

# Addendum to Statement of Common Ground on Housing Supply at Category A Villages for Policy Villages 2

Appeal for 46 dwellings – Land at Tappers Farm, Oxford Road, Bodicote, Banbury, Oxfordshire, OX15 4AB

for Hollins Strategic Land LLP

PI Ref: APP/C3105/W/19/3222428

LPA Ref: 18/00792/OUT

## 1. Introduction

- 1.1 This is an Addendum to the Statement of Common Ground with respect to an appeal by Hollins Strategic Land (The Appellant). It has been prepared and agreed by the Appellant and Cherwell District Council (the LPA).
- 1.2 The purpose of this Addendum is to provide the Inspector with a list of sites that the LPA sets out to meet the total of 750 dwellings to be delivered under Policy Villages 2. The need for this Addendum is that the Appellant's statement was based on the supply at April 2018, whereas due to the appeal procedures, the LPAs statement was based on the position at April 2019.

## 2. The Supply of Sites

- 2.1 As recorded in the main Statement of Common Ground (SoCG), with regard to housing delivery in Policy Villages 2, the 2018 AMR states:

*"Between 1 April 2014 and 31 March 2018 there were a total of 168 net housing completions on the above sites. This equates to 22.4% of the total requirement of 750 dwellings. At 31 March 2018 there are 4 dwellings remaining from the Policy Villages 2 requirement".*

- 2.2 There is no updated AMR for this appeal, however the LPA has prepared an updated table for Category A Villages. This is Appendix 8 of their Appeal Statement which is appended to this statement for ease of reference. There are a number of changes from Table 41 in the 2018 AMR. These are:

- The two sites that the Appellant excluded in their Appeal Statement are no longer included in the supply at April 2019. These are:
  - Arncott Hill Farm (17 dwellings); and,
  - 81-89 Cassington Road, Yarnton (16 dwellings).
- Three new sites are included, these being:
  - 2-4 High Street, Kidlington (16 dwellings) – **CD4.3**;
  - British Waterways Site, Kidlington (10 dwellings) – **CD4.4**; and
  - Kings Two Wheel Centre, Kidlington (10 dwellings) – **CD4.5**.

2.3 Based on the table in Appendix 8:

- the total number of dwellings completed, under construction or with planning permission is 750 dwellings.
- at April 2019, there were 271 completions, resulting in an annual average of 54 dwellings per annum;
- a further 479 completions are required to be delivered to meet the 750 total figure in Policy Villages 2;
- deducting completions (271) from the total 750, leaves an outstanding commitment figure of 479 dwellings comprising:
  - 259 dwellings remain on sites under construction; and,
  - 220 dwellings are on sites with planning permission that has not commenced.

2.4 It is agreed that Policy Villages 2 requires 750 dwellings to be delivered in the plan period. It is agreed that the 750 is not a ceiling or cap on development, but it is expressed as a total. The appellant considers that three sites should be excluded from the supply for the table for Category A villages for meeting Policy Villages 2 because they are sites that would fall within the criteria under Policy Villages 1. These sites are:

- 2-4 High Street, Kidlington (16 dwellings) – CD4.3;
- British Waterways Site, Kidlington (10 dwellings) – CD4.4; and
- Kings Two Wheel Centre, Kidlington (10 dwellings) – CD4.5.

2.5 The Appellant therefore reduces the 750 figure by 36 dwellings, which is 714 dwellings.

2.6 The LPA does not agree, and contends that any planning permissions for 10 or more dwellings at the Category A villages granted after 31 March 2014 count toward the 750 allocation, notwithstanding whether they also comply with Policy Villages 1.

2.7 The Appellant also considers that a 10% lapse rate should apply to the 220 dwellings on sites with planning permission. This would reduce the total supply to 692 dwellings. The LPA does not agree.

2.8 Both parties will provide further commentary of their respective cases at the hearing.

### 3. Core Documents

- Core Document 4.3 – Committee Report - 2-4 High Street, Kidlington
- Core Document 4.4 – Committee Report - British Waterways Site, Kidlington
- Core Document 4.5 – Committee Report - Kings Two Wheel Centre, Kidlington
- Core Document 4.6 – Committee Report - Deddington

Signed on behalf of the appellant

Stephen Harris Director 02/09/2019  
..... Position..... Date.....

Signed on behalf of local planning authority

Alexander Keen Major Projects Manager 02/09/2019  
..... Position..... Date.....

EP1

Housing supply at Category A villages for meeting Policy Villages 2 (10 or more dwellings), post 31 March 2014. Table baseline date 31/03/2019

Site	Location	Total dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Total Completions	CDC comments 30th June 2019
East of Deene Close, Aynho Road, Adderbury	Adderbury	60	2	49	9	0	0	60	Site completed
Land North of Milton Road, Adderbury	Adderbury	37	0	0	1	30	5	36	Another 1 completed during quarter 1 of 2019/20 ( <b>end of June 19</b> ). Site now completed.
Land off Banbury Road, Adderbury	Adderbury	25	0	0	0	6	3	9	
Ambrosden Court, Merton Road, Ambrosden	Ambrosden	44	0	0	22	22	0	44	Site completed
Church Leys Field, Blackthorn Road, Ambrosden	Ambrosden	85	0	0	0	0	20	20	Another 15 completed during quarter 1 of 2019/20 ( <b>end of June 19</b> ). Total of 35 completions
Land North of Station Road, Bletchingdon	Bletchingdon	61	0	0	0	5	19	24	
Cotefield Farm, Bodicote Phase 1, Bodicote	Bodicote	4	0	0	0	0	4	4	Site completed
Cotefield Farm, Bodicote Phase 2, Bodicote	Bodicote	95	0	0	0	0	0	0	Outline planning permission granted. Part of the site has Reserved Matters consent.

Site	Location	Total dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Total Completions	CDC comments 30th June 2019
The Paddocks, Chesterton	Chesterton	45	0	0	0	2	38	40	Another 5 completed during quarter 1 of 2019/20 (end of June 19). Site now completed.
Land North of Hook Norton Primary School And South Of Redland Farm, Sibford Road, Hook Norton	Hook Norton	54	0	0	0	0	14	14	
2 - 4 High Street, Kidlington	Kidlington	16	0	0	0	0	0	0	Extant outline PP and RM consent
4 The Rookery, Kidlington	Kidlington	20	0	20	0	0	0	20	Site completed
British Waterways Site, Langford Lane, Kidlington	Kidlington	10	0	0	0	0	0	0	Extant outline PP and RM consent
Co Op, 26 High Street, Kidlington	Kidlington	52	0	0	0	0	0	0	Extant outline PP and RM consent
Kings Two Wheel Centre, 139 Oxford Road, Kidlington	Kidlington	10	0	0	0	0	0	0	Extant outline PP and RM consent
South East Of Launton Road And North East Of Sewage Works Blackthorn Road, Launton	Launton	72	0	0	0	0	0	0	Extant outline planning permission. Reserved Matters application not yet submitted

Site	Location	Total dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Total Completions	CDC comments 30th June 2019
Land North of The Green and adj. Oak Farm Drive, Milcombe	Milcombe	40	0	0	0	0	0	0	Extant outline planning permission. Reserved Matters application submitted but not determined
Land North of Oak View, Weston on the Green	Weston on the Green	20	0	0	0	0	0	0	Extant outline PP and RM consent
	<b>TOTAL</b>	<b>750</b>	<b>2</b>	<b>69</b>	<b>32</b>	<b>65</b>	<b>103</b>	<b>271</b>	

	Sites completed
	Sites under construction
	Sites not started