2. A cautionary note on mixed-use developments is that they should avoid highly specific single sector occupiers with no holdings elsewhere. They should be seen as a network of quarters across which large corporations can operate. Locating all resources in one place can cause security concerns for organisations. The re-development of lower Manhattan after September 11 is suffering from what can happen if, admittedly under extreme circumstances, one sector is driven out. Financial services organisations are being offered huge tax and financial breaks to come back to Lower Manhattan but this currently does not appear to be tempting them away from mid-town areas and New Jersey.

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Solar Cities: The Oxford Solar Initiative

Introduction

The Third Assessment Report of the Intergovernmental Panel on Climate Change (IPCC, 2001) confirmed that there is compelling evidence that the Earth's climate has undergone a period of rapid warming over the last 50 years as a result of human activity. World-wide in the last decade, there have been increasingly violent storms, floods and droughts, with the UK, Europe and the remaining world experiencing unprecedented rainfall and flooding (DETR, 2000; Smith, 2001; Hulme *et al.*, 2002). The rate of warming is now perceived to be increasing. Climate models indicate that in the coming century, we will live in a progressively warmer, wetter world, with raised sea levels and increased coastal and fluvial flooding, and extreme weather events. Global average temperatures, it is projected, will rise by 1.4–5.8°C (IPCC, 2001; Hulme *et al.*, 2002) (Figure 18.1).

The scientific evidence of the increasing atmospheric concentrations of human-induced greenhouse gases has been well rehearsed (Houghton *et al.*, 1990; IPCC, 1996; Hulme and Jenkins, 1998; DETR, 2000; Graves and Phillipson, 2000; IPCC, 2001). Carbon dioxide (CO_2) appears to be the most important and it is currently responsible for around two-thirds of the global warming effect (Met Office, 1999; UNEP and UNFCCC, 2001).