

Authority Monitoring Report

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Contents

Contents	3
Chapter 1: Introduction.....	4
Monitoring Framework	4
Structure of the Monitoring Report	4
Chapter 2: Progress on development plan documents and other non- statutory documents.....	5
The Local Development Scheme	5
Duty to Co-operate.....	6
Neighbourhood plans.....	6
Consultations.....	7
Chapter 3: Fostering an Inclusive Economy	8
Employment sites.....	7
Growth of Oxford’s universities	12
University student number thresholds	12
University of Oxford	13
Oxford Brookes University	13
Ensuring Oxford is a vibrant and enjoyable city to live in and visit.....	18
Sustainable tourism.....	19
Chapter 4: Strong, vibrant and healthy communities.....	22
Housing completions.....	21
Housing delivery on allocated sites.....	24
Changes of use	Error! Bookmark not defined.
Student accommodation completions.....	25
Care home completions	26
Other communal accommodation completions	27
Housing permissions	27
Affordable housing permissions.....	27
Employer-linked affordable housing permissions.....	28
Self-build and community-led housing permissions	29
Student accommodation permissions.....	30
Older persons and specialist and supported living accommodation permissions.....	30
Housing land supply	31
Cultural and community facilities	32
Assets of community value	33
Chapter 5: Oxford’s Historic Environment	33

Enhancing Oxford's heritage	33
APPENDICES	34
Appendix A: Oxford's planning policy documents	36

Chapter 1: Introduction

- 1.1 Oxford's Authority Monitoring Report (AMR) monitors the implementation and effectiveness of policies in the Oxford Local Plan (OLP) 2036 adopted in June 2020. Regularly reviewing the effectiveness of Oxford's development plan documents (Appendix A) helps to ensure that progress is being made towards achieving the Plan's 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. This information is important in shaping our approach to reviewing the Plan and continues to provide an important evidence base for the Oxford Local Plan 2042. The City Council also has a legal duty to monitor certain aspects of planning performance.
- 1.2 S106 and CIL income can be found on the Infrastructure Funding Statement published in December each year¹.

Monitoring Framework

- 1.3 A set of indicators has been developed to provide a framework for monitoring the effectiveness of policies in the Plan. Local authorities are only required to report on specific indicators and as such, the AMR has reported on policies which are key to providing a better understanding of how our city functions and is responding to development. The indicators we are reporting on are those which show significant facts or trends, or are key to delivering the Council's corporate priorities, namely fostering an inclusive economy, delivering more affordable housing, supporting flourishing communities and pursuing a zero carbon Oxford.

Structure of the Monitoring Report

- 1.4 The AMR begins by providing a status report on the production of development plan documents, followed by the monitoring of the policies themselves. This has been structured around the three overarching objectives set out in paragraph 8 of the National Planning Policy Framework (2025):
 - **Economic objective** to build a strong, responsive and competitive economy - the economy, retail, community and infrastructure.
 - **Social objective** to support strong, vibrant and healthy communities - housing, health and community benefits.
 - **Environmental objective** to protect and enhance our natural, built and historic environment - design and heritage, protecting our green and blue spaces and making wise use of our natural resources to secure a good quality local environment.

¹ [Infrastructure Funding Statements](#)

- 1.5 Please refer to the Local Plan glossary should you require any clarification of terminology used within this report.

Chapter 2: Progress on development plan documents and other non-statutory documents

The Local Development Scheme

- 2.1 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 (OLP) and other planning policy documents. This monitoring period is covered in the LDS for Oxford which was published in January 2025 and covers the period 2025-2030. It is viewable on the Council’s website at www.oxford.gov.uk/lds. Table 1 below sets out progress against the LDS during the monitoring period.

Document title	LDS timescale (as relevant to the monitoring period)	Progress during the 2024/25 monitoring year
Oxford Local Plan 2036	Adopted June 2020	Policies in use in decision making on planning applications.
Adopted Policies Map	Adopted June 2020	Reflects the adopted policies in the OLP 2036.
Oxford Local Plan 2042	An early engagement consultation survey was open for six weeks, running from 17/03/25 to 28/04/25. (N.B. Further engagement was held later in 2025 and will be reported on in next year’s AMR)	Early engagement to inform the 2042 local plan regulation 18 consultation.

Table 1: Progress against Local Development Scheme timescales in 2024/25

Duty to Co-operate

- 2.2 The Duty to Co-operate, 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.

- 2.3 The City Council has also been actively involved in several on-going joint-working and partnership relationships, which help to provide a shared evidence base for plan making and addressing strategic and cross-boundary issues. This includes the Oxfordshire Leaders Joint Committee (formally the Oxfordshire Leaders Joint Committee/Oxfordshire Growth Board); and the Oxfordshire Local Enterprise Partnership (LEP); Engagement with other stakeholders about Duty to Co-operate matters is very important in the development of the Oxford Local Plan 2042, and commentary about these processes is provided in more detail in the General Statement of Common Ground for Duty to Co-operate².
- 2.4 This detailed Duty to Co-operate Statement is a live document kept updated as the Local Plan continues, as discussions progress and evidence is produced. It forms part of the evidence base published for the Local Plan submission. In addition to this general statement, Statements of Common Ground (SoCG) have been and will be produced with individual district authorities, the County Council and other statutory bodies, and published on the Council's website³.

Neighbourhood plans

- 2.5 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.
- 2.6 The Littlemore Regulation 16 consultation for its Neighbourhood Plan finished on the 9th December 2024. Although outside the monitoring period, it is notable that the examination was held in April 2025.

Consultations

- 2.7 During the monitoring year the following consultations took place:

² General Statement of Common Ground for [Duty to Co-operate – live document \(August 2023\)](#)

³ <https://www.oxford.gov.uk/downloads/download/544/downloads-for-local-plan-2040-examination---006-com--statements-of-common-ground-and-duty-to-cooperate>

2.8 Oxford Local Plan 2042 – Early Engagement Survey

Consultation dates:	17 Mar 2025- 28 Apr 2025
Summary of what we did:	<p>The early engagement survey was designed to gather local input to help shape the Local Plan 2042. The feedback will be used to review previous consultation materials, background studies, and evidence base documents. This takes feedback for the development of options for addressing key issues within the broader planning framework.</p> <p>Following this initial survey, the drafting of the Local Plan 2042 will continue to involve all of Oxford’s communities and stakeholders. Future consultations in 2025 will include the formal “Preferred Options” (Regulation 18) consultation, where any concerns or questions can be raised, and the “Submission” (Regulation 19) consultation on the final draft of the plan. After these consultations have been conducted, the plan will be submitted for public examination by the Planning Inspectorate.</p>

Chapter 3: Fostering an Inclusive Economy

Employment sites

- 3.1 Oxford is a highly constrained city and the competing demands on the limited land supply are strong, particularly for housing but also for employment floorspace. Policy E1: Employment sites, sets out the approach to establish a balance whereby the employment sites that are well performing and positively contribute to the city's economy will be given protection from the loss of floorspace, without overly compromising the capacity for the delivery of much needed housing. There is some flexibility within the policy to allow for potential changes in circumstance, and to ensure the strongest employment base possible, which will sometimes rely on the ability to develop supporting uses. Existing employment sites which are not performing well, or which make inefficient use of land will be encouraged to modernise, to better utilise the space. In some limited circumstances, such sites which will also be considered for alternative uses.
- 3.2 As such, Policy E1 sets out a hierarchical approach to employment categories, stating how existing employment sites will be supported to ensure appropriate levels of protection and intensification. The sites range from Category 1 and 2 sites, which are afforded most protection, to Category 3 and B8 uses which have more flexibility and potential to be released from employment uses for other purposes to ensure the best use of land. Policy E1 permits residential development on all categories of employment sites, subject to adherence with Local Plan policies

Permissions involving net loss of Category 1 and 2 employment floorspace

- 3.3 Two permissions have been granted within the monitoring period resulting in the loss of category 2 employment floorspace (Table 2).

Application reference	Site location	Development summary	Net loss of office/other employment floorspace (sqm)	Summary of alternative use
24/02001/FUL	7 King Edward Street Oxford Oxfordshire OX1 4HS	Change of use of part ground, 1st, 2nd, and 3rd floors from offices (Use Class E) to student accommodation (Sui Generis)	-100	Sui Generis
24/00978/FUL	79 - 82 Magdalen Road, Oxford, OX4 1RE	Change of use from E(g) to C3	-261	C3

Table 2: Permissions involving net loss of category 1 and 2 employment floorspace 2024/25

Permissions involving net loss of Category 3 and other employment floorspace

- 3.4 There were 9 permissions that involve the loss or change of use of 3,135.1m² of Category 3 and other employment floorspace are shown in Table 3 below.

Application reference	Site location	Development summary	Net loss of office/other employment floorspace (sqm)	Summary of alternative use
23/01895/FUL	1A Southmoor Road, Oxford, OX2 6RG	Demolition of existing workshop, office and storage buildings; alteration and extension of existing Joinery Workshop; change of use of Joinery Workshop from General Industrial (Use Class B2) to Dwellinghouse (Use Class C3); erection of 1 no. new dwelling	-615	C3
24/01848/FUL	Studios D And E The Lion Brewery St Thomas Street Oxford Oxfordshire	Change of use from Commercial Office (Use Class E(g)(i)) to Dwellinghouse (Use Class C3)	-49.5	C3
24/02066/FUL	Works Crescent Road Oxford Oxfordshire OX4 2PB	Change of use from light industrial use (Class E (g)(iii)) to residential dwellings (Use Class C3). Erection of a first floor rear extension and redevelopment of existing building to create 4 x 1 and 5 x 2 bedroom flats (Use Class C3)	-548	C3
24/02750/EC56	Dental Surgery 50 Blackbird Leys Road Oxford Oxfordshire OX4 5HP	Application for prior approval for change of use from Commercial, Business and Service (Use Class E) to create a 1 x 3 bed dwellinghouse (Use Class C3)	-87	C3
24/03038/EC56	32 - 35 St Ebbe's Street Oxford Oxfordshire OX1 1PU	Application for prior approval for change of use of the first, second and third floor space from Commercial, Business and Service (Use Class E) to create 1 x 2 and 2 x 3 bed dwellinghouses (Use Class C3)	-407.6	C3
25/00130/EC56	Cranbrook House 287 - 291 Banbury Road Oxford Oxfordshire OX2 7JQ	Application for prior approval for the change of use of the ground, first and second floor space from Commercial, Business and Service (Use Class E) to create 9 x 1-bed and 3 x 2-bed flats (Use Class C3)	-665	C3

24/00334/FUL	3 - 7 New Inn Hall Street, Oxford	Change of use of the second floor of Thomas Hull House from office (Use Class E(g)(i)) to Middle Common Room (Use Class F1) in connection with St Peter's College	-276	F1
24/01215/ECF56	18 New Inn Hall Street, Oxford, OX1 2DW	Application for prior approval for change of use of part first floor from office (Use Class E) to 1 x 2 bed flats (Use Class C3)	-73	C3
24/01392/FUL	Oise House, 38 Binsey Lane, Oxford, OX2 0EY	Change of use from offices (Use Class E(g)(i)) to education (Use Class F1)	-414	F1
Total loss			3,135.1	

Table 3: Permissions involving net loss of employment floorspace of Category 3 and other sites 2024/25

3.5 Permissions have been granted for new office uses during the monitoring period. The net gain in floorspace has been derived from a combination of new structures, conversion or through a change of use. Table 4 shows the number of permissions involving net gain in new office floorspace:

Application reference	Site location	Development summary	Net gain of office/other employment floorspace (sqm)
24/00740/FUL	Salter Brothers Ltd Slipway Building Meadow Lane Oxford Oxfordshire OX4 4BL	Change of use from boat repair workshop (Sui Generis) to mixed use (Use Class E(g))	7100
24/02043/FUL	Ground Floor 4 And Ground Floor And Basement 5 King Edward Street Oxford Oxfordshire OX1 4HS	Change of use from premises falling within mixed use (Use Classes A1-A5) to offices (Use Class E)	146
22/03076/FUL	135 - 137 Botley Road, Oxford	Demolition of existing buildings and replacement with new building comprising R&D, office and cafe space (Use Class E)	10022
23/01950/FUL	County Trading Estate, Transport Way, Oxford, OX4 6LX	Demolition of the existing building and construction of a new warehouse with ancillary office area	623

24/00335/FUL	4200 Nash Court, John Smith Drive, Oxford, OX4 2RU	Demolition of existing office buildings and erection of 1no. laboratory-enabled office building for research and development with ancillary commercial space (all within use Class E)	5055
22/02880/RES	Plot 2000 John Smith Drive Oxford Oxfordshire	Erection of 1no. laboratory enabled office building for research and development with ancillary commercial space (all within use class E)	23373
24/01434/FUL	Stansfeld Park Quarry Road Oxford Oxfordshire	Erection of a building to accommodate Class Eg (i and ii) (office and research and development) and F1 uses (education)	1412
21/00110/FUL	The Clarendon Centre, Cornmarket Street, Oxford, OX1 3JD	Partial demolition of Clarendon Centre, including removal of roof to the mall. Proposed redevelopment involving partial re-use and extension of existing buildings and erection of new buildings to form retail, offices, research and development, and student accommodation, with a new public square and a new pedestrian/cycle access through to Frewin Court	5106.3
21/01695/FUL	Thornhill Park, London Road, Headington, Oxford, OX3 9RX	Demolition of The Cottage building. Partial demolition and alterations to Forest Lodge building. Erection of 402 apartments (Class C3), a 133 bed hotel (Class C1), employment provision in the form of offices, with additional mixed use accommodation to include gym, café and restaurant (all within Class E)	2578
Total			55,415.3

Table 4: Permissions involving net gain in new office floorspace 2024/25

Temporary changes of uses

- 3.6 Over the 2024/25 monitoring period, there were no permissions granted for temporary changes of use to new office floorspace.

Applications for changes of use from office to residential which are subject to notification to the council

- 3.7 In 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 permission.⁴

⁴ 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.

Planning Portal: Permitted Development Rights - <https://www.planningportal.co.uk/ebank-bng/planning-permission/permitted-development-rights>

Permitted Development Rights allow certain types of work without needing to apply for planning permission. Change of use to dwellings require a prior approval application⁵.

- 3.8 Table 5 shows the number of applications, and the number of dwellings, granted and refused prior approval since 2016, the base date of the Local Plan 2036. For prior approvals the City Council could only consider flood risk, land contamination, highways and transport and noise, and could not apply other normal local plan policies in determining the applications.

Monitoring year	Prior approval required and granted		Prior approval required and refused	
	Number of applications	Number of dwellings proposed	Number of applications	Number of dwellings
2016/17	9	113	2	96
2017/18	3	141	0	0
2018/19	1	3	0	0
2019/20	1	2	0	0
2020/21	8	17	1	3
2021/22	4	26	2	9
2022/23	2	2	1	2
2023/24	6	11	1	1
2024/25	5	18	1	1

Table 5: B1a office to C3 residential prior approval decisions 2016/17- 2024/25

Growth of Oxford's universities

- 3.9 The City Council is committed to supporting the sustainable growth of the two universities and thus maximising the related economic, social and cultural benefits which they bring to Oxford. However, it is also recognised that the city is constrained spatially, with limited availability of land within the city boundary and competing demands for development sites in the city for several vital uses, most demonstrably housing. It is therefore important to balance these competing demands through planning policy by encouraging the best use of land and ensuring that the growth of the universities and their associated activities is well-managed and is focused on the most suitable locations.
- 3.10 The Local Plan encourages the universities to focus growth on their own sites, by making the best use of their current holdings by redevelopment and intensification as appropriate. Both institutions have indicated that they have the potential to deliver more of their own needs in this way. This policy approach is set out in Policy E2: Teaching and research, which supports the growth of the universities through the redevelopment and intensification of academic and administrative floorspace on their existing sites. This policy also requires that schemes for all new

⁵ Planning Portal: Prior approval - <https://www.planningportal.co.uk/planning/planning-applications/consent-types/prior-approval>

education, teaching and academic institutional proposals (excluding providers of statutory education) demonstrate how they support the objectives of the wider development plan and align with its other policies.

- 3.11 The other policy approach involves setting a threshold for the number of students that each university is permitted to have living outside of university provided accommodation, which if it is broken the universities cannot increase their academic accommodation that would increase their capacity for taking in students. This approach is set out in Policy H9: Linking the delivery of new/redeveloped and refurbished university academic facilities to the delivery of university provided residential accommodation, which does not permit new, redeveloped or refurbished academic floorspace unless the university has fewer than the threshold number of student numbers living outside of university- provided accommodation. The policy applies to university students on full-time taught degree courses of an academic year or more. These are the categories of student most suited to living in student accommodation.

University student number thresholds

- 3.12 Policy H9 sets threshold figures for full-time taught degree course students to live outside of university-provided accommodation at no more than 1,500 for University of Oxford and no more than 4,000 for Oxford Brookes University.
- 3.13 To inform the AMR the universities provide information relating to their student numbers and the number of student accommodation rooms they provide. 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 2024.

University of Oxford

- 3.14 The University of Oxford states that there were 26,595 students attending the University (and its colleges) as of 1 December 2024.
- 3.15 A number of agreed exclusions apply to the data:
- Part-time and short-course students (3,861)
 - Students studying a research based post-graduate degree (6,704)
 - Students studying a Further education course or a foundation degree (28)
 - Vocational course students who will at times be training on work placements (145)
 - Students with a term-time address outside of the city (OX1, 2, 3, 4) (315)
 - Students living within the city (OX1, 2, 3, 4) prior to entry onto a course (195)
 - Students not attending the institution or studying at a franchise institution (31)
 - Students studying outside Oxford (-)
 - Specific course exclusions (BTh Theology and MTh Applied Theology) (32)
 - Students who also have an employment contract with the university (-)
 - Students on a year abroad and other placement students away from the university (325)

3.16 Considering these exclusions, there were 14,959 full-time University of Oxford students with accommodation requirements. As of 1 December 2024, there were 14,407 accommodation places provided across the collegiate University. This leaves a total of 552 students the policy applies to living outside of university provided accommodation in Oxford (Figure 1). This is lower than the previous monitoring year and is within the threshold of the Oxford Local Plan 2036 (Policy H9). The University has seen a slight decrease in the total accommodation places from the previous monitoring period (14,603 to 14,407) and in the total number of students attending the university (26,945 to 26,595).

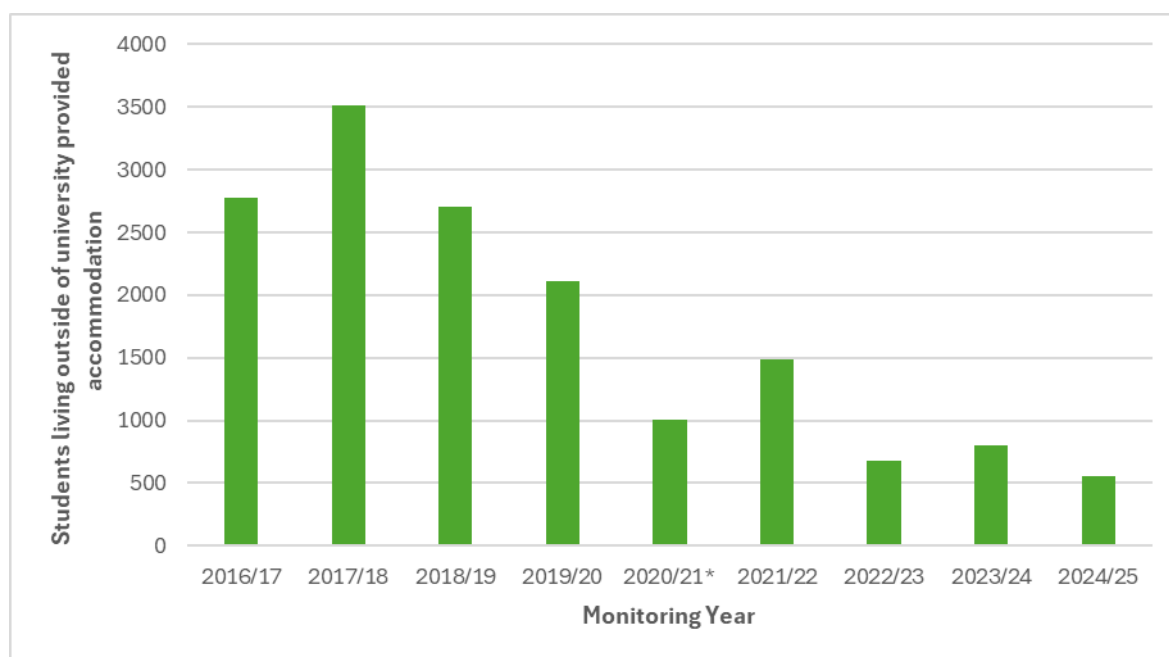


Figure 1: University of Oxford students only living outside of university provided accommodation 2016/17 -2024/25

(*Note: Student numbers contributing to the threshold for 2020/21 onwards have been redefined according to the Local Plan 2036 definition and only include full-time, taught-course students. Please refer to Appendix 3.5 in the Local Plan to see the full list of student exclusions.)

Monitoring year	Total number of students	Students needing accommodation in Oxford	Units of university provided	Students living outside of university
2016/17	23,179	17,753	14,976	2,777
2017/18	23,975	18,221	15,047	3,508
2018/19	24,289	18,112	15,409	2,703
2019/20	24,510	18,413	16,299	2,114
2020/21	25,816	14,724	13,715	1,009
2021/22	26,439	14,873	13,382	1,491
2022/23	26,497	14,653	13,975	678
2023/24	26,945	15,404	14,603	801
2024/25	26,595	14,959	14,407	552

Table 6: University of Oxford's student numbers 2016/17 – 2024/25

Oxford Brookes University

3.17 Oxford Brookes University states that there was a total of 21,856 students attending the university as of 1 December 2024.

3.18 A number of agreed exclusions apply to the data:

- Part-time students (2,199 students)
- Students on a research-based PG degree (149)
- Students on a Further Education course or foundation degree (102)
- Vocational Course students who will at times during their course be on work-placements (1295)
- Students with a term-time address outside of the city (OX1, 2, 3, 4) (1616)
- Students living within the city (OX1, 2, 3, 4) prior to entry onto a course (391)
- Students studying at franchise institutions⁶ (7336 students)
- Students studying outside Oxford (i.e., Swindon campus) (230 students)
- Placement students away from the university (312 students)

3.19 Taking into account these exclusions, there were 8,226 full-time Oxford Brookes University students with accommodation requirements. As of 1 December 2024, there were 5,094 accommodation places provided by Oxford Brookes University. This leaves a total of 3,132 students without a place in university provided accommodation living in Oxford (Figure 2). It is noted from the University provided data, the occupancy rates of the University provided accommodation was at 90% overall (2024/25), which is lower than previous monitoring years (95% in 2023/24).

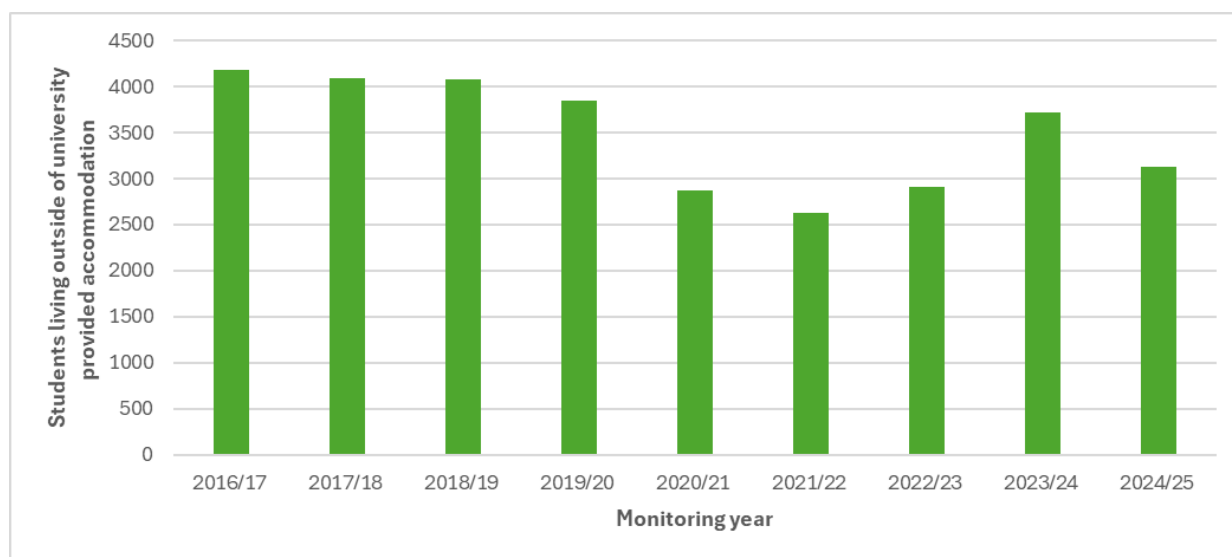


Figure 2: Oxford Brookes students only living outside of university provided accommodation 2016/17 – 2024/25

(*Note: Student numbers contributing to the threshold for 2020/21 onwards have been redefined according to the Local Plan 2036 definition and only include full-time, taught-course students. Please refer to Appendix 3.5 in the Local Plan to see the full list of student exclusions.)

3.20 When compared to the previous monitoring year, there was a decrease in the number of Oxford Brookes students living outside of university provided accommodation in the city in 2024/25. A more detailed breakdown of Oxford Brookes University's student numbers is provided in Table 7. Table 7 also indicates that there has been an increase in the number of University provided student

⁶ The figure includes Global Banking School (GBS) Students. This is a partnership with Oxford Brookes University to provide a BSc in Health, Wellbeing and Social Care for students. The campuses are only based in London, Birmingham, Manchester and Leeds. Therefore, these students are considered to be studying at a franchise/partner institution and are excluded from the calculation of students at Oxford Brookes University requiring accommodation.

accommodation units since the last monitoring year. This is a result of ongoing work at the Clive Booth Student Village site.

Monitoring year	Total number of students	Students needing accommodation in Oxford	Units of University provided student accommodation	Students living outside of university provided accommodation
2016/17	17,069	9,504	5,324	4,180
2017/18	16,988	9,494	5,405	4,089
2018/19	16,579	9,360	5,281	4,079
2019/20	16,673	9,759	5,914	3,845
2020/21	16,878	8,164	5,291	2,873
2021/22	16,199	7,794	5,161	2,633
2022/23	16,050	7,531	4,623	2,908
2023/24	19,586	8,577	4,857	3,720
2024/25	21,856	8,226	5,094	3,132

Table 7: Oxford Brookes University's student numbers 2016/17 – 2024/25

Approved additional academic and administrative floorspace

3.21 Permissions which involve the creation of additional academic and administrative floorspace, which are compliant with the requirements of policies E2 and H9 unless stated otherwise, are shown in Table 8:

Application reference	Site location	Development summary	Net increase of academic/admin floorspace onsite (sqm)	Compliance with E2 or H9 requirements
24/00334/FUL	3 - 7 New Inn Hall Street, Oxford	Change of use of the second floor of Thomas Hull House from office (Use Class E(g)(i)) to Middle Common Room (Use Class F1) in connection with St Peter's College	276	Yes
22/02849/FUL	Land At Winchester Banbury And, Bevington Road, Oxford	The development of land at Winchester, Banbury and Bevington Road for the provision of student accommodation through the construction of accommodation buildings, a new villa on Bevington Road and the conversion of 43-45 Banbury Road together with a student pavilion building, an academic accommodation building	11538	Yes
24/01355/FUL	37 St Giles', Oxford, OX1 3LD	Change of use from House in Multiple Occupation (Use Class	139.54	Yes

		C4) to academic, teaching and office accommodation (Sui Generis).		
24/01821/FUL	Department Of Physiology , Parks Road, Oxford, OX1 3PT	Demolition of part of the third floor and construction of new rooftop extensions. The refurbishment and reconfiguration of the third floor to allow for the creation a new academic hub with flexible seminar and innovation space, flexible open laboratories, support space and research offices.	1117	Yes
24/00650/FUL	St Catherine's College , Manor Road, Oxford, OX1 3UJ	Erection of temporary marquees for use as a lecture theatre on the lawns.	630	yes
24/00481/FUL	Oxford Brookes University , Headington Road, Oxford, OX3 0BP	Erection of a temporary educational structure (Use Class F1)	65	yes
24/01392/FUL	Oise House , 38 Binsey Lane, Oxford, OX2 0EY	Change of use from offices (Use Class E(g)(i)) to education (Use Class F1).	414	yes
24/00854/FUL	Gibson Building Radcliffe Observatory Quarter Woodstock Road Oxford Oxfordshire OX2 6GG	Partial demolition of existing building. Erection of infill extensions and formation of enclosed courtyard. Alterations to roof, fenestration, landscaping, provision of bin and cycle storage and other associated works to create the Oxford Institute of Digital Health (Use Class F1)	363	Yes
Total			14,542.54sqm	

Table 8: Approved additional academic and administrative floorspace 2024/25

Ensuring Oxford is a vibrant and enjoyable city to live in and visit

3.22 Oxford provides a wide range of services and facilities to both the city's residents and those living in the wider catchment area, therefore it is important that the vibrancy and vitality of Oxford's city, district and local centres are maintained and enhanced through the plan period. The vision for the Oxford Local Plan 2036 is to continue to build on these strengths and to focus growth in these centres.

3.23 Policy V1 aims to protect the vitality of the city, district and local centres within Oxford. Policies V2 – V4, meanwhile, provide the framework as to what mix of uses, such as retail or food and drink, (and identified through percentages allocated to each use class) would be acceptable

within the shopping frontages of these centres, including the Oxford Covered Market. These policies place a particular emphasis on the minimum proportion of retail units at ground floor level that should be present within each shopping frontage in order to ensure that the function, vitality and viability of each centre is maintained.

V1 - Ensuring the vitality of centres

- 3.24 The Local Plan states that permission will be granted for development of town centre uses within the defined city, district, and local centre boundaries if use is appropriate to both the scale, function, and character of the area. The policy also states that the city centre will continue to be a primary location for retailing as well as other town centre uses. Continuing to provide a wide diversity of uses to shoppers will create an attractive destination for people visiting the city. One means of understanding how the centres are performing in terms of vitality is to assess how many people are using these areas throughout the year.

Adapting to the changes to Use Classes Order

- 3.25 Changes to the Use Classes Order⁷ came into effect on 1 September 2020. Four years have now passed, allowing adaptation to the change to occur. The changes make monitoring of policies based on the former Use Classes referred to in the Local Plan 2036 difficult.

V2 - Shopping frontages in the city centre

- 3.26 Policy V2 sets out how shopping frontages are managed within the city centre. The policy sets out that planning permission will only be granted for proposed development that would not result in the proportion of units at ground floor level in Class A1 or other Class A uses falling below 60% of the total number of units within the defined Primary Shopping Frontage or 40% of units in the rest of the shopping frontage. When applying the policy, in response to the change to the Use Class Order, the threshold required by the Policy to be Use Class A is instead applied to Use Class E. Figure 4 shows that the proportion of E Class Use in the city centre primary frontage is 95.91%, which is an increase from last year (94.74%). Within secondary areas of the city centre E Class uses are down from last year at 75.47% to 74.27%.

⁷ Current Use Classes - updated 1 September 2020:

<https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

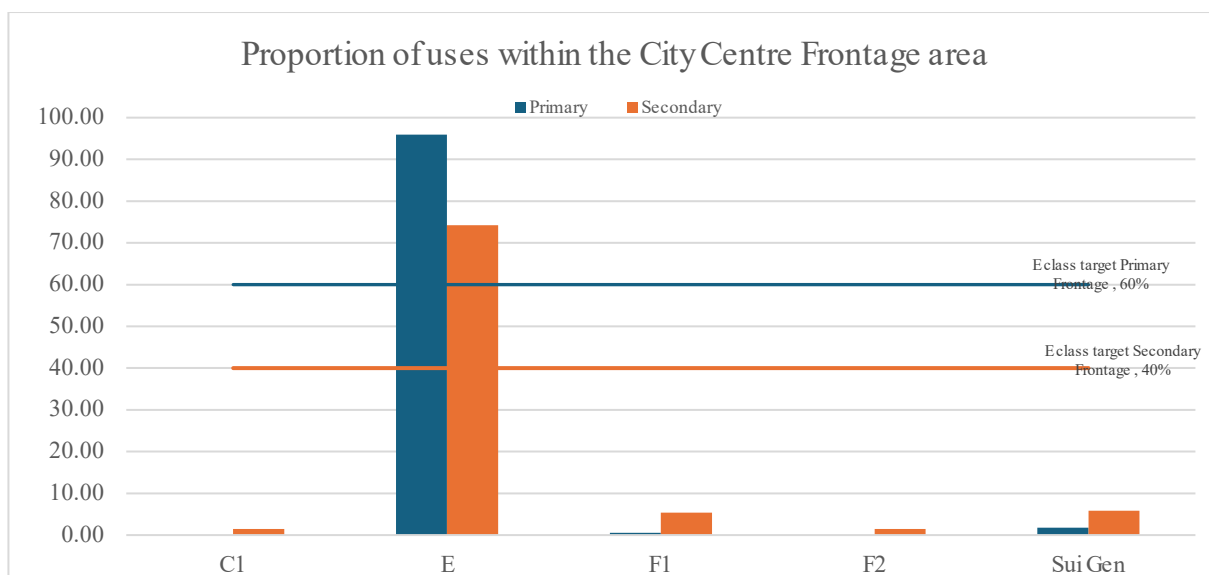


Figure 4: Proportion of uses in the City Centre primary and secondary retail frontages

V3 – Covered Market

- 3.27 During the 2024/25 monitoring year there were 0 (change of use) applications permitted in the Covered Market.

V4 - District and local shopping centre frontages

- 3.28 Outside of the city centre area, Oxford's district and local shopping centre frontages also play an important role in providing a wide range of services across the city.
- 3.29 In order to help maintain a balance of uses, Policy V4 sets out for each district centre its own individual targets in terms of A1 provision and Class A provision which is now categorised as Class E. Figure 5 shows the percentage of use class share across Oxford's district centres. Similar to last year's AMR, Headington, Summertown and Cowley continue to sit above the 85%. East Oxford, predominantly of the Cowley Road and Blackbird Leys are lower in comparison to other district centres, at 81% and 58% respectively.

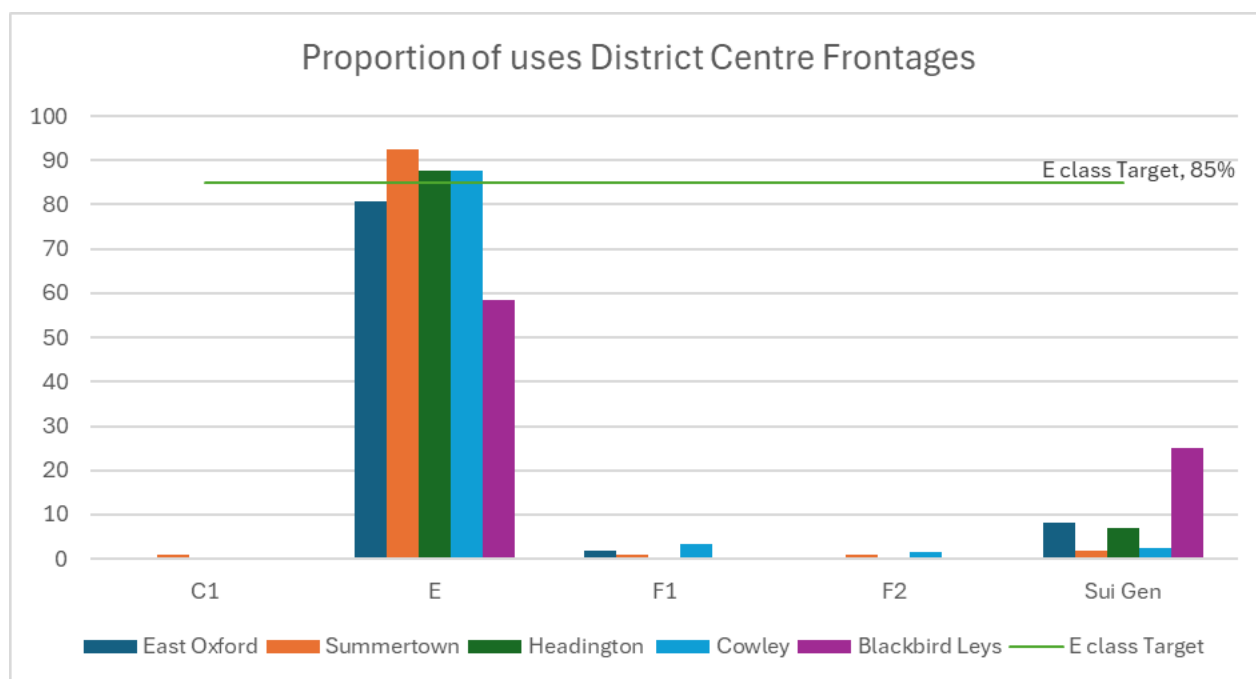


Figure 5: Proportion of uses across Oxford’s district centres retail frontages. Source: Oxford City Council.

Sustainable tourism

Tourism is an important element of Oxford’s economy. The city is world famous and attracts a large number of visitors and many overnight stays; it is a crucial destination of the national tourism industry. Over 9.4m people visited the city centre between September and November 2024 compared to just 8m in the same period of 2023 as shown in the table below.

Monitoring Period (Sep – Nov)	Number of visitors in the period
2022/23	7,530,926
2023/24	8,027,642
2024/25	9,412,016

3.30 Policy V5, ‘Sustainable Tourism’, seeks to encourage development of new tourist accommodation in the most sustainable locations which are not dependent upon the private car and that do not involve the loss of residential dwellings or affect the amenity of neighbours. Policy V5 encourages new tourist attractions in accessible locations well related to existing facilities and where such uses can contribute to regeneration.

3.31 Over the monitoring period, 4 applications were permitted involving short term accommodation, use Class C1 (Table 9). Two of these permissions will result in increases in C1 accommodations.

Application reference	Site location	Development summary	+/-
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Permissions resulting in additional C1 accommodation			
21/01695/F UL	Thornhill Park (Nielsen House)	Proposed development of 402 apartments (Class C3), a 133 bed hotel (Class C1), employment provision in the form of an Innovation Centre (2,200 sqm), with additional mixed use accommodation to include office space, gym, café and restaurant (all within Class E)	+133
24/00768/F UL	222 London Road Headington	Change of use from House in Multiple Occupation (Use Class C4) to Hotel (Use Class C1)	+ 5
Permissions resulting in loss of C1 accommodation			
24/00319/F UL	244 - 246 Iffley Road Oxford	Change of use from Boarding House (Use Class C1) and conversion to create 2 x 6 bed dwelling houses (Use Class C3)	-437.65m2
24/02812/F UL	250 Iffley Road Oxford Oxfordshire OX4 1SE	Change of use from hotel/bnb (Use Class C1) to dwellinghouse (Use Class C3)	-8 (-456m2)

Table 9: Short stay accommodation permissions granted

Chapter 4: Strong, vibrant and healthy communities

Housing completions

4.1 In the 2024/2025 monitoring year, 272 (net) dwellings were completed in Oxford. The cumulative number of dwellings completed in the 9 years since the start of the Local Plan period (2016/17 to 2024/25) is 4417 dwellings (net) with the application of ratios for communal accommodation (student, care and other communal accommodation completions) (Table 10).

Year	Housing Type					Total dwellings completed (net)
	Market Dwellings Completed	Affordable Dwellings Completed	Student Rooms Completed (Number of Equivalent 'dwellings') See table 15 for details	Care Home Rooms Completed (Number of equivalent 'dwellings')	Other communal accommodation Completed (Number of equivalent 'dwellings')	
2016/17	284	20	295 (118)	-6 (-3)		419
2017/18	170	17	452 (180)	0(0)		367
2018/19	158	105	187 (75)	36 (20)		358
2019/20	118	104	1337 (535)	59 (33)		790
2020/21	322	144	628 (251)	-11 (-6)		711
2021/22	243	274	131 (52)	-13 (-7)	34 (19)	581
2022/23	142	273	266 (107)	0 (0)	57 (32)	554
2023/24	280	61	84 (34)	0 (0)	-18 (-10)	365
2024/25	174	75	55 (23)	0 (0)	0 (0)	272
TOTAL:	1891	1073	3435 (1375)	65 (37)	73 (41)	4417

Table 10: Net additional dwellings completed broken down by housing type, since the start of the Local Plan period.

4.2 The completed 4,417 dwellings is lower than the 4,643 dwellings (net) projected to be completed by 2024/25 in the Local Plan's housing trajectory. Figure 6 shows the Local Plan housing requirement (based on the stepped trajectory of 475 dwellings per annum between 2016/17 to 2020/21, and 567 dwellings per annum between 2021/22 to 2035/36) and the standard method housing requirement (which is required by the NPPF to be applied from 2025 onwards and supersedes the Local Plan 2036 annual requirement) compared to completions and projections.



Figure 6: Local Plan 2036 housing requirement compared to completions and projections

4.3 Figure 7 provides the same information expressed as a comparison between both the Local Plan 2036 and Standard Method cumulative requirement and cumulative supply over the Local Plan period. From 2025/26 onwards these are projected numbers.

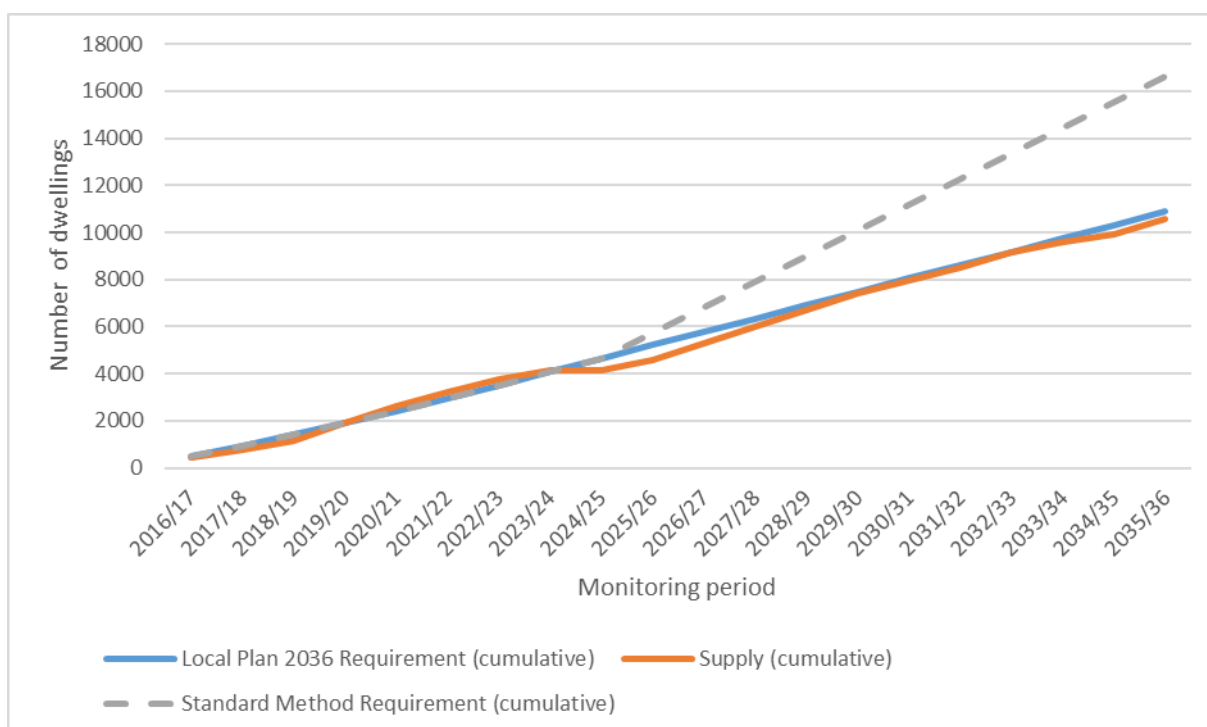


Figure 7: Cumulative Requirement and Cumulative Supply over the whole Local Plan period (including projections from 2025/26).

4.4 Table 10 shows that of the 272 total completions in 2024/25, 75 were affordable dwellings. Table 11 shows a breakdown of the sites that delivered affordable housing during the monitoring year including the affordable tenure:

Site Location	Planning application reference	No. of affordable homes permitted on the site and tenure split	No. of affordable homes completed in 2024/25 and tenure
Barton Park Phase 3	19/00518/RES	83 of 207 (40% affordable) 83 social rent	18, all social rent
Barton Park Phase 4	21/02776/RES	154 of 313 (49% affordable) 137 social rent	34 all social rent
St Frideswide Farm	21/01449/FUL	67 of 134 (50%) 56 social rent, 11 shared ownership	13, all social rent
Former Workshop At Lanham Way Oxford Oxfordshire OX4 4PU (Youngs Way)	21/03114/CT3	10 of 10 (100% affordable) 5 social rent, 5 shared ownership	10 5 social rent, 5 shared ownership

Table 11: Affordable dwellings completed in 2024/25 including tenure split

Since the start of the Local Plan period (2016/17) there have been a total of 1073 affordable homes built (Figure 8).

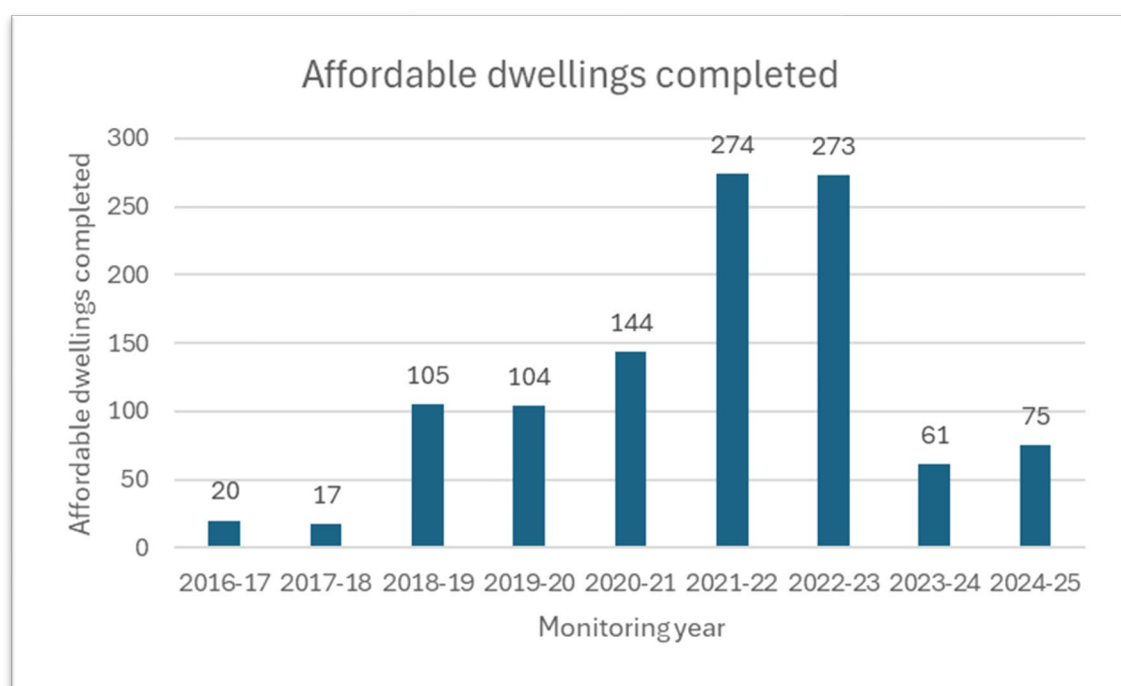


Figure 8: Net affordable dwellings completed 2016/17 - 2024/25

- 4.5 The Council is committed to delivering more affordable housing in Oxford and has been identifying land in its ownership capable of delivering affordable homes and bringing this forward wherever possible. Of the 75 affordable dwellings completed in 2024/25, 62 were delivered on City Council land as set out in Table 12:

City Council owned site	Planning application reference	No. of homes for social rent completed	No. of homes for intermediate homes completed	No. of homes for shared ownership completed	Total No. of affordable homes completed
Barton Park Phase 3	19/00518/RES	18	0	0	18
Barton Park Phase 4	21/02776/RES	34	0	0	34
Former Workshop At Lanham Way Oxford Oxfordshire OX4 4PU (Youngs Way)	21/03114/CT3	5	0	5	10

Table 12: Affordable homes completed on City Council land (by tenure) 2024/25

Housing delivery on allocated sites

4.6 Since the start of the Local Plan period (2016/17), 9 allocated sites have recorded completions. For the 2024/25 monitoring period, 52 completions on allocated sites were recorded. Allocated sites play a small role relative to the total 272 completions that have occurred this year.

OLP2036 Site Allocation (SP no.)	Site Name	Planning status	19/20 total	20/21 total	21/22 total	22/23 total	23/24 total	24/25 total	Completions recorded to date
SP19	Churchill Hospital	Completed	0	0	19	32	n/a	n/a	51
SP24	St Frideswide Farm	Under construction	0	0	0	0	11	26	37
SP30	St Catherines College Manor Road	Completed	31	0	0	0	n/a	0	31
SP34	Court Place Gardens, Iffley	Completed	0	0	0	0	35	n/a	35
SP41	John Radcliffe Hospital Site	Under construction	0	0	0	0	30	0	30*

SP44	Littlemore Park, Armstrong Road (Newman Place)	Completed	0	0	88	178	7	n/a	273
SP47	Former Nielsen House Conversion	Completed	0	134	0	0	n/a	n/a	134
SP64	William Morris Close Sports Ground	Completed	0	0	86	0	n/a	n/a	86
SP17	Headington Hill and Clive Booth	Under construction	0	0	0	0	0	26	26

Table 13 Completions recorded on Local Plan site allocations 2019/20 – 2024/25

(n.b. there were no completions on site allocations between 2016 – 2019).

n.b. The John Radcliffe Hospital Site contains key worker housing, some of which is considered communal accommodation, so a dwelling equivalent ratio is included within the completion figure.

- 4.7 Of the 272 dwellings completed during the 2024/25 monitoring year, 7 dwellings were delivered through the change of use of existing buildings from non-residential to C3 residential. These change of use applications are set out in the table below (Table 14).

Planning application reference	Type of Change of Use	No. And Tenure completed (net)
21/01992/B56	COU from Offices E(g)(i) to C3	3 market
23/01714/FUL	COU from A1 to C3	1 market
20/01259/B56	COU from B1a to C3	2 market
24/01278/EC56	COU from E to C3	1 market

Table 14: Net additional dwellings completed through non-residential to C3 residential changes of use 2024/25

- 4.8 All dwellings delivered through changes of use from non-residential to residential in 2024/25 were market housing. Of the four applications, one required planning permission (23/01714/FUL), with the remaining three submitting an application for a prior approval.

Student accommodation completions

- 4.9 As per Planning Practice Guidance⁸, student accommodation can be counted in housing land supply figures. In the 2024/25 monitoring year 55 (net) units of student accommodation were completed in Oxford (62 rooms (net) at Headington Hill and Clive Booth Student Village and the loss of 7 rooms at Trinity College). Using the ratio of 2.4:1 (as set out in Paragraph 10 of the Housing Delivery Test Measurement Rule Book⁹) the 55 (net) units of student accommodation

⁸ <https://www.gov.uk/guidance/housing-supply-and-delivery#calculating>

⁹ [Housing Delivery Test measurement rule book - GOV.UK](#)

equated to 23 C3 equivalent dwellings to Oxford's housing market (Table 15). This 23 'equivalent dwellings' figure is included within the 272 total dwellings figure shown in Table 10 above.

<u>Monitoring Year</u>	<u>Number of student rooms completed</u>	<u>Ratio Applied</u>	<u>Number of equivalent 'dwellings'</u>
2016/17	295	2.5:1	118
2017/18	452	2.5:1	180
2018/19	187	2.5:1	75
2019/20	1337	2.5:1	535
2020/21	628	2.5:1	251
2021/22	131	2.5:1	52
2022/23	266	2.5:1	107
2023/24	84	2.5:1	34
2024/25	55	2.4:1	23

Table 15: Student housing completions and equivalent 'dwellings' – 2016/17 – 2024/25

Care home completions

- 4.10 As per Planning Practice Guidance, care homes can be counted in housing land supply figures. In the 2024/25 monitoring year there were no completions resulting in a net gain or net loss of any care accommodation.

Other communal accommodation completions

- 4.11 Other communal accommodation can also be counted in housing land supply figures as per guidance set out in the Housing Delivery Test Measurement Rulebook. In the 2024/25 monitoring year, there were no communal accommodation completions or losses

Housing permissions

- 4.12 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.
- 4.13 Table 16 shows C3 self-contained dwellings permitted (net) since the start of the Local Plan period. This considers 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.

Year	Dwellings permitted (net)
2016/17	304
2017/18	524

2018/19	504
2019/20	277
2020/21	278
2021/22	1,346
2022/23	1,209
2023/24	178
2024/25	524
TOTAL	5144

Table 16: Net additional C3 dwellings permitted since the start of the Local Plan period. Note: This does not include dwelling equivalent figures for C2 student accommodation and care home rooms.

- 4.14 Table 16 shows that over the 2024/25 monitoring period, planning permission was granted for 524 C3 residential dwellings. These permissions have been included in the 'cumulative supply' (Figure 7 above). Of the 524 permitted dwellings, 323 are market dwellings and 201 are affordable dwellings.

Affordable housing permissions

- 4.15 Local Plan policy H2 requires a minimum of 50% affordable provision on qualifying self-contained residential development sites, with a capacity for 10 or more dwellings or which exceed 0.5 hectares. At least 40% of the overall number of units on the site should be provided as on-site social rented dwellings. There is no longer the requirement in national policy for First Homes. There has only been 1 residential permission in the 2024/25 monitoring year that met the threshold for applying Policy H2 as shown in Table 17 below. Provision of affordable housing on this site met the policy requirements

Planning Permission Reference	Site Address	No. of new homes (net)	Affordable Housing Provision	Affordable Tenure (s)
21/01695/FUL	Thornhill Park (Nielsen House)	402	50%	80% Social Rented; 20% Shared Ownership

Table 17 Proportion of affordable housing for sites where the affordable housing policy requirement applies (planning permissions) 2024/25

- 4.16 In addition to the application set out in Table 17 above, Policy H2 also requires a financial contribution to be secured towards delivering affordable housing elsewhere in Oxford from new student accommodation of 25 or more student units (or 10 or more self-contained student units). Alternatively, this can be provided onsite where it is agreed that the provision is appropriate. The exception to this is where the proposal is within an existing or proposed

student campus site, or the proposal is for the redevelopment of an existing purpose-built student accommodation site owned by a university to meet the accommodation needs of its students. Over the 2024/25 monitoring period there was one student accommodation application that met the threshold for applying Policy H2; 21/00110/FUL (Clarendon Centre).

Employer-linked affordable housing permissions

- 4.17 Policy H3 allows planning permission to be granted on specific identified sites for employer-linked affordable housing. Over the 2024/25 monitoring period, the Council did not receive or approve any applications for employer-linked affordable housing. This is a very specific housing type, only permissible on a limited number of sites so as to avoid conflict with delivery of Social Rented housing.

Permissions resulting in loss of dwellings (C3)

- 4.18 Local Plan policy H5 seeks to protect Oxford's existing housing stock by resisting the net loss of any dwellings. There is however some flexibility within the policy to allow a loss where there are exceptional justifications. Over the 2024/25 monitoring period, there were 3 applications permitted that result in the loss of dwellings. The first at 37 Ferry Road where permission has been granted for a dwelling to be changed to ancillary accommodation for the Russian Orthodox Parish of St Nicholas (22/02720/FUL). The other two applications (7 Court Farm Road (24/02097/FUL) and 66 Watlington Road (24/02865/FUL)) were permitted for the conversion of C3 dwelling houses to children's residential care homes (use class C2).

Self-build and community-led housing permissions

- 4.19 Community-led housing is one element of the government's agenda to increase supply and tackle the housing crisis. Community-led housing projects can include both group self-build and cohousing. Community-led housing requires meaningful community engagement throughout the process, with the local community group or organisation ultimately owning or managing the homes to benefit the local area or community group. The approach of Policy H7 is to help encourage sufficient self-build and custom housebuilding to come forward to meet demand, to support community-led housing, and to guide applications that come forward for these housing types. Over the 2024/25 monitoring period, the Council did not receive or approve any applications for self-build or community-led housing.

Self and Custom-Build Register

The City Council is required¹⁰ 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. The Planning Practice Guidance encourages authorities to publish headline information related to their Self-build and Custom Housebuilding Registers in their AMRs.

¹⁰ by the Self-build and Custom Housebuilding Act 2015

Over the 2024/25 monitoring year there has been an increase of **4** individuals on the Oxford Self and Custom Build Register and an increase of 2.6 percent in the total number of plots required, as shown in Table 18 below.

Number of Individuals on the Oxford Self and Custom Build Register	Total number of plots required for all those on the register
136 individuals and 1 association with 20 members (2023/24) 73 people – Part A (a connection to Oxford) 64 Part – B (no local connection to Oxford)	156 plots (2% increase from previous monitoring year) (2023/24)
139 individuals and 1 association with 20 members (2024/25) 75 people – Part A (a connection to Oxford) 65 Part – B (no local connection to Oxford)	160 plots (2.6% increase from previous monitoring year) (2024/25)

Table 18: Oxford’s Self and Custom Build Register Headline Information

Student accommodation permissions

4.20 Over the 2024/25 monitoring year, there were 4 planning permissions that involved the provision of student accommodation. Table 19 below sets out whether these were compliant with the requirements of policy H8 which seeks to limit the provision of new student accommodation to designated sites within the city.

Application reference	Site location	Development summary	Net increase/decrease of rooms onsite	Compliance with policy H8 criteria
22/00409/FUL	Green Templeton College	Demolition of squash courts, gardeners shed, existing porter's lodge and existing accommodation building. Construction of three accommodation buildings to house 51 student study bedrooms, associated communal spaces	21	Yes
22/02849/FUL	Banbury Road University Sites (Plot B)	The development of land at Winchester, Banbury and Bevington Road for the provision of student accommodation through the construction of accommodation buildings	130	Yes
21/00110/FUL	The Clarendon Centre, Cornmarket Street	Partial demolition of Clarendon Centre, including removal of roof to the mall. Proposed redevelopment involving partial re-use and extension of existing buildings and erection of new buildings to form retail, offices, research and development, and student accommodation,	40	Yes

24/02236/FUL	Site Of 22 To 23 St Giles' Oxford Oxfordshire	Change of use of from dwellinghouse (Use Class C3) to residential institution (Use Class C2) to provide College accommodation.	6	Yes
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Table 19: Planning permissions issued in 2024/25 for new student accommodation

- 4.21 Local Plan policy H9 seeks to link the delivery of new/ redeveloped and refurbished university academic facilities to the delivery of university provided residential accommodation. This has been considered in the previous Chapter of this AMR (Section 3.9) as it is connected to Policy E2.

Older persons and specialist and supported living accommodation permissions

- 4.22 Local Plan policy H11 sets out criteria against which applications for older persons and specialist and supported living accommodation will be considered. The Policy also indicates that existing extra-care accommodation should be protected unless it is to be replaced elsewhere or it can be shown that it is surplus to requirements. Over the monitoring period there were no applications permitted for older persons or specialist / supported living accommodation.

Housing land supply

- 4.23 The NPPF states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing and that the supply of specific deliverable sites should in addition include a buffer of 5% to ensure choice and competition in the market for land. Last monitoring period (2023/24), the City Council reported a 5.93 year housing land supply, as calculated against the housing requirement in the adopted Local Plan. However, the NPPF also states that where local plan policies are more than 5 years old, then this should be measured against the Standard Method calculation of housing need, superseding the housing requirement set out in adopted strategic policies. The Oxford Local Plan 2036 was adopted in June 2020 and so the basis of the calculation has changed this period; the Standard Method housing requirement figure of 1087 dpa is now applied.
- 4.24 The land supply calculations are set out below, also applying the Standard Method housing requirement. The City Council has identified a deliverable supply of 3,289 homes (row G in Table 22 below) for the five year period 2025/26 to 2029/30. This includes the forecast supply from large sites, including those which have been allocated in the Local Plan 2036 and outstanding permissions (commitments), plus a windfall allowance. A 5% buffer has been applied in accordance with Government methodology. This gives a housing land supply of 2.88 years against the Standard Method housing requirement as shown in Table 20.

	Five-year housing land supply calculation 2025/26 to 2029/30	Figure
A	Annual Requirement (using Standard Method calculation)	1,087 (2025/26 – 2029/30)
B	Next 5 years requirement (A (1087 x 5))	5,435

C	5-year requirement (with 5% buffer applied) (B x 105%)	5,707
D	Supply from large sites – (2025/26 – 2029/30)	2,832
E	Outstanding permissions on small sites of less than 10 dwellings (commitments) (2025/26 – 2027/28)	233
F	Windfall allowance (2028/29 – 2029/30)	224
G	Total supply (D+E+F)	3,289
H	5-year land supply (including 5% buffer)	2.88 years

Table 20: Oxford's housing land supply 2025/26 – 2029/30

- 4.25 When the new Local Plan is adopted, the calculation of the 5yhls will again be recalculated on the basis of the adopted housing requirement, until such a time the Standard Method will be used for this calculation. Had the basis of the calculation continued as in previous years (with the requirement figure from the adopted Local Plan 2036 being used) this would have resulted in a housing land supply of 5.12 years.
- 4.26 The most recent Housing Delivery Test requirements as published by Government (December 2024) showed that the HDT for Oxford had been met, in accordance with NPPF paragraph 78.

Cultural and community facilities

- 4.27 It is important that new development in Oxford is supported by the appropriate infrastructure and community facilities. Providing and improving access to educational, health and community facilities greatly improves the quality of life for residents, builds strong communities and helps to address inequalities. The local plan through Policy V7: Infrastructure and cultural and community facilities seeks to protect existing facilities and will support improvements and more intensive use of existing sites, as well as protect against the loss of such facilities without the provision of new or improved replacements that are similarly accessible. Community facilities can include community centres, schools, children's centres, meeting venues for the public or voluntary organisations, public halls and places of worship, leisure and indoor sports centres, pavilions, stadiums, public houses, club premises or arts buildings that serve a local community.

Permissions for new community facilities

- 4.28 During the monitoring period there was 1 application permitted involving new community facilities and spaces. This was at the Clarendon Centre where permission was granted for mixed use development which included a new public square (Ref number 21/00110/FUL).

Permissions for temporary changes of use

- 4.29 Over the 2024/25 monitoring period, the Council did not receive or approve any applications for temporary changes of use for cultural or community facilities.

Assets of community value

- 4.30 The Community Right to Bid allows defined community groups to ask the Council to list certain assets as being of 'community value'. The Localism Act (2011) and the Assets of Community Value Regulations (2012) set out the opportunities and procedures to follow for communities wishing to identify assets of community value and have them listed. If an asset is listed and then comes up for sale, the right gives communities six months to raise finance and put together a bid to buy it.
- 4.31 If the proposed asset is properly nominated, is in the Oxford City Council administrative area, and meets the definition, the City Council must add it to the List of Local Assets of Community Value and inform all specified parties (including a parish council if relevant). The Council must also place the asset on the local land charges register and, if the land is registered, apply for a restriction on the Land Register. Table 23 sets out the current register of successfully nominated assets of community value.

Reference	Date nomination requested	Date of decision	Name of Asset	Address of Asset	End of listing period
20/001	13.05.20	16.07.20	The George Inn PH (retained pub land only)	5 Sandford Road, Littlemore, Oxford	16.07.25
20/003	04.11.20	16.12.20	Cowley Workers Social Club	Between Towns Road, Oxford, OX4 3LZ	16.12.25
22/002	04.07.22	12.08.22	Summertown United Reformed Church	294A Banbury Road, Summertown, Oxford	12.08.27
22/001	31.03.22	26.05.22	Bullnose Morris PH	Watlington Road, Cowley, OX4 6SS	26.05.27
22/003	22.11.22	20.01.23	The Prince of Wales PH	73, Church Way, Iffley, Oxford OX4 4EF	20.01.28
25/001	31.3.25	11.06.25	Ultimate Picture Palace Community Cinema Ltd (UPPCC)	Jeune Street, Cowley Road, OX4 1BN	11/06/2030

Table 21: Current list of assets of community value

Chapter 5: Oxford’s Historic Environment

Enhancing Oxford’s heritage

- 5.1 Designated heritage assets are protected by statutory legislation. The management of change to them is controlled and guided by national, Government planning policies as well as by local (Local Plan) planning policies and by national and local planning guidance that supports the objectives of those planning policies. Policy DH3 sets out that development proposals and proposals for alterations and changes to heritage assets should not cause harm to the significance, including the setting of a designated heritage asset (listed buildings, registered parks and gardens, scheduled ancient monuments and conservation areas).
- 5.2 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. There are three heritage assets in Oxford identified as being at risk according to Heritage England (Table 24) and they are the same as the last monitoring report and no change in status.

Heritage Asset	Condition	Priority Category
Church of St Thomas the Martyr, St Thomas Street	Poor	D – Slow decay; solution agreed but not yet implemented. (Previously A)
Church of the Holy Family, Blackbird Leys	Very bad	A - Immediate risk of further rapid deterioration or loss of fabric; planning permission has been granted to demolish the Church
Minchery Farmhouse, Littlemore - Oxford	Poor	C - Slow decay; no solution agreed

Table 24: Heritage assets at risk in Oxford (July 2025)

- 5.3 The National Planning Policy Framework requires that local planning authorities should make information about the significance of the historic impact gathered as part of the development management process publicly accessible. As one of the ways to meet this requirement, the City Council produces Archaeological Annual Monitoring Statements¹¹ which provide a short overview of the scope and impact of development-led archaeology in Oxford.

¹¹ [Archaeological Annual Monitoring Statements](#)

APPENDICES

Appendix A: Oxford's planning policy documents

Document	Date of Adoption
The Development Plan	
This includes a number of policy documents that have been prepared and adopted separately.	
Oxford Local Plan 2036	June 2020
Oxford Local Plan 2036 Policies Map	June 2020
Northern Gateway Area Action Plan	July 2015
Barton Area Action Plan	December 2012
Headington Neighbourhood Plan	July 2017
Summertown and St Margaret's Neighbourhood Plan	April 2019
Wolvercote Neighbourhood Plan	June 2021
Supplementary Planning Documents (SPDs)	
West End and Osney Mead SPD	November 2022
Technical Advice Notes (TANs)	
TAN 1: Housing	January 2021
TAN 2: Employment and Skills	May 2021
TAN 3: Waste Storage	January 2021
TAN 4: Community Pubs	December 2020
TAN 5: Health Impact Assessments	May 2021
TAN 6: Residential Basement Development	January 2021
TAN 7: High Buildings	October 2018
TAN 8: Biodiversity	April 2021
TAN 9: Green Spaces	January 2021
TAN 10: Shopfronts and Signage	July 2021
TAN 12: Car and Bicycle Parking	March 2022
TAN 14: Sustainable Design and Construction	June 2022
TAN 15: Heritage Retrofit Guidance – Energy Efficiency and Carbon Reduction Reductionustainability Guidance for Householders	May 2024
TAN 16: First Homes Policy Statement	March 2022
TAN 17: Botley Road Retail Park Development Brief	October 2022
TAN 18: Biodiversity Net Gain and the Local Plan 2036	February 2024
Other planning policy documents	
Authority Monitoring Report	Produced annually
Community Infrastructure Levy Charging Schedule	Revised schedule effective from August 2025.
Local Development Scheme	January 2025
Statement of Community Involvement	June 2021

