27% of Oxford's total area
Allotments:	36 allotment sites across the city
Listed Buildings:	More than 1,600 listed buildings
Conservation Areas:	18 conservation areas
Parks with Green Flag status:	Six parks (Cutteslowe & Sunnymead Park, Blackbird Leys Park, Hinksey Park, Florence Park, Bury Knowle Park and St Sepulchre Cemetery)
Carbon emissions per capita:	4.4 tonnes per resident The target is to reduce Oxford's emissions by 40% by 2020, compared to a 2005 baseline. ³¹
Cycling infrastructure per Km ² :	Per 1km ² there is an average of 0.49km of cycle infrastructure across Oxford. ³²
Land area covered by grassland and forests:	32% of the land within Oxford City Council's boundary is grassland or woodland. ³³
Oxford Household Recycling Rate:	Residual waste: 341.71kg per household in 2018/19 Household waste recycled and composted: 52.1% in 2019/20

Spatial distribution of parks and open spaces in Oxford:³⁴



³¹ Oxford City Council (2016) [Oxford Sustainability Index 2016](#) (Page 5)

³² Oxford City Council (2016) [Oxford Sustainability Index 2016](#) (Page 8)

³³ Oxford City Council (2016) [Oxford Sustainability Index 2016](#) (Page 13)

³⁴ Oxford City Council (2013) [Green Spaces Strategy 2013-2027](#) (Appendix 1)

Indicator 25: CHANGES IN AREAS OF BIODIVERSITY IMPORTANCE

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

Performance against target 2019/20:



Performance in previous two years:



- 5.1 Oxford has a diverse range of species and habitats and this is another part of what makes Oxford such a special place. It is important that Oxford’s biodiversity is maintained as this is central to natural processes such as the maintenance of air, soil and water quality, and the regulation of climate and flooding. Biodiversity and good quality natural environments also contribute to health and wellbeing and are a key part of Oxford’s character.
- 5.2 There are a number of sites in Oxford that are protected for their biodiversity and geological importance. This includes European designations (the Oxford Meadows Special Area of Conservation), national designations (Sites of Special Scientific Interest), and local level designations (local wildlife sites, local nature reserves and sites of local importance to nature conservation).
- 5.3 As part of the development of the new Local Plan 2036, the Council undertook a review of its local-level designated biodiversity sites. This resulted in a reduction in area of sites specifically designated for biodiversity purposes. However the Local Plan as adopted introduces a different policy approach which looks at the multi-functional benefits of green spaces.
- 5.4 Table 20 provides details of sites designated for their intrinsic environmental importance in Oxford. Sites are updated annually, and in the last monitoring year the area and number of Local Wildlife Sites has increased, from 14 to 19 sites. Following work on the Local Plan, the City Council has worked with Thames Valley Environmental Records Centre to re-assess the biodiversity value of some locally designated sites to ensure that they have the correct designation and level of protection to cover the emerging Local Plan period up to 2036. As a result of this work, the number of Oxford City Wildlife Sites (OCWS’) have decreased from 50 to 32 sites in the lead up to the 2018/19 monitoring period.

Designation	2015/16	2016/17	2017/18	2018/19	2019/20	Change
Special Areas of Conservation (SAC) (1 site)	177.1	177.1	177.1	177.1	177.1	No change
Sites of Special Scientific Interest (SSSI) (10 sites)	278.24	278.24	278.24	278.24	278.24	Change in site numbers

Designation	2015/16	2016/17	2017/18	2018/19	2019/20	Change and thus area
Local Geological Sites (formerly known as Regionally Important Geological or Geomorphological Sites – (RIGS)) (2 Sites)	2.0	2.0	2.0	2.0	2.0	No change
Local Nature Reserves (3 Sites)	6.63	6.63	6.63	6.63	6.63	No change
Local Wildlife Sites (19 sites)	125.44	125.44	125.44	117.77	117.77	No change
Oxford City Wildlife Sites (OCWS) – (formerly known as Sites of Local Importance for Nature Conservation - (SLINCs)) (32 sites)	202.5	202.5	202.5	134.93	134.93	No change

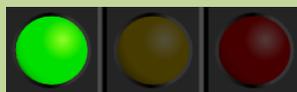
Table 20: Area (ha) of sites designated for their environmental importance in Oxford (Natural England Data)

Indicator 26: NATURAL RESOURCE IMPACT ANALYSIS AND ON-SITE RENEWABLE ENERGY GENERATION

**Target: 100% of qualifying planning permissions granted to comply with NRIA requirements
Minimum of 20% on-site renewable or low carbon energy from qualifying sites**

(Oxford Core Strategy Policy CS9, Sites and Housing Plan Policy HP11, Saved Local Plan Policy CP18)

Performance against target 2019/20:



Performance in previous two years:

2018/19:

2017/18:

5.5 Oxford City Council has a longstanding commitment to making Oxford more sustainable. This commitment can be realised by requiring sustainable design in planning policy. By requiring greater efficiency of resources and a proportion of energy from on-site renewable sources, we can mitigate the wider environmental effects of increasing urbanisation.

5.6 Core Strategy Policy CS9 and Saved Local Plan Policy CP.18 require non-residential developments of 2,000m² or more to submit a Natural Resource Impact Assessment (NRIA). The NRIA assesses a range of factors including energy efficient design, renewable energy

generation, use of materials and water management, as set out in the NRIA SPD. Qualifying developments are required to meet 20% of their energy needs on site through renewable and low carbon technologies. City Council is unlikely to approve a development where an NRIA checklist score of at least 6 out of 11 is not achieved, including at least the minimum standard in each section.

- 5.7 The requirement to undertake NRIsAs for residential developments of 10+ dwellings was removed when Part L of the Building Regulations was updated to require improved energy efficiency standards in all residential developments. Instead, Policy HP11 of the Sites and Housing Plan requires all applications for new residential or student accommodation development to include an energy statement explaining how energy efficiencies have been incorporated. Policy HP11 also requires developments of 10+ dwellings, 20+ student rooms or more than 500m² of student accommodation to meet at least 20% of their energy needs from on-site renewable or low carbon technologies.

	Development	NRIA Checklist Score	Proposed On-Site Renewable Energy Generation
19/01821/FUL – 159-161 Cowley Road Oxford OX4 1UT	Reconfiguration of existing ground floor and part first floor retail unit (Tesco store to remain in situ) with extensions and alterations to existing building to provide 137 units of purpose-built, managed student accommodation with associated management suite and communal facilities at upper levels.	7/11	30% (solar panels, heat pumps)
18/03384/FUL – 15-17 Elsfield Hall Elsfield Way Oxford OX2 8EP	Demolition and relocation of the existing Cadet Hut (D2 Use Class) and the redevelopment of the Site to include erection of a 3 storey apartment block providing 26no. residential flats (C3 Use Class) comprising 9no. 1-bed and 17no. 2-bed apartments with associated access,	Not submitted	20% (solar PV panels, High efficiency combination gas boilers in dwellings with time and temperature zone controls and smart thermostats)

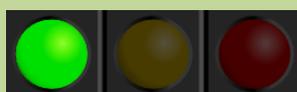
	Development	NRIA Checklist Score	Proposed On-Site Renewable Energy Generation
	parking and landscape arrangements		
18/03287/FUL - Former Murco Service Station Between Towns Road Oxford Oxfordshire OX4 3LZ	Demolition of existing structures and the erection of a part 3, 4 and 5 storey apartment block comprising 35 residential flats (Use Class C3) and 3 x 3 storey townhouses (Use Class C3) with associated access, parking and landscape arrangements.	Not submitted	20% (solar PV panels, energy efficient lighting, high efficient heating)
18/02982/FUL - The Old Power Station 17 Russell Street Oxford Oxfordshire OX2 0AR	The conversion, redevelopment and extension of Osney Power Station to a Centre of Executive Education to be run by Said Business School.	Not submitted	20% (Air source heat pump, solar PV)

Table 21: Qualifying developments compliance with NRIA requirements (permissions) 2019/20

Indicator 27: DEVELOPMENT IN THE GREEN BELT

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

Performance against target 2019/20:



Performance in previous two years:



5.8 Green Belt is a policy designation that aims to prevent urban sprawl by keeping land surrounding urban areas open and undeveloped. Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.

5.9 Table 22 provides details of planning permissions granted for development in the Green Belt within the city boundary during the monitoring year. All applications were considered against Green Belt policies set out in the National Planning Policy Framework and Core Strategy. No inappropriate development was permitted during 2019/20.

Location	Application reference	Development	Reason for Approval
The Trout Inn 195 Godstow Road Oxford Oxfordshire OX2 8PN	19/02636/FUL	Various landscaping, signage alteration and external works, repair work to existing timber gate and posts to entrance of the bridge, repainting of all existing windows and doors and new external lighting.	The proposals would be acceptable in terms of its impact on the green belt as they would constitute alterations to an existing building, which is acceptable in terms of paragraph 145 of the NPPF.
Merton Field Merton Street Oxford OX1 4DX	19/02085/FUL	Demolition of existing pavilion and storage shed. Erection of new pavilion and storage shed.	The proposal is considered to respect the character of the Conservation Area and the setting of nearby listed buildings. The proposal would not have a harmful impact on the Conservation Area or listed buildings.
Oxford Spires Four Pillars Hotel Abingdon Road Oxford Oxfordshire OX1 4PS	19/00716/FUL	Formation of 3no. air conditioning condenser compounds.	It is considered that the proposals would not constitute inappropriate development as they would constitute extensions or alterations to an existing building in the green belt and, due to their modest size in relation to the main hotel building, would not result in a disproportionate increase to the host building.
Botanic Gardens High Street Oxford	18/01583/FUL	Removal of 30m of defective riverbank	The proposal would lead to a restored

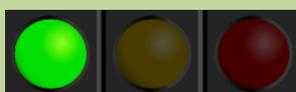
Location	Application reference	Development	Reason for Approval
OX1 4AZ		and rebuild to current engineering standards incorporating sheet piles and reinforced blockwork and biodiversity measures.	riverbank, and safe access to this part of the river and the Botanic Garden. There would be no visual harm to the heritage assets, or the appearance of the riverbank, and therefore the proposal would be acceptable in design terms.

Table 22: Planning permissions granted for development in the Green Belt in 2019/20

Indicator 28: HERITAGE ASSETS AT RISK

Target: A decrease in heritage assets at risk or no net increase in heritage assets at risk
(Oxford Core Strategy Policy CS18)

Performance against target 2019/20:



Performance in previous two years:



5.10 Oxford has a long, rich history and the city benefits from a diverse range of heritage assets. It is important that Oxford’s heritage assets are protected and enhanced as they are an important part of the city’s character and should be maintained for the benefit of future generations.

5.11 The National Planning Policy Framework requires that local planning authorities should make information about the significance of the historic environment, gathered as part the development management process, publicly accessible. As one of the ways to meet this requirement, the City Council has produced an [annual monitoring statement for assessing archaeological assets](#), which provides a short overview of the scope and impact of development led archaeology in Oxford in 2019. The annual statement will provide a basis for monitoring the on-going cumulative impact of both development and asset management on the city’s archaeological resource.

5.12 Historic England’s ‘Heritage at Risk’ programme identifies the heritage assets that are most at risk of being lost as a result of neglect, decay or inappropriate development across England. In 2019/20 two of Oxford’s heritage assets were identified as being at risk (Table 23).

Heritage Asset	Condition	Priority Category
Swing bridge, near Rewley Road	Very Bad	F - Repair scheme in progress and (where applicable) end use or user identified.
Church of St Thomas the Martyr, St Thomas Street	Poor	C - Slow decay; no solution agreed

Table 23: Heritage assets at risk in Oxford (August 2020)

5.13 The same heritage assets have previously identified as being at risk in the previous AMR and there is as yet no noted change in their condition. There has been no net change in the number of assets at risk when compared to the previous monitoring year.

Indicator 29: APPLICATIONS INVOLVING THE TOTAL, SUBSTANTIAL OR PARTIAL DEMOLITION OF A LISTED BUILDING

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

Performance against target 2019/20



Performance in previous two years:



5.14 Listed buildings are irreplaceable heritage assets and as such should be protected from substantial harm which in the worst instance will include their total or substantial demolition. As such it is the City Council’s duty as custodians of Oxford’s unique, historic environment to resist such loss of heritage assets as far as possible.

5.15 Eight applications were received in 2019/20 which involved the partial demolition of a listed building. The applications were permitted subject to conditions (Table 24).

Application reference	Decision	Location	Proposal
19/01747/LBC	Permitted	13 Mill Lane Marston Oxford Oxfordshire OX3 0PY	Demolition and re-building of existing single storey lean-to extension and erection of a two storey rear extension. Conversion of garage to habitable space. Refurbishment of existing barn including alterations to roof. Alterations to windows and doors. Internal reconfiguration and alterations including removal of existing walls and new partitions.

			External and internal alterations to outbuildings including new fenestration, installation of flue, and installation of insulation associated with the use of outbuildings as gym, store and function space.
19/01476/LBC	Permitted	St Johns College St Giles' Oxford Oxfordshire OX1 3JP	Demolition of existing external stone wall to allow for larger door opening with installation of new support in covered entrance passageway. Internal alterations and refurbishment of the existing Porters Lodge to include; new barrier with pass gate in covered passageway with 2no. arch openings for entrance and exit to porters lodge, upgrade internal flooring, accessibility works to the covered passageway including new gradients and ramps to the door entrance of the new lobby to provide level access, replacement of 1no door to south east student post room and upgrade and relocation of mechanical and electrical services.
19/01457/LBC	Permitted	The Eagle And Child 49-51 St Giles' Oxford Oxfordshire OX1 3LU	Demolition of part ground and first floor rear extensions and internal openings and doorways. Extension and alterations to form enlarged public house restaurant on the ground floor to the rear of 49-51 St Giles, conversion and change of use of first and second floors to form hotel bedroom accommodation above 49-51 St Giles and change of use of 50 St Giles from Cafe/Delicatessen to Hotel reception. New services to be installed in the basement and alterations to fenestration and signage
19/01398/LBC	Permitted	45 Park Town Oxford OX2 6SL	Demolition of existing single-storey extension. Erection of new single-storey extension. Formation of courtyard.
19/01362/LBC	Permitted	Balliol College Broad Street Oxford Oxfordshire OX1 3BJ	Removal of internal walls and suspended ceilings and internal

			alterations to re-locate the reception desk in the lodge and create a new DDA accessible through route; removal of a section of external masonry and installation of new structural beam; Restoration of original ceilings and cornices; Removal of existing reception kiosk hatch and entrance doorway and replacement with frameless glass doors in oak surrounds and relocation and conservation of the original warehouse stone and oak seat under the reception kiosk hatch.
19/01098/LBC	Permitted	The Priory House 37 Church Way Oxford OX4 4EB	Demolition of extension and erection of conservatory; internal reconfiguration and refurbishment to all floors; external repairs to elevation and roof including rebuilding of 2no. chimneys, reinstatement of 5no. windows and 1no. door; new rainwater goods; repairs to boundary walls and outbuildings.
19/00966/LBC	Permitted	6 St Andrew's Lane Oxford OX3 9DP	Removal of existing conservatory and erection of a single storey extension to west elevation. Erection of a first floor extension to north elevation. Formation of 2no. dormers and 1no. rooflight to west elevation roof slope. Insertion of 1no door to west elevation, insertion of 1no. window and enlargement of 1no. window to north elevation. Internal alterations which include formation of new openings and partitions and removal of partitions and internal walls.
19/00493/LBC	Permitted	43 St Giles' Oxford OX1 3LW	Demolition of the existing garden room and erection of a single storey rear extension. Internal alterations including replacement floors, insulation, new heating and ventilation systems.

Table 24: Applications involving the total, substantial or partial demolition of a listed building determined during 2019/20

5.16 The approved proposals were all deemed to result in less than substantial harm to the significance of the listed buildings and/or their setting. Overall, whilst the performance in 2019/20 is below the established baseline, the total harm caused to listed buildings was minor.

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

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

Performance against target 2019/20:



Performance in previous two years:



5.17 Oxford has a rich heritage, spanning over one thousand years. While it is clear that modern development must happen for Oxford to successfully function as an urban space, this should not be at the expense of Oxford’s heritage assets. Oxford’s conservation policies are therefore intended to accommodate modernity and growth but manage their effect on the historic environment.

5.18 Oxford’s detailed conservation policies are the Saved Local Plan 2001-16 historic environment policies. 45 appeals were determined in 2019/20 where these policies were cited as one of the reasons for refusal. Of these, 10 were allowed (22%). The return comprises a decline compared to the previous AMR, although it is just outside the indicator target.

5.19 Making use of a percentage based target has not always been a useful or reliable measure of the success of the policy, given that the key factor (the number of appeals received) is subject to unpredictable variations year on year. Alternative indicators will be used in future monitoring exercises to determine the effectiveness of conservation policies in the recently adopted Local Plan.

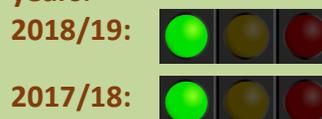
Indicator 31: TREE PRESERVATION ORDERS (TPOS)

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

Performance against target 2019/20:



Performance in previous two years:



5.20 There were no permissions granted for the felling of trees subject to a TPO contrary to officers' recommendations in 2019/20.

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

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

Performance against target 2019/20:



Performance in previous two years:

2018/19:



2017/18:



5.21 Public open space, outdoor sports and recreation facilities provide a range of benefits including helping to support health and wellbeing.

5.22 Outline planning permission was granted for the development of 86 residential units on sports fields at William Morris Close. The application was received in December 2018 and was determined in March 2020. Several applications for the development of comparable schemes have been submitted for this site which were withdrawn or refused, often on the basis of the loss of open space and outdoor recreation facilities. However with this application, the key matters relating to the loss of the site as an open air sports facility and as an area of public open space were considered acceptable in line with the relevant provisions of Policy G5 of the Oxford Local Plan 2016-2036, which at that point had been through examination and was deemed sound. The loss of the sports pitch was addressed through a financial contribution of £600,000 towards off-site sports provision in the vicinity of the site. The provision of publically accessible open space on the site was considered to represent adequate compensatory provision for the loss of the existing open space, which is fenced off and inaccessible to the general public. It is therefore considered that for the purposes of this indicator there has not been an overall net loss of open space and outdoor recreation facilities.

5.23 Planning permissions have been granted for a number of applications that are small in scale or directly opposite/adjacent to protected spaces, such as community halls, sports pavilions. The majority of the applications have comprised of developments that would not result in a meaningful loss of open spaces.

Indicator 33: TRAFFIC GROWTH AT INNER AND OUTER CORDONS

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

Performance against target 2019/20:



Performance in previous two years:

2018/19:



2017/18:



5.24 Oxfordshire County Council monitors traffic flows at two ‘cordons’ in Oxford. The inner cordon count provides an indication of the average number of vehicles entering the city centre on any given weekday, whilst the outer cordon count provides an indication of the number of vehicles entering Oxford from beyond the city boundary on any given weekday.

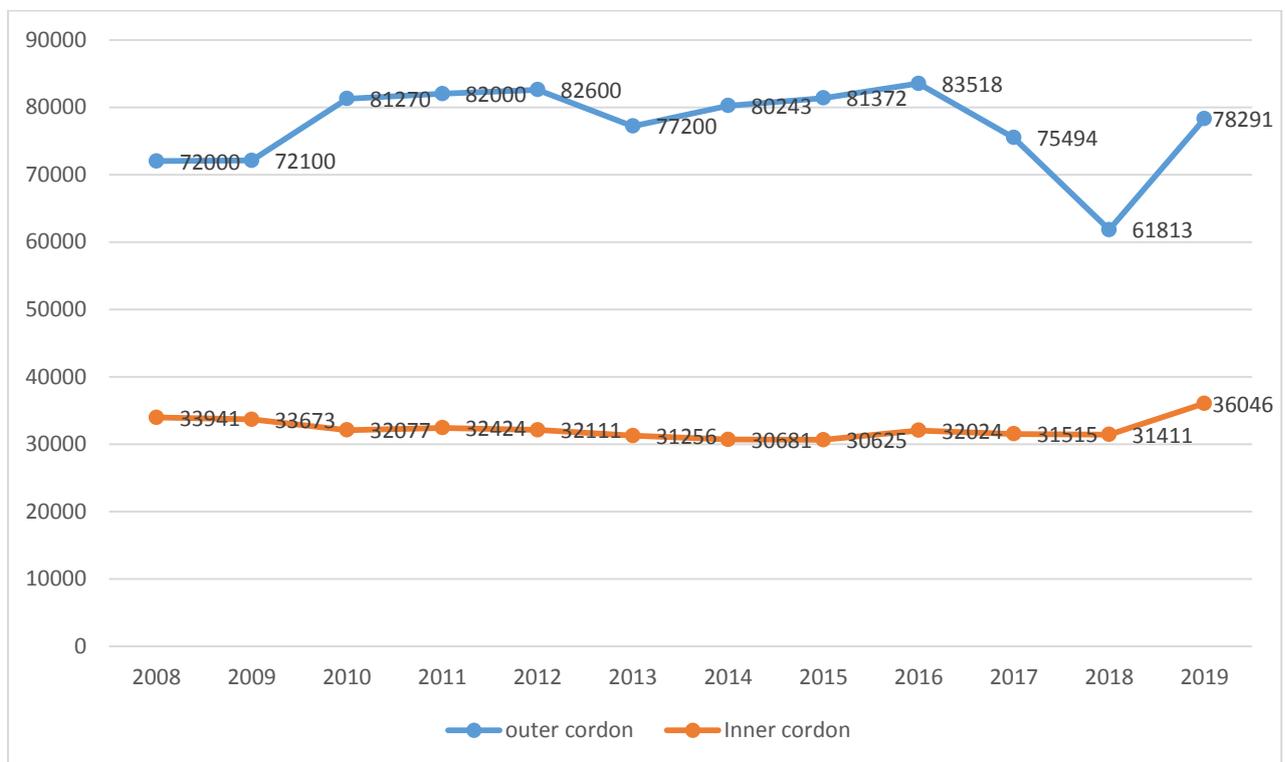


Figure 7: Traffic flows in Oxford at inner and outer cordons 2008-2019

5.25 Figure 7 shows that the number of vehicles travelling into the city centre (inner cordon) has decreased relatively consistently since the Core Strategy 2006 baseline (36,000 vehicles). Compared to the previous monitoring period, the number of vehicles measured in the traffic flow of the inner cordon has increased by 14%, which goes against the overall downward trend of the last few monitoring years.

5.26 The number of vehicles travelling into Oxford from across the city boundary (outer cordon) has shown a greater amount of fluctuation since the 2006 baseline. The possible reasons for this include the introduction of additional monitoring locations in 2010, resulting in a higher volume of traffic registered from that year onwards, to occasional faulty receptors which can return incomplete data. There can also be some inconsistency with measuring periods,

although the fact that the figures are based on averages should mitigate the impact of this to some extent. While the current monitoring year shows a dramatic increase in the average number of vehicles compared to the previous period, it should be noted that in the last period there were instances of incomplete data and undercounting that could potentially be put down to faulty receptors.

- 5.27 The issue of traffic flows and their management remains a difficult issue for the City Council to manage in the context of rapid population growth both within the city and the surrounding area, with many people commuting into Oxford from the wider city-region for work, leisure, health and education services. It remains to be seen whether the figures are part of an established trend or a temporary fluctuation. The City Council will meanwhile continue with various measures to encourage more sustainable travel options than private cars

6. An Efficient and Effective Council

LOCAL DEVELOPMENT SCHEME MONITORING

6.1 The Local Development Scheme (LDS) is a project plan that sets out timescales for the preparation and revision of documents in Oxford's Local Plan and other planning policy documents. The LDS provides details on what each document will contain and the geographical area it will cover. The LDS for this monitoring year was the LDS 2019-2022.

Document title	LDS timescale (as relevant to the monitoring period)	Progress during the 2019/20 monitoring year
Oxford Local Plan 2036	Examination	The examination hearings were carried out by the Planning Inspectorate in December 2019 in line with the LDS timescales.
Oxford Local Plan 2036	Main Modifications consultation	The Main Modifications were published for consultation during February and March 2020, ahead of the timescales published in the LDS. Following the close of consultation the responses were sent to the Planning Inspectorate for consideration. The Planning Inspectorate then had to decide whether any further hearings were necessary, or any issues needed to be revisited.

Table 25: Progress against Local Development Scheme timescales in 2019/20

6.2 The Inspectors' report was received in May 2020 and the Plan was found to be sound with the recommended main modifications. The Plan was adopted in June 2020, therefore the Oxford Local Plan 2036 now forms part of the statutory development plan and the policies in this Plan will be assessed in the next AMR.

6.3 A new LDS for Oxford was published post this monitoring period in July 2020 and covers the period 2020-2025. This LDS will therefore be used to assess progress in the subsequent monitoring report.

6.4 The Oxfordshire Plan 2050 is also being prepared, which will contain strategic policies for Oxfordshire for the period to 2050.

DUTY TO COOPERATE MONITORING

6.5 The Duty to Cooperate, introduced by the Localism Act 2011, requires on-going, constructive collaboration and active engagement with neighbouring authorities and other statutory bodies when preparing Local Plan documents.

6.6 The City Council has also been actively involved in a number of on-going joint-working and partnership relationships, which help to inform a shared evidence base for plan making and addressing strategic and cross-boundary issues. This includes the Oxfordshire Growth Board; the Oxfordshire Local Enterprise Partnership (LEP); the Oxfordshire Area Flood Partnership; and the Oxfordshire Planning Policy Officers Group. These meetings are attended either by lead members and/or by a range of senior officers. Engagement with other stakeholders

about Duty to Cooperate matters was also important for the Local Plan 2036, and commentary about those processes is provided in more detail in the Local Plan Consultation Statement.

- 6.7 A detailed Duty to Cooperate Statement³⁵ has been prepared which outlines the scope and nature of engagement, both formal and informal, and the impact this cooperation has had on decisions made by the Council, including which planning policies have been put forward and why.

NEIGHBOURHOOD PLAN MONITORING

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

- 6.9 The following two Neighbourhood Plans have been formally made and are used to help determine planning applications in their respective neighbourhood area:

- **Headington Neighbourhood Plan** – made July 2017
- **Summertown and St Margaret’s Neighbourhood Plan** – made March 2019

- 6.10 There are two other neighbourhood plans that are currently in progress:

Wolvercote Neighbourhood Plan

- 6.11 The Wolvercote Neighbourhood Plan was examined in late 2018 and the Examiner’s report was issued in July 2019 which recommended a number of modifications in order for the Plan to meet the ‘basic conditions’ and be able to proceed to referendum. All modifications were agreed at Cabinet on 9 October 2019, and the referendum was due to take place in May 2020. However, earlier this year, Neighbourhood Plan Referendums (along with Local Elections due to take place in May 2020) were postponed due to the ongoing pandemic, and this delay has been kept under review since. On 2 October 2020, Cabinet Office confirmed that elections and referendums will not take place until May 2021. This decision was taken in order to provide certainty to Returning Officers and Electoral Registration Officers. Consequently, the Wolvercote Neighbourhood Plan referendum will take place in May 2021.

Littlemore Neighbourhood Plan

- 6.12 Littlemore Parish Council has started work on producing a neighbourhood plan. Following on from the successful area application at the City Executive Board Meeting on 15 August 2017, an initial consultation on the vision and scope of the plan was carried out. The Parish Council undertook a survey which highlighted key issues for the plan to address. These included

³⁵ [Duty to Cooperate Statement](#)

indications of the results of that consultation which showed the main issues to be planning and transport.

STATEMENT OF COMMUNITY INVOLVEMENT MONITORING

6.13 Effective community engagement is essential to good planning. The Statement of Community Involvement in Planning (SCIP) sets out how the City Council will involve the community and other stakeholders in both developing planning policy documents and determining planning applications. The AMR reports on planning policy consultations undertaken during the monitoring year and explains how they have complied with the SCIP.

Oxford Local Plan 2036: Main Modifications consultation

Consultation dates:	14 February 2020 – 27 March 2020 (six weeks)
Summary of what we did:	<p>As part of this examination process, the independent Local Plan inspectors identified various amendments that they considered necessary to ensure the Plan is 'sound'. These are known as 'Main Modifications'.</p> <p>The Council prepared a schedule setting out the proposed Main Modifications considered necessary for the Local Plan to be found sound. This document, along with an associated Sustainability Appraisal of the Main Modifications were consulted upon during a 6 week consultation period from Friday 14th February to Friday 27th March 2020. Notice of the consultation was communicated by email and letter on 14 February 2020 to those on the City Council's database</p> <p>All comments relating to the Main Modifications to the Plan were submitted for consideration to the Planning Inspectorate who will decide whether any further hearings are necessary, or any issues need to be revisited.</p>

COMMUNITY INFRASTRUCTURE LEVY MONITORING

6.14 The Community Infrastructure Levy (CIL) is a tariff in the form of a standard charge on new development to help the funding of infrastructure. Oxford's CIL Charging Schedule came into effect on the 21 October 2013. More information on this including the CIL contributions received by the council for this monitoring period can be found in Oxford City Council's Infrastructure Funding Statement published in December 2020.

UPDATE ON CHARGE FOR AFFORDABLE HOUSING FROM STUDENT ACCOMMODATION

6.15 The charge for affordable housing from student accommodation (as required by Policy H2 of the OLP2036) is currently £188.60 per sqm. This is updated annually on 1st January along with the CIL rates – these are on our web page and will be updated from 1st Jan 20.

Appendix A: Oxford's planning policy documents

Document	Date of Adoption
The Local Plan	
This includes a number of policy documents that have been prepared and adopted separately.	
Core Strategy 2026	March 2011
Sites and Housing Plan 2011-2026	February 2013
Oxford Local Plan 2001-2016 (Saved Policies)	November 2006
Northern Gateway Area Action Plan	July 2015
Barton Area Action Plan	December 2012
Policies Map	July 2015
Supplementary Planning Documents (SPDs)	
Affordable Housing and Planning Obligations SPD	September 2013
Balance of Dwellings SPD	January 2008
Diamond Place SPD	July 2015
Jericho Canalside SPD	December 2013
Natural Resource Impact Analysis SPD	November 2006
Oxford Station SPD	November 2017
Oxpens Master Plan SPD	November 2013
Parking Standards SPD	February 2007
Telecommunications SPD	September 2007
Technical Advice Notes (TANs)	
TAN 1A: Space Standards for Residential Development	May 2016
TAN 2: Energy Statement TAN	November 2013
TAN 3: Waste Storage TAN	November 2014
TAN 4: Community Pubs TAN	November 2014
TAN 5: External Wall Insulation	March 2016
TAN 6: Residential Basement Development	June 2016
TAN 7: High Buildings	October 2018
TAN 8: Biodiversity	March 2019
Other planning policy documents	
Annual Monitoring Report	Produced annually
Community Infrastructure Levy Charging Schedule	October 2013
Local Development Scheme	November 2019
Statement of Community Involvement	July 2015

Appendix B: How the AMR complies with statutory requirements

Statutory Requirement	How the AMR meets this requirement
<p>Section 35 of the Planning and Compulsory Purchase Act 2004 as amended by Section 113 of the Localism Act 2011 states that all local planning authorities in England must produce reports containing information on the implementation of the Local Development Scheme and the extent to which the policies in set out in the Local Development Plan are being achieved. These reports must be available to the public.</p>	<p>The AMR contains information on the implementation of the Local Development Scheme (see Local Development Scheme Monitoring). It also contains information on the implementation of policies in Oxford's Local Plan as set out in Appendix C. Due to COVID-19 restrictions it would not be accessible at our main offices at St Aldate's Chambers offices. The AMR will remain publically available on the City Council's website.</p>
<p>Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012</p> <p>(1) A local planning authority's monitoring report must contain the following information—</p> <p>(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;</p> <p>(b) in relation to each of those documents—</p> <p>(i) the timetable specified in the local planning authority's local development scheme for the document's preparation;</p> <p>(ii) the stage the document has reached in its preparation; and</p> <p>(iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and</p> <p>(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.</p> <p>(2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—</p> <p>(a) identify that policy; and</p> <p>(b) include a statement of—</p> <p>(i) the reasons why the local planning authority are not implementing the policy; and</p> <p>(ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.</p> <p>(3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—</p> <p>(a) in the period in respect of which the report is made, and</p> <p>(b) since the policy was first published, adopted or approved.</p> <p>(4) Where a local planning authority have made a</p>	<p>This information is included in the Local Development Scheme Monitoring section of the AMR.</p> <p>It should be noted that the 2016-2036 Local Plan was subject to examination and deemed to be sound by the Planning Inspectorate during the monitoring period, although it had yet to be adopted.</p> <p>Little weight was given to Policy HP4 during the monitoring period. Further information is included in the Meeting Housing Needs section of the AMR.</p> <p>AMR Indicator 8: Housing trajectory</p> <p>AMR Indicator 9: Affordable housing completions (gross) and tenure</p>

Statutory Requirement	How the AMR meets this requirement
<p>neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.</p> <p>(5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010(2), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.</p> <p>(6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.</p> <p>(7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.</p> <p>Regulation 35 of The Town and Country Planning (Local Planning) (England) Regulations 2012</p> <p>(1) A document is to be taken to be made available by a local planning authority when—</p> <p>(a) made available for inspection, at their principal office and at such other places within their area as the local planning authority consider appropriate, during normal office hours, and .</p> <p>(b) published on the local planning authority's website,</p>	<p>To date, the following neighbourhood plans have been made:</p> <ul style="list-style-type: none"> • Headington Neighbourhood Plan • Summertown and St Margaret's Neighbourhood Plan <p>No neighbourhood development orders have been made. Further information is included in the Neighbourhood Planning section of the AMR.</p> <p>This information is included in the Community Infrastructure Levy Monitoring section of the AMR.</p> <p>This information is included in the Duty to Cooperate Monitoring section of the AMR.</p> <p>The Annual Monitoring Report is published as soon as possible after the information becomes available.</p> <p>Due to COVID-19 restrictions there is no public access to our main offices at St Aldate's Chambers offices. The AMR will remain publically available on the City Council's website.</p>
<p>Regulation 62 of The Community Infrastructure Levy Regulations 2010 Section</p> <p>In any year that a charging authority collects CIL it must produce a report that includes:</p> <p>(a) the total CIL receipts for the reported year; .</p> <p>(b) the total CIL expenditure for the reported year; .</p> <p>(c)summary details of CIL expenditure during the reported year including— .</p> <p>(i)the items of infrastructure to which CIL (including land payments) has been applied, .</p> <p>(ii)the amount of CIL expenditure on each item, .</p> <p>(iii)the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part), .</p> <p>(iv)the amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that</p>	<p>This information is included in the Community Infrastructure Levy Monitoring section of the AMR.</p>

Annual Monitoring Report 2019/20

Statutory Requirement	How the AMR meets this requirement
<p>regulation; and . (d)the total amount of CIL receipts retained at the end of the reported year.</p> <p>The charging authority must publish the report on its website no later than 31st December following the end of the reported year.</p>	<p>The Annual Monitoring Report has been published on the City Council website prior to the 31st December 2020.</p>

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.
Appeal	If a planning application is refused, is not determined on time, or is permitted with conditions that the applicant does not agree with, then applicant has the right to appeal. The case will then be reviewed by the Planning Inspectorate.
Area Action Plan (AAP)	A Development Plan Document that forms part of the Local Development Framework. AAPs are used to provide the planning framework for areas subject to significant change or where conservation is needed. A key feature is a focus on implementation. Once adopted, the AAP forms the planning policy and spatial framework for the development of the area.
Article 4 Direction	An order that can be imposed by the City Council to formally remove permitted development rights of development, meaning that planning permission is required locally for specific types of changes.
Biodiversity	This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society.
Community Infrastructure Levy (CIL)	CIL is a standard charge on new development which is used to help fund infrastructure provision.
Core Strategy	One of the documents in Oxford's Local Plan. It sets out the long-term spatial vision for the city, with objectives and policies to deliver that vision.
Duty to Cooperate	A legal duty that requires local planning authorities to work with neighbouring authorities and key public bodies to maximise the effectiveness of Local Plan preparation in relation to strategic cross boundary matters.
Dwelling	A self-contained unit of residential accommodation occupied by a single person or by people living together as a family, or by not more than six residents living together as a single household, including where care is provided for residents. A self-contained unit of accommodation. All rooms (including kitchen, bathrooms and toilets) are behind a single door which only occupants of that unit of accommodation can use.
Green Belt	An area of undeveloped land, where the planning policy is to keep it open to (amongst other purposes) prevent urban sprawl and preserve the setting and special character of Oxford and its landscape setting.
Greenfield land	Formerly defined as land which has not been previously developed. There is no formal definition of greenfield land since the revocation of the Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000 in 2007.
Gross Internal Area (GIA)	The floor area of a building measured to the internal face of the perimeter walls at each level.
Heritage Asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by Oxford City Council during the process of decision-making or through the plan-making process (including local listing).

Houses in Multiple Occupation (HMOs)	A house, flat or building will be a house in multiple occupation (HMO) if it meets the definition under the Housing Act 2004 s254 or s257. A HMO is usually a house or flat that is shared by 3 or more people, who are unrelated, form more than 1 household and is their only main residence. There are 2 types of HMO: C4 HMO, and sui generis HMO. A C4 HMO is a small house or flat that is occupied by 3-5 unrelated people who share basic amenities such as the bathroom and/or kitchen. A sui Generis HMO is the same as a normal C4 HMO except that it is a large house or flat occupied by 6 or more unrelated people and can be subject to slightly different planning rules.
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.
Infrastructure Funding Statement (IFS)	The Infrastructure Funding Statement (IFS) is a new annual reporting requirement introduced as part of the recently amended CIL regulations in 2019 (CIL Regulations: Schedule 2), with the objective of increasing transparency around how developer contributions are spent on Infrastructure.
Local Development Framework (LDF)	The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. It includes Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents.
Local Development Scheme (LDS)	A three year project plan for preparing planning documents and provides the starting point for the local community to find out what the City Council's current planning policies are for the area. It includes 'milestones' to inform the public about opportunities to get involved with the plan making process and to let them know the likely dates for involvement.
Local Plan	The plan for the future development of Oxford, produced by the City Council in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act. The documents that make up Oxford's Local Plan are listed in Appendix A.
National Planning Policy Framework (NPPF)	A document setting out the Government's planning policies for England and how they are expected to be implemented. It was published by the Department for Communities and Local Government (now the Ministry of Housing, Communities and Local Government (MHCLG)) consolidating several previously issued Planning Policy statements and Planning policy guidance notes.
Neighbourhood Plan	Plans created by communities that establish a shared vision for their neighbourhood. Neighbourhood Plans can set out where new development should go, what it should look like and the infrastructure that should be provided.
Natural Resources Impact Analysis (NRIA)	A NRIA should evaluate the use of natural resources and the environmental impacts and benefits arising from a proposed development, both at the construction phase and through the subsequent day-to-day running of the buildings. Where an NRIA is required, it must demonstrate how the building is designed to minimise the use of natural resources over its lifetime.
Planning Practice Guidance (PPG)	A web-based resource that brings together national planning practice guidance for England.
Previously Developed	Land which is or was occupied by a permanent structure (excluding agricultural

Land (PDL)	or forestry buildings). The definition covers the curtilage of the developed land. Private residential gardens are not defined as previously developed land.
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 Natural England as being of special interest for their ecological or geological features. Natural England is the government's advisor on the natural environment.
Special Areas of Conservation (SACs)	Special Areas of Conservation are areas that have been designated at a European level as important for nature conservation.
Supplementary Planning Documents (SPD)	Part of the LDF that supplements and elaborates on policies and proposals in Development Plan Documents. Supplementary Planning Documents do not form part of the statutory development plan
Sustainability Appraisal (SA)	A social, economic and environmental appraisal of strategy, policies and proposals - required for development plan documents and sometimes Supplementary Planning Documents.
Tree Preservation Order (TPO)	A legal order 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.

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