

Housing Land Supply Update July 2018

CHERWELL DISTRICT COUNCIL

HOUSING LAND SUPPLY UPDATE

JULY 2018



Housing Land Supply Update

- 1.1 Cherwell District Council is required by national planning policy to identify a continuous five-year supply of deliverable housing sites. Government requires all Local Planning Authorities to do this and the five-year supply is often material in determining planning applications for new housing.
- 1.2 The Council's current position on housing land supply is published in the 2017 Annual Monitoring Report (AMR) which involved a comprehensive review of land supply. This took into account housing completions and permissions at 31 March 2017; the up-to-date position on all anticipated housing sites (October 2017); consultation with developers, landowners and agents; consultation with Council staff in the Development Management, Build and the Bicester Delivery Team actively involved in individual sites; market signals; whether there was a realistic prospect such as economic conditions. The 2017 AMR showed that the Council can demonstrate a 5.5 year supply for the period 2017-2022 and 5.7 years for 2018-2023, with a 5% buffer applied.
- 1.3 As a consequence of a current planning appeal (Launton – APP/C3105/W/17/3188671), the Council has reviewed the assumptions and positions for a number of sites shown in the 2017 AMR Housing Delivery Monitor. This Housing Land Supply Update considers the following sites:
 - i. Drayton Lodge Farm
 - ii. South of Salt Way East
 - iii. Gavray Drive
 - iv. Graven Hill
 - v. North West Bicester Phase 2
 - vi. South East Bicester
 - vii. South West Bicester Phase 2
- 1.4 In light of the review of the above sites delivery rates were adjusted to reflect the most up-to-date position across these sites.
- 1.5 The Council's updated supply has reduced from 9,241 homes to 8,674 homes for 2017-2022 (loss of 567 homes) and reduced from 9,383 homes to 8,891 homes for 2018-2023 (loss of 492 homes). This gives a supply of 5.2 years in 2017-2022 and 5.4 years in 2018-2023 with a 5% buffer applied (please see Appendix 1). The updated Housing Delivery Monitor illustrating the changes at the sites is included in Appendix 2.

Appendix 1 – Revised calculation of housing land supply from delivery sites (with 5% buffer) (July 2018 Update)

		Five Year Period 2017-22 (previous period)	Five Year Period 2018- 23 (current period)
a	Plan Requirement	22840	22840
b	Annual Requirement (a/20)	1142	1142
c	Requirement to date (b*years)	6852	7994
d	Completions	4579	5802*
e	Shortfall at 31/3/17 (c-d)	2273	2192
f	Base Requirement over next 5 years (b x 5)	5710	5710
g	Base Requirement over next 5 years plus shortfall	7983	7902
h	5 Year Requirement and shortfall plus 5%	8382	8297
i	Revised Annual Requirement over next 5 years (h/5)	1676.4	1659.4
j	Deliverable Supply over next 5 Years	8674	8891
k	Total years supply over next 5 years (j/i)	5.2	5.4
l	Surplus (h – j)	-292	-594

*projected completions of 1,223 for 2017/18 added to roll forward to 2018-2023

Appendix 2 – Updated Housing Delivery Monitor (July 2018 Update)

Appendix 2 - 2017 AMR Housing Delivery Monitor

2017 Housing Delivery Monitor with July 2018 updates

(Sites with updated delivery rates are highlighted in amber and the changes in red)

HOUSING DELIVERY MONITOR (December 2017)
(excludes non-strategic sites to be identified through Local Plan Part 2 / Neighbourhood Plans)

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/17 minus units built & recorded at 31/03/17 (net)	Completions 01/04/11 to 31/03/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details
1. BANBURY																					
Banbury - Completed Identified Sites (10 or more dwellings)																					
62 64 and land to the rear of 58, 60 Oxford Road	Complete. Planning permission 07/02377/F for 11 homes (gross) granted on appeal on 1/10/08. Site complete 4 January 2012.	0.41	G	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Development of 11 dwellings (9 net). Sold to Taylor Wimpey in 2010. Completed 4 January 2012.
Calthorpe House, 60 Calthorpe Street	Part of land allocated for mixed use development in the Non-Statutory Plan. Application (13/01709/CDC) for 15 dwellings was approved on 25 April 2014. Site completed in December 2015 (2015/16).	0.08	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Site completed in December 2015 (2015/16).
Canalside House, Tramway Road	A Commercial Prior Approval (13/01124/CPA) for change of use from office (B1a) to residential (C3) - Conversion to provide 14 dwellings was accepted on 6 September 2013. (Class J of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995). Site completed in December 2015 (2015/16).	0.15	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Site completed in December 2015 (2015/16).
Dashwood School	Complete. Full planning permission 10/00664/F granted 1 April 2011. Amended by 11/00683/F. Completed October 2012.	0.29	PDL	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Pupils transferred to new school on the former Cattle Market site. Permission granted for refurbishment of school building and construction of new building to provide 19 affordable dwellings. Conditions discharged. Site completed in October 2012.
Former allotment, Miller Road	Complete. Planning permission (10/01053/F) granted for 10 flats on 16/9/10	0.15	G	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Self-build project. Completed 28 February 2012.
Junction of Warwick Road & Foundry Street, 92-94 Warwick Road	Planning permission 03/02616/F granted in February 2005. Site complete March 2015 (2014/15).	0.13	PDL	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Planning permission granted for 19 flats and 3 maisonettes. Site completed in 2014/15.
Land adjoining and north west of 35 Crouch Hill Road	Permission granted on 22 December 2010 (10/00388/OUT). Reserved Matters application (12/01807/REM) withdrawn. 13/00402/REM for 26 dwellings was approved on 18 June 2013. A separate application (13/01238/F) for 2 dwellings (net 1) was approved on 30 October 2013. This is in addition to the 26 that were previously approved. Site completed December 2014 (2014/15).	0.6	G	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	Site completed in 2014/15.
Lincoln House, Lincoln Close	Application for change of use from former care home to residential to provide 18 units (13/01880/CDC) was approved on 20 October 2014. Site completed in March 2016 (2015/16).	0.4	PDL	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Site completed in March 2016 (2015/16).
Old Stanbridge Hall, Banbury School, Ruskin Road	Complete. Full permission granted on 20/9/10 (10/00907/F).	0.95	Mostly PDL	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	Conversion and extension of disused school building by Housing 21 to provide 70 extra care dwellings. Completed 22 March 2012.
Orchard Lodge, Warwick Road	Application for change of use from former care home to residential use to provide 16 residential units (13/01879/CDC) was approved on 25 April 2014. Site completed in September 2015 (2015/16).	0.33	PDL	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Site completed in September 2015 (2015/16).
Town Centre House, Southam Road	Commercial Prior Approval (15/00581/PAJ) for conversion of existing building from its current use (Class B1 offices) to a residential use comprising multiple apartments (Class C3) (39 1 bedroom apartments) was approved on 19 June 2015. Site completed in June 2016 (2016/17).	0.19	PDL	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	The site is owned and managed by Cherwell District Council after the Council secured £1 million of funding to transform the vacant office block into 39 one bedroom apartments. Site completed in June 2016 (2016/17).
1A Banbury - Completed Identified Sites Sub-Totals				0	259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	259	

Appendix 2 - 2017 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/17 minus units built & recorded at 31/03/17 (net)	Completions 01/04/11 to 31/03/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
Banbury - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings)																					Contributing to the '5 year land supply'	
3 West Bar Street	16/00037/F - Conversion and change of use of existing offices to create 12 no. new apartments was approved on 2 December 2016.	0.14	PDL	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Planning application for 12 dwellings was approved on 2 December 2016. The building is currently vacant. This is a small brownfield site in a very sustainable location. Delivery anticipated 18/19.
46 West Bar Street	Planning application 16/01096/O56 for change of use from B1(a) office to C3 residential - 17 units was approved on 8 August 2016. This supersedes the previous approval of 16/00103/O56 which was approved on 16 March 2016. Site completed in September 2017 (2017/18). i.e. after basedate for completions.	0.09	PDL	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	Planning application for 17 dwellings was approved on 8 August 2016. Site completed in September 2017 (2017/18). i.e. after basedate for completions.
Admiral Holland, Woodgreen Avenue	The public house was closed in December 2015 and the site was purchased by the Council. Permission for the demolition of the public house was issued on 23 December 2016 and has already taken place. A planning application for 16 dwellings is expected in second half of 2017.	0.4	PDL	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	This is a council owned site. CDC Housing advised (October 2017) that a planning application for 16 dwellings is expected in second half of 2017. Demolition of the public house took place in Spring 2017. The site is expected to be completed by end of 2019.
Bankside Phase 1 (Longford Park)	Permission granted on 30 September 2009 for 1070 homes (05/01337/OUT). Separate (but linked) permission for another 22 dwellings (net) (09/00939/F). This has been superseded by 12/00290/F which was approved on 11 December 2012. A number of Reserved Matters have been approved. Total number of homes - 1090 dwellings.	75.1	G	530	560	104	150	146	98	32	0	0	0	0	0	0	0	0	0	0	1090	Permitted urban extension (up to 1070 homes) previously controlled by Hallam Land and Gallaghers. Separate permission for 21 dwellings (20 net) at 33 Oxford Road and land to the rear of nos. 35 - 59 Oxford Road but linked to implementation of the main permission. Housebuilders Taylor Wimpey, Barratts and Bovis are developing the site. Housebuilders (Bovis Homes) advised (October 2017) that there are contractual issues on their phase 3 so there will be no further activity or occupations for the remainder of 2017 for Bovis Homes. Expected delivery rates provided. Housebuilders (Taylor Wimpey and Barratt Homes) advised (October 2017) that the expected delivery rates should remain unchanged as these are broadly in line with their projections.
Crown House, Christchurch Court	There are multiple planning permissions in relation to the site however the most relevant permission is 17/00243/F - change of use of existing office building into 37 apartments. This was approved on 30 March 2017.	0.28	PDL	37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Permission granted for the change of use of existing office building into 37 dwellings. The site is now owned by Cherwell District Council and is currently under construction. In the interest of caution, expected delivery rates to be pushed back a year.
Drayton Lodge Farm	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 250 dwellings (Banbury 18). HELAA (2017) site HELAA255. An outline planning application is expected in early 2018.	15	G	0	0	0	0	0	50	75	100	25	0	0	0	0	0	0	0	0	250	Agents (Savills) advised (October 2017) that the owner's intentions are to progress with an outline planning application in quarter 1 of 2018. Timescales will then be dictated by the application determination and reserved matters with a developer. Expected delivery rates to be 50 in 19/20, 75 in 20/21, 100 in 21/22 and 25 in 22/23. July 2018 Update: The Case Officer from the Development Management team who is leading on this site advised that an outline planning application is expected by September 2018. Expected delivery rates to be pushed back a year.
Farima Properties, Mercia House, 51 South Bar Street	16/02363/F - Conversion of existing office building to form 10 No residential apartments was approved on 17 February 2017.	0.15	PDL	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Planning permission for 10 dwellings was approved on 17 February 2017. Developer (Farima Properties) advised (October 2017) that the site is currently under construction and is expected to be completed by end of November 2017.
Land Adjoining And West Of Warwick Road	Outline application 13/00656/OUT for up to 300 dwellings with access from Warwick Road together with associated open space, allotments and a 500 sq m retail store was allowed on appeal on 3 March 2014. Reserved Matters application 15/00277/REM was approved on 7 March 2017.	12.14	G	300	0	0	40	100	100	60	0	0	0	0	0	0	0	0	0	0	300	Reserved Matters application was approved in March 2017. It is expected that there will be two housebuilders on site: Miller Homes and Taylor Wimpey with Miller Homes developing the majority of the site. Miller Homes advised (November 2017) the following expected delivery rates: 40 in 18/19, 100 in 19/20, 100 in 20/21 and 60 in 21/22.
Land at Higham Way	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 150 dwellings (Banbury 19). Planning application 16/00472/OUT for approximately 200 dwellings was received in March 2016 and is pending consideration.	3.1	PDL	0	0	0	25	100	25	0	0	0	0	0	0	0	0	0	0	0	150	A strategic allocation in the adopted Local Plan 2011-2031 for 150 dwellings. Planning application for 200 dwellings is pending consideration. Agents (JSA Architects) advised (October 2017) that the expected delivery rates should be 25 in 18/19, 125 in 19/20 and 50 in 20/21. This is not an extensive site and in the interest of caution the site should remain with 150 dwellings as per Local Plan allocation.
Land East of Southam Road	A part of a strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 600 dwellings (Banbury 2). Planning application for 510 homes (13/00159/OUT) was approved on 18 December 2013. A Reserved Matters application (14/02140/REM) for the first 98 homes was approved on 17 July 2015. Reserved Matters (15/00961/REM) for 412 dwellings (phase 2) was approved on 23 October 2015.	25.61	G	405	105	100	100	80	80	45	0	0	0	0	0	0	0	0	0	0	510	One part of a strategic allocation in the adopted Local Plan 2011-2031 (Banbury 2). Housebuilder (Bellway Homes) advised (October 2017) that the 120 dwellings of the 510 with detailed planning permission are being delivered by Ashberry Homes. Expected delivery rates provided. The 2016 AMR identified that 90 completions will be expected during 2017/18. The Council's monitoring for quarters 1-2 (17/18) suggest that this is likely to be exceeded.

Appendix 2 - 2017 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/17 minus units built & recorded at 31/03/17 (net)	Completions 01/04/11 to 31/03/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
Land South of Salt Way and West of Bloxham Road	Site includes allocation Banbury 16 in the adopted Local Plan 2011-2031 Part 1. Outline application (14/01188/OUT) for 350 dwellings was approved on 13 November 2015. Reserved Matters application 17/00669/REM for 318 dwellings was approved on 12 October 2017.	18.45	G	350	0	0	25	75	75	75	75	25	0	0	0	0	0	0	0	0	350	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 16). Reserved Matters approved in March 2017. Site to be developed by Redrow Homes. Infrastructure works carried out with construction of an access road and a new roundabout between the site and Morris Homes development. The site is under construction. Redrow Homes on their website advised that they are hoping to launch the development in Summer 2018. The Case Officer from the Development Management team who is leading on the site advised (November 2017) that the expected delivery rate should be pushed back a year.
Land to the rear of Methodist Church, The Fairway	Application 13/01372/CDC for 11 dwellings was approved on 14 December 2015.	0.25	G	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Council led scheme. CDC Housing advised (October 2017) that work has started on site. The scheme is Passivhaus certified and is expected to be completed in the first half of 2018.
Land West of Southam Road	A part of a strategic allocation in the adopted Local Plan 2011-2031 for 600 dwellings (Banbury 2). Planning application for 90 homes (13/00158/OUT) was approved on 18 December 2013. A Variation of condition was approved on 4 February 2015. Condition 6 is affected which is related to the requirement of a Design Code. A Reserved Matters application (15/01026/REM) for the layout of a spine road was approved on 3 September 2015.	17.62 (gross)	G	90	0	0	10	80	0	0	0	0	0	0	0	0	0	0	0	0	90	Agents (Harris Lamb) advised (October 2017) that Sanctuary Group have reached an agreement with the site owner to acquire the site. A new planning application is in the process of being prepared and will be submitted shortly. Expected delivery rates as follows: 10 in 18/19 and 80 in 19/20.
Neithrop House, 39 Warwick Road	Half implemented. 05/01431/F. 14 dwellings in total, 7 already provided.	0.08	PDL	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	Conversion and extension. Listed building in conservation area. Conversion of building to 7 dwellings completed before 2011. Completion of the 7 new build awaited. The owner of the site advised (October 2017) that work on site is due to commence after Christmas and the site is expected to be completed by end of 2018.
North East Of Crouch Hill Farm Adjoining Broughton Road	Outline application 13/01528/OUT for residential development including means of access from Broughton Road was approved on 2 October 2014. A Reserved Matters application for 40 dwellings (15/01215/REM) was approved on 22 March 2016.	2.81	G	40	0	15	25	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Reserved Matters approved in March 2016. Site being developed by CALA Homes. The site is under construction. CALA Homes on their website is suggesting that the site is launching in mid November.
North of Hanwell Fields	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 544 dwellings (Banbury 5). Planning application for 350 homes (12/01789/OUT) was submitted by Persimmon Homes and was approved on 2 September 2014. First Reserved Matters application (15/00462/REM) for 118 dwellings was approved on 13 November 2015. Planning application (14/00066/OUT) for an additional 160 dwellings was approved on 2 April 2015. Reserved Matters (15/01115/REM) for 160 dwellings from Davidsons Developments was approved on 17 December 2015. Reserved Matters application (15/01589/REM) for Phase 2 for 232 dwellings was received on 26 August 2015 and is pending consideration. Application 16/01210/F for erection of 20 no. dwellings was approved on 15 March 2017. This is on part of the remaining area as identified in the 2017 HELAA (Site HELAA173).	18.75	G	473	57	100	100	100	100	87	0	0	0	0	0	0	0	0	0	0	544	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 5). Planning permissions approved with two housebuilders on site: Persimmon Homes (370 dwellings) and Davidson Homes (160 dwellings). The site is currently under construction. Davidson Homes advised (October 2017) that there are three phases consisting of 107, 20 and 33 dwellings. Expected delivery rates are: 35 in 17/18, 48 in 18/19 and 20 in 19/20. The 2016 AMR identified 100 completions will be expected during 2017/18. The Council's monitoring for quarters 1-2 (17/18) suggest that this is likely to be achieved.
Oxford & Cherwell Valley College, Broughton Road	Application (15/01024/F) for demolition of existing buildings and change of use from D1 non residential to C3 dwelling houses comprising 78 no 1 bedroom and 2 bedroom extra care residential apartments with associated ancillary accommodation. Approved on 18 February 2016.	0.81	PDL	78	0	0	78	0	0	0	0	0	0	0	0	0	0	0	0	0	78	The site is currently under construction by Bromford and is expected to be completed in 2018/19. Bromford's website is suggesting that the sales and marketing suite and show apartments are expected to be opened by end of 2017 with the first residents moving in early 2019. Expected delivery rates to remain unchanged.
Penrose House, 67 Hightown Road	Planning Permission 04/01395/F for 12 flats superseded by 11/00820/F for 14 flats which was granted permission on 20 December 2011 and has already been completed. Permission 10/01877/F for 12 flats extant.	0.16	PDL	12	14	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	26	14 new dwellings were completed in December 2015 (2015/16) with the remaining permission still extant. Expected delivery rate to remain unchanged.
Poundland 1 - 6 Malthouse Walk	Change of use of building (first and second floors) from class B1(a) offices to class C3 dwelling houses (20 No one bedroom flats) was approved on 2 November 2015. Prior approval not required (15/01691/O56)	0.07	PDL	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Planning permission for 20 dwellings was approved on 2 November 2015. Agents (Planning Works Ltd) previously advised (January 2017) that the site is expected to be completed by November 2018. Work has yet to be commenced however the expected delivery rate of 20 in 18/19 still remains reasonable therefore should remain unchanged.

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South of Salt Way - East	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 1,345 dwellings (Banbury 17). Planning permission (12/00080/OUT) given for 145 dwellings on part of the site (on appeal) on 23 September 2013. Reserved Matters application (14/01225/REM) was approved on 28 November 2014. Planning application (14/01932/OUT) for 1,000 homes is pending and (15/01326/OUT) for 280 homes (non determination) is currently at appeal.	68	G	81	64	50	19	50	125	150	150	150	150	100	100	100	100	75	42	1425	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 17). Planning permission for part of the site (north-west corner) and is under construction (145 homes) by Morris Homes. Gladman's application relates to the eastern part of the site which is currently at appeal. Gallagher Estates's application (pending consideration) covers the remaining area of the site which is the majority of the strategic allocation. Agents on behalf of Gallagher Estates (David Lock Associates) advised (October 2017) that they are looking to secure planning consent and discharge of pre-commencement conditions during 17/18. Start on site with approval of Reserved Matters during 18/19. Expected delivery rates: 50 in 19/20, 75 in 20/21, 100 in years 21/22 to 28/29, 75 in 29/30. The 2016 AMR identified that 73 completions will be expected during 2017/18. The Council's monitoring for quarters 1-2 (17/18) suggest a potentially lower return of approximately 50 units for 2017/18. July 2018 Update: Remaining units by Morris Homes are expected to be delivered by March 2019. The Case Officer from the Development Management team who is leading on this site advised that a Reserved Matters application on the Gladman site is expected in early 2019 with one developer starting on site in the same year. Outline consent on the Gallagher site is expected in summer 2018 with Reserved Matters applications from mid-2019. Expected delivery in 19/20 to be reduced from 100 to 50.
West of Breth Hill	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 400 dwellings (Banbury 3). Application 13/00444/OUT for 400 dwellings was approved on 9 March 2016. Reserved Matters (16/00576/REM) for the first 110 dwellings was approved on 25 August 2016. Reserved Matters (16/02437/REM) for a specialised housing scheme comprising of 51 units was approved on 24 March 2017	27.03	G	386	14	80	80	80	80	66	0	0	0	0	0	0	0	0	0	400	Planning permission issued in March 2016 following signing of legal agreement. Design Code approved on 5 August 2016. Reserved Matters approval for 110 homes. Specialist housing scheme for 51 dwellings. Full application for 319 dwellings submitted February 2017 which proposes an increase in total dwellings on the site to 480 within the area agreed for development at outline stage - subject to planning. Revised expected delivery rates provided.
Windfall Allowance (<10 dwellings)				232	228	35	35	35	35	35	35	35	17	17	17	17	17	17	17	592	Projection based on the draft HELAA (2017). For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 dwellings are also recorded.
1B Banbury - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals				3091	1042	511	779	869	768	625	360	235	167	117	117	117	117	92	59	5975	
Banbury - Specific, Developable Sites (10 or more dwellings)																					Identified developable sites not yet considered to be deliverable
56-60 Calthorpe Street	Granted on appeal on 17 March 2009 - 07/02584/F & APP/C3105/A/08/2087474. Extension of time approved on 2 July 2013 - 12/00198/F. Expired on 2 July 2016. HELAA (2017) site HELAA260.	0.11	PDL	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14	Redevelopment of site for retail use on ground floor with 14 residential units on three upper floors. Planning permission had expired on 2 July 2016. Taken out of the 5 year housing land supply. This is a potential site if needed to address any identified shortfall in the Council's housing supply. The 2017 draft HELAA has considered the site to be a developable.
Bankside Phase 2	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 600 dwellings (Banbury 4). HELAA (2017) site HELAA256.	21.5	G	0	0	0	0	0	50	100	100	100	100	100	50	0	0	0	0	600	A strategic allocation (Banbury 4) in the adopted Local Plan 2011-2031 for 600 dwellings which will continue from Bankside Phase 1. Agents (Framptons) advised (January 2017) that the expected delivery rates should remain unchanged. Delivery rate pushed back a year in the interest of caution. Not yet proceeding towards application.
Bolton Road	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for mixed use development including 200 dwellings (Banbury 8). HELAA (2017) site HELAA257.	2	PDL	0	0	0	0	75	75	50	0	0	0	0	0	0	0	0	0	200	A strategic allocation in the adopted Local Plan 2011-2031 for mixed use development including 200 dwellings (Banbury 8). Includes site of a multi-storey car park which has already been demolished. However, development scheme awaited.
Canalside	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 700 dwellings (Banbury 1). Draft SPD. HELAA (2017) site HELAA258.	24.5	PDL	0	0	0	0	0	50	50	100	100	100	100	100	100	0	0	0	700	A strategic allocation in the adopted Local Plan 2011-2031 for 700 dwellings (Banbury 1). The completed Banbury Flood Alleviation Scheme (FAS) helps delivery of the site. New masterplan work and detailed viability work ongoing. A Supplementary Planning Document is being prepared and will be out for consultation in spring 2018.
Land adjacent Breth Hill Reservoir	A site that was identified internally for potential housing in the near future. HELAA (2017) site HELAA259. Draft 2017 HELAA concluded that the site is not suitable and has no housing potential. Update provided from the Council's Housing team indicate the site is suitable and could accommodate 40 dwellings on a smaller part of the site.	2.5	G	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	40	A site that was identified internally for potential housing in the near future. A site to be Chervell led. CDC Housing advised (October 2017) that a planning application for approximately 40 dwellings on a smaller part of the site is currently being prepared. The site is expected to be completed during 2018/19 subject to planning.

Appendix 2 - 2017 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/17 minus units built & recorded at 31/03/17 (net)	Completions 01/04/11 to 31/03/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
Land at Banbury AAT Academy	Application for residential development (13/00265/OUT) was approved on 24 April 2014. A Variation of condition (14/01482/OUT) to allow development to come forward in phases was approved on 8 April 2015. The planning permission for 44 dwellings including the variation of condition have expired on 24 April 2017 (2017/18). i.e. after the basedate. HELAA (2017) site HELAA278.	2.03	G	44	0	0	0	10	34	0	0	0	0	0	0	0	0	0	0	0	44	The planning permission for 44 dwellings including the variation of condition expired on 24 April 2017 (2017/18). i.e. after the basedate. HELAA (2017) site HELAA278. Taken out of the 5 year housing land supply. The 2017 draft HELAA has considered the site to be deliverable based on the extant planning permission at the time of writing the draft HELAA. Due to the expiry of the planning permission the site should be changed to a developable site as there is no prospect of the site being brought forward at present time.
1C Banbury - Specific, Developable Sites Sub-Totals				44	0	0	40	99	209	200	200	200	200	200	150	100	0	0	0	0	1598	
1D Banbury - Remaining Allocation - Non-Strategic Sites	Remaining from allocation (150 homes) in the adopted Local Plan (July 2015)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1A BANBURY - COMPLETED IDENTIFIED SITES				0	259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	259	
1B BANBURY - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				3091	1042	511	779	869	768	625	360	235	167	117	117	117	117	92	59	5975		
1C BANBURY - SPECIFIC, DEVELOPABLE SITES				44	0	0	40	99	209	200	200	200	200	200	150	100	0	0	0	0	1598	
1D BANBURY - REMAINING ALLOCATION FOR NON-STRATEGIC SITES				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1E BANBURY- HOUSING LAND AVAILABILITY TOTAL (1A + 1B + 1C + 1D)				3135	1301	511	819	968	977	825	560	435	367	317	267	217	117	92	59	7832		
2. BICESTER																						
Bicester Completed Identified Sites (10 or more dwellings)																						
Former Oxfordshire County Council Highways Depot	Non-Statutory allocation for 30 dwellings. Outline permission 06/01003/OUT granted for 60 dwellings and a care home. Reserved Matters approvals 06/01166/REM & 09/01077/REM. An amended application (09/01076/F) approved extending permission to 7 October 2014. An alternative application for 42 dwellings (13/01708/CDC) was approved on 25 April 2014. Site completed in March 2016 (2015/16).	0.56	PDL	0	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	Site completed in March 2016 (2015/16).
Transco Depot, Launton Road	Non-statutory allocation for 25 dwellings. 12/01216/F approved 5 March 2013 for 23 dwellings. Site completed in 2013/14.	0.4	PDL	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	Site completed in 2013/14.
West of Chapel St. & Bryan House	Complete. Planning permission (10/00106/F) for 23 homes (5 net). Similar site to the Non-Statutory allocation for 20 dwellings.	0.5	PDL	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Allocated in the Non-Statutory Cherwell Local Plan 2011. Informal development principles produced in December 2008. Permission granted on 11/1/11 (10/00106/F) for the demolition of Bryan House (18 sheltered homes) and for 23 new affordable homes (gross). Constructed as an Eco-Bicester demonstration project by Sanctuary housing association.
Bicester Community Hospital Kings End	Application (12/00809/F) for demolition of existing community hospital and redevelopment of site to provide a new community hospital and 14 residential units was approved on 27 September 2012. Site completed in March 2017 (2016/17).	0.9	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Site completed in March 2017 (2016/17).
Winners Bargain Centres, Victoria Road	Application (15/00412/F) for redevelopment to form 42 sheltered apartments for the elderly, communal facilities, access, carparking and landscaping was approved on 15 June 2015. Site completed in September 2016 (2016/17).	0.33	PDL	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	Site completed in September 2016 (2016/17).
2A Bicester - Completed Identified Sites Sub-Totals				0	146	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	146	
Bicester - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings)																						
Contributing to the '5 year land supply'																						

Appendix 2 - 2017 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/17 minus units built & recorded at 31/03/17 (net)	Completions 01/04/11 to 31/03/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details
Gavray Drive	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 300 dwellings (Bicester 13). Application (15/00837/OUT) for 180 dwellings was refused on 22 June 2017.	23	G	0	0	0	0	25	75	100	75	25	0	0	0	0	0	0	0	300	A strategic allocation in the adopted Local Plan 2011-2031 for 300 dwellings (Bicester 13). Following a legal challenge, Policy Bicester 13 (Gavray Drive) was re-adopted on 19 December 2016. Planning application for 180 dwellings (15/00837/OUT) was refused. The site is located in a sustainable location and close to Bicester town centre. Development could provide integration with the existing Langford Village development to the south and west. Agents (David Lock Associates) advised (October 2017) that the expected delivery rates should remain unchanged. July 2018 Update: The Case Officer from the Development Management team who is leading on this site advised that the expected delivery rate in 19/20 should be reduced from 50 to 25.
Graven Hill	Allocated in the adopted Local Plan 2011-2031 Part 1 for 2100 dwellings (Bicester 2). Outline application (11/01494/OUT) granted on 8 August 2014 for redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling up to 1358sqm, up to 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) up to 1000sqm and parking areas; employment floorspace comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. Local Development Order for 198 dwellings (16/02197/LDO) approved in January 2017. A Reserved Matters application for demonstrator plots was approved on 19 December 2016. The remaining 200 homes will be provided on land at Langford Park.	207.23	PDL	1899	1	30	100	200	200	200	200	200	200	200	200	200	169	0	0	2100	A strategic allocation in the adopted Local Plan 2011-2031 for 2100 dwellings (Bicester 2). The site has been acquired by the Council and transferred to a Graven Hill Village Holding Company. The MoD is contractually obliged to transfer the land in two phases. Phase 1 - 2015 and Phase 2 - 2019. Lead housebuilder - Graven Hill Development Company Ltd. Graven Hill will be a large scale self-build housing development; the intention being to create the UK's first self-build community. Infrastructure is in place and the site is now under construction. The first 10 demonstrator plots are making good progress with 2 plots being completed to date. A revised Local Development Order for 198 plots was approved in January 2017 which will help facilitate the delivery of initial self-build dwellings on the site. Several of these plots are now under construction. Expected delivery rates provided by the housebuilder (November 2017). The Development Company expects a 10 year build-out but a longer period has been allowed for in the interest of caution. July 2018 Update: The Case Officer from the Development Management team who is leading on this site advised that the estimated delivery rate in 18/19 is likely to be reduced from 140 to 100 homes with flats expected to be completed during 19/20.
Kingsmere (South West Bicester) - Phase 1	Outline planning permission for an urban extension (1631 homes - 06/00967/OUT (1585) & 11/01052/OUT (46)). Application for 46 dwellings (14/01207/OUT) was approved on 17 July 2015 with the Reserved Matters (16/00192/REM) approved on 8 June 2016. Non-Statutory allocation. Application (11/01840/F) for conversion of existing barns to form 7 no. dwellings and construction of 4 no. dwellings was approved on 15 July 2013 which was completed in September 2014 (2014/15). Planning application for an additional 100 homes (13/00433/OUT) was approved on 15 August 2016. Reserved Matters approvals ongoing.	82.7	G	819	923	200	200	200	150	69	0	0	0	0	0	0	0	0	0	1742	Countryside Properties joint venture. There are currently 4 developers on site (Bovis Homes, Bellway Homes, Linden Homes and Persimmon Homes). Countryside Properties advised (October 2017) the four housebuilders currently on site are averaging 1 completion per week. Phase 1 is averaging 17 completions per month which equates to 204 per year. However this does fluctuate and increase significantly at certain points. The 2016 AMR identified 200 completions will be expected during 2017/18. The Council's monitoring for quarters 1-2 (17/18) suggest that this is likely to be achieved.
Land at Bessemer Close / Launton Road	Non-statutory allocation for 70 dwellings. A planning application (15/02074/OUT) for demolition of existing industrial buildings and erection of 21 affordable dwellings and 49 open market dwellings was allowed on appeal on 3 May 2017. A Reserved Matters application (17/01253/REM) was approved on 25 August 2017. HELAA (2017) site HELAA263.	3.35	PDL	0	0	0	0	52	18	0	0	0	0	0	0	0	0	0	0	70	Existing employment site with vacant units (formerly occupied by the Lear Corporation and Firstline), Jobligns Garage (car sales and servicing) and storage units to the rear. The Non-Statutory Local Plan seeks a mixed residential and B1 employment development on this site consisting of 70 dwellings. The site benefits from Outline and Reserved Matters permissions. Housebuilder (Vanderbilt Homes) advised (October 2017) the expected delivery rates to be 52 in 19/20 and 18 in 20/21.
Land at Skimmingdish Lane	Application (14/00697/F) for 46 dwellings was approved on 9 December 2015.	2.4	G	46	0	0	36	10	0	0	0	0	0	0	0	0	0	0	0	46	Housebuilder (Taylor Wimpey) advised (October 2017) that the expected delivery rates should remain unchanged.
Land South of Church Lane (Old Place Yard and St Edburges)	Non-Statutory allocation for 15 dwellings. Development principles approved in June 2007. Planning application 16/00043/F for 11 self-contained flats for adults with physical disabilities/learning disabilities and autistic spectrum condition was approved on 13 June 2016. The former library is now owned by Cherwell District Council and a planning application for 5 additional homes is expected soon.	0.63	PDL	11	0	11	5	0	0	0	0	0	0	0	0	0	0	0	0	16	Council led scheme. CDC Housing advised (October 2017) that work has commenced for the 11 dwellings on either side of the former Bicester Library during the first half of 2017 and is expected to be completed by Spring 2018. Future potential for redevelopment of the former library site.
Land South of Talisman Road	Outline application 09/01592/OUT for 140 dwellings granted on appeal (APP/C3105/A/11/2147212) on 18 August 2011. Reserved Matters application for 125 dwellings (13/01226/REM) was approved on 13 February 2014.	3.83	G	52	73	40	12	0	0	0	0	0	0	0	0	0	0	0	0	125	The site is currently under construction by Mulberry Homes. The 2016 AMR identified 50 completions will be expected during 2016/17 and 40 during 2017/18, however the actual completions during 2016/17 had exceeded this with 73 completions during 2016/17. The Council's monitoring for quarters 1-2 (17/18) suggests that 40 is likely to be achieved in 17/18 with a remaining 12 completions during 18/19.

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Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/17 minus units built & recorded at 31/03/17 (net)	Completions 01/04/11 to 31/03/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
North West Bicester Eco-Town Exemplar Project	The site was identified in Annex A of the Eco-Towns PPS (2009). First stage of Council endorsed eco-development. Full approval (10/01780/HYBRID) for 393 residential units, an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined. (Approved 10 July 2012).	22.4	G	303	90	48	33	66	66	66	24	0	0	0	0	0	0	0	0	0	393	The site is currently under construction by A2Dominion. The North West Bicester Supplementary Planning Document was adopted on 22 February 2016. Housebuilder (A2Dominion) advised (October 2017) the expected delivery rates as follows: 48 in 17/18, 33 in 18/19, 66 in 19/20, 66 in 20/21, 66 in 21/22 and 24 in 22/23.
North West Bicester Phase 2	Application 17/00455/HYBRID for highways and residential development (150 dwellings) was approved on 7 August 2017, however a previous application 14/01675/OUT for a similar scheme is currently at appeal. Resolutions to approve: 14/01641/OUT for 900 dwellings (2015), 14/01384/OUT for 2600 dwellings (March 2015) and 14/02121/OUT for 1700 dwellings (July 2017). Application 14/01968/F: pending consideration. Seeks full planning permission for the construction of a new road from Middleton Stoney Road roundabout to join Lord's Lane and to include a new crossing under the existing railway line. Application 14/01675/OUT for outline permission for employment use and 4.5ha of residential land is at appeal.	322.6	G	0	0	0	0	50	155	220	220	220	220	220	220	220	220	220	220	220	2405	The North West Bicester site is allocated for 6000 homes in total with 393 in Phase 1 and at least a further 3293 to be delivered in Phase 2 by 2031 (the Plan does not preclude earlier delivery). The North West Bicester Supplementary Planning Document was adopted on 22 February 2016. The site was identified in Annex A of the Eco-towns PPS (2009). Residential developer is A2 Dominion. There are outstanding resolutions to approve, ongoing planning applications pending consideration and a slight delay to at the Exemplar Project site therefore the expected delivery rates are likely to be lower in the first few years. The first 100 dwellings during 2018/19 are expected to be on land covered by 14/01384/OUT, 14/02121/OUT and 17/00455/HYBRID. Possibility of multiple housebuilders on site. Expected delivery rates discussed and agreed by the Council's Development Management Case Officer leading on the site and the Bicester Delivery Team. July 2018 Update: The Case Officer from the Development Management team who is leading on this site advised that the P3 Eco Ltd site is very advanced with a decision on the outline application expected in late summer. Reserved Matters application expected by end of the year. Modular construction is expected on site. The three sites are expected to be under construction from 20/21. Expected delivery rates to be pushed back a year. Expected delivery rate in 19/20 to be reduced from 150 to 50.
South East Bicester	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 1500 dwellings (Bicester 12). A planning application (16/01268/OUT) for up to 1500 dwellings, up to 18ha of employment land for B1 and/or B8, a local centre with retail and community use to include A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1 and/or D2A and/or B1 and/or uses considered as sui generis, up to a 3 Form Primary School was received on 28 June 2016 and is pending consideration.	40	G	0	0	0	0	0	100	150	200	200	200	200	200	150	75	0	0	0	1475	Site promoted by Boyer Planning on behalf of Redrow Homes/Wates. Pre-application community and stakeholder consultation was taken place during 2015. Planning application (16/01268/OUT) is pending consideration. Agents (Boyer Planning) advised (October 2017) that progress on the planning application is slower than expected. There are some outstanding issues to resolve. Redrow Homes and Wates Developments are fully committed and are keen to start on site. Expected delivery rates should remain unchanged. July 2018 Update: The Case Officer from the Development Management team who is leading on this site advised that the application is currently being revised by the applicants and that the Council are working closely with the planning agents. Expected delivery rates to be pushed back a year with 100 in 20/21.
South West Bicester Phase 2	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 726 dwellings (Bicester 3). Application 13/00847/OUT for 709 dwellings was approved on 30 May 2017.	36.88	G	0	0	0	0	70	110	110	140	140	139	0	0	0	0	0	0	0	709	Countryside Properties joint venture. There are currently 4 developers on site (Bovis Homes, Bellway Homes, Linden Homes and Persimmon Homes). Countryside Properties advised (October 2017) that discussions with a housebuilder is in progress. Looking to start on site in February/March 2018 with first completions in 18/19. Expected delivery rate for 18/19 to reduce from 70 to 50 and for 21/22 to increase from 70 to 90. No changes to other years. July 2018 Update: The Case Officer from the Development Management team who is leading on this site advised that there will be two developers involved on the site. CALA Homes are expected to start on site in December 2018. Expected delivery rates to be pushed back a year however with higher delivery rates for future years as there will be two developers.
St. Edburg's School, Cemetery Road	Development principles approved in October 2008. Planning application 17/01578/OUT for erection of 10 dwellings was received in July 2017 and was withdrawn in September 2017. HELAA (2017) site HELAA262.	0.7	PDL	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10	The site was sold to a new owner in May 2017. Agents (Barton Willmore) advised (October 2017) that the planning application for 10 dwellings (17/01578/OUT) was withdrawn in September 2017. Expected completions to be 10 in 20/21 subject to planning permission.
Windfall Allowance (<10 dwellings)				43	94	10	10	10	10	10	10	10	5	5	5	5	5	5	5	5	199	Projection based on draft HELAA (2017). For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 dwellings are also recorded.

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2B Bicester - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals				3173	1181	339	396	683	894	925	869	795	764	625	625	575	469	225	225	9590		
Bicester - Specific, Developable Sites (10 or more dwellings)																					Identified developable sites not yet considered to be deliverable	
Cattle Market	Non-statutory allocation for 40 dwellings. In temporary use as a public car park. Planning permission to extend the use of existing car park for a further 5 years (14/00461/CDC) was given on 20 June 2014. A new 5 year management plan has recently been signed by the Council which retains the car park use until September 2022. HELAA (2017) site HELAA264.	0.79	PDL	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	40	Previously granted outline permission subject to s.106 (01/00073/CDC) but granted temporary change of use to public car park (04/00779/CDC & 09/00828/CDC). The site is required as a public car park during town centre redevelopment. Phase 1 has been completed. A review of the town's car parking capacity will need to be undertaken before the site is released. No more than 40 dwellings are likely to be provided due to the anticipated need for some informal parking and/or more scope to provide an attractive, open environment (square/open space). CDC Parking Services advised (October 2017) that an extension of time period for continued use as a car park has recently been agreed (September 2017) which retains the site as a car park until September 2022. The site therefore will not be available until 22/23. HELAA (2017) site HELAA264. The 2017 draft HELAA has considered the site to be developable. Estimated delivery rates pushed back.	
2C Bicester - Specific, Developable Sites Sub-Totals				0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	40		
2D Bicester - Remaining Allocation - Non-Strategic Sites	Remaining from allocation (100 homes) in the adopted Local Plan (July 2015)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2A BICESTER - COMPLETED IDENTIFIED SITES				0	146	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	146	
2B BICESTER - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				3173	1181	339	396	683	894	925	869	795	764	625	625	575	469	225	225	9590		
2C BICESTER - SPECIFIC, DEVELOPABLE SITES				0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	40	
2D BICESTER - REMAINING ALLOCATION FOR NON-STRATEGIC SITES				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2E BICESTER - HOUSING LAND AVAILABILITY TOTALS (2A + 2B + 2C + 2D)				3173	1327	339	396	683	894	925	869	815	784	625	625	575	469	225	225	9776		
3. OTHER AREAS																						
Other Areas - Completed Identified Sites (10 or more dwellings)																						
1-20 Lakesmere Close, Kidlington	A Commercial Prior Approval (13/00948/CPA) for conversion from 20 office units to provide 18 dwellings and 4 apartments was accepted on 19 August 2013. Site completed in March 2015 (2014/15).	0.32	PDL	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Site completed in March 2015 (2014/15).	
4 The Rookery, Kidlington	Outline permission for 11 dwellings (10 net) (12/01321/OUT) was approved on 22 November 2012. Superseded by application 13/01947/F for redevelopment to form 31 retirement living apartments (30 net) was approved on 28 August 2014. Site completed in March 2016 (2015/16).	0.5	G	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	Site completed in March 2016 (2015/16).	
Chestnut Close, Launton	Application 13/00186/F for 11 dwellings was approved on 4 September 2013. Site completed in September 2015 (2015/16).	0.36	G	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Site completed in September 2015 (2015/16).	
DJ Stanton (Engineering) Ltd Station Road, Hook Norton	Permission for 37 units (09/01450/F, 11/00585/F & 12/00472/F granted. Site completed in September 2015 (2015/16).	1.88	PDL	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Site completed in September 2015 (2015/16).	

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Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/17 minus units built & recorded at 31/03/17 (net)	Completions 01/04/11 to 31/03/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
Former DLO Caversfield	11/00151/F - permitted 16 Dec 11 - change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use to a shop/cafe, change of use to B8 storage and ancillary development. 11/00805/F - additional 8 dwellings. 12/00764/F - additional 1 dwelling. Separate applications (13/00764/F) for change of use at Building 22 to 2 dwellings (net 1) approved on 22 July 2013 and (14/00877/F) for change of use at Building 19 for 2 dwellings was approved on 31 July 2014. Application (15/00141/F) for conversion of part of building 16 to form three dwellings (1 net gain) was approved on 14 April 2015. Total number of proposed homes on site - 200 dwellings. Site completed in December 2015 (2015/16).	9.52	PDL	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	Site completed in December 2015 (2015/16).
Former Little Bourton Service Station (now Pinson Close), Southam Road, Little Bourton	Outline Planning Permission 06/00698/OUT. Alternative reserved matter applications (07/00856/REM (22 dwellings) & 07/01670/REM (20 dwellings)) both allowed on appeal on 1 May 2008. Resolution to approve a further 2 dwellings instead of a shop and flat (10/00002/F). Site completed in August 2012 (2012/13).	0.55	PDL	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Site completed in August 2012 (2012/13).
Land Adjoining Fenway & West Of Shepherd's Hill, Steeple Aston	Planning application (12/01611/F) for 12 dwellings was approved on 24 July 2013. Site completed March 2014 (2013/14).	0.43	G	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Planning permission given on 24 July 2013. Site completed in 2013/14.
Land South West of Orchard Close and adjoining Murcott Road, Arcott	Outline planning permission granted on 13/7/11 (10/00807/OUT) for 50 dwellings. Reserved Matters application (12/00799/REM) for 48 dwellings approved 31 May 2012. Site completed in June 2014 (2014/15).	1.7	G	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	Site completed in 2014/15.
North of Cassington Road (land adjacent to Exeter Farm), Yarnton	Full Planning Permission 08/02541/F for 168 dwellings and 08/02594/F for 63 bed nursing home. Permission granted for 50 extra care homes on 23rd November 2011 (10/01302/F). Subsequent variation of conditions. Non-statutory allocation for 135 dwellings. Site completed September 2013 (2013/14).	5.87	G	0	115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	115	Site completed in September 2013 (2013/14).
Oak Farm, Milcombe	Outline permission (10/00967/OUT) granted on 5/4/11 for 29 dwellings. Non-statutory allocation for 15 dwellings. Reserved Matters application 12/01095/REM approved on 27 January 2012. Site completed in December 2014 (2014/15).	0.93	G	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	Site completed in December 2014 (2014/15).
South of Milton Road, Bloxham	Full planning permission (09/01811/F) granted on 26 July 2010. Site completed September 2012.	1.9	G	0	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	Site completed in 2012/13.
The Green, Chesterton	12/00305/OUT for 44 units village hall/sports pavilion and associated car parking, enlarged playing pitches, new children's play area, access and landscaping granted on appeal on 21 February 2013 (12/00050/REFAPP). Reserved Matters for 44 dwellings (13/01525/REM) was approved on 15 January 2014. Site completed in March 2016 (2015/16).	4.75	G	0	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	Site completed in March 2016 (2015/16).
Thornbury House, The Moors, Kidlington	Planning application (13/00395/F) for 54 extra care flats was permitted on 30 August 2013. Site completed in September 2015 (2015/16).	0.72	PDL	0	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	Site completed in September 2015 (2015/16).
Yew Tree Farm, Station Road, Launton	Application 11/01907/F for 40 dwellings (including 3 barn conversions) permitted 11 February 2013. Site completed in September 2015 (2015/16).	2.58	G	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Site completed in September 2015 (2015/16).
Land adjoining and South of St Christopher Lodge, Barford Road, Bloxham	Outline application 12/00926/OUT for 75 dwellings was refused in December 2012, called in by the Secretary of State and was allowed on appeal on 23 September 2013. Reserved Matters application (14/00761/REM) was approved on 9 January 2015. Site completed in December 2016 (2016/17).	2.65	G	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	Site completed in December 2016 (2016/17).
Land East Of Deene Close, Aynho Road, Adderbury	Application 13/01768/F for demolition of existing agricultural building and development of 60 dwellings was approved on 19 June 2014. Site completed in September 2016 (2016/17).	3.14	G	0	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	Site completed in September 2016 (2016/17).

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Land North of The Bourne and adjoining Bourne Lane, Hook Norton	Outline application 11/01755/OUT of up to 70 dwellings was refused in September 2006, called in by the Secretary of State and was allowed on appeal on 23 September 2013. Reserved Matters application (14/00379/REM) for 66 dwellings was approved on 17 October 2014. Site completed in September 2016 (2016/17).	3.7	G	0	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	Site completed in September 2016 (2016/17).
OS Parcel 4100 Adjoining and South of Milton Road, Adderbury	Application 13/00456/OUT for erection of 65 dwellings with associated access, open space and structural landscaping was allowed on appeal on 23 January 2014. Reserved Matters application 14/01673/REM was approved on 17 December 2014. Duplicate application to 14/01541/REM. Site completed in December 2016 (2016/17).	4.8	G	0	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	Site completed in December 2016 (2016/17).
Springfield Farm, Ambrosden	Application for 90 dwellings (89 net) (13/00344/HYBRID) was approved on 3 March 2014. A separate application (14/01742/F) for 27 dwellings has a resolution to approve on 18 December 2014. This application changes the overall site layout and would result in a total of 97 homes to be developed on the site. It is confirmed that the application will be withdrawn. Site completed in September 2016 (2016/17).	8.19	G	0	89	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89	Site completed in September 2016 (2016/17).
3A Other Areas - Completed Identified Sites Sub-Totals				0	1063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1063	
Other Areas - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings)																						Contributing to the '5 year land supply'
81 - 89 Cassington Road, Yarnton	Outline application 13/00330/OUT for erection of 16 dwellings and new access road was approved subject to legal agreement on 6 March 2014. HELAA (2017) site HELAA268.	0.9	PDL	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Approved by Planning Committee in the then absence of a 5 year supply of deliverable sites. There is a resolution to approve for 16 dwellings. Signing of Section 106 agreement awaited. Agents (Savills) advised (October 2017) that the commercial consent was granted for the front unit and has been in progress. An informal meeting has been set up with the Council to discuss some changes to the application that has a resolution to approve. Expected delivery to remain unchanged.
Ambrosden Court, Merton Road, Ambrosden	Outline application 13/00621/OUT for demolition of Ambrosden Court and erection of 45 no residential units (44 net) was allowed on appeal on 2 April 2014. Reserved Matters application (15/00480/REM) was approved on 13 October 2015.	1.62	G	22	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	Housebuilder (Croudace Homes) advised (October 2017) that the last unit on site is to be sold and completed this year. Expected delivery rates to remain unchanged. Site completed in September 2017 (2017/18). i.e. after basedate for completions.
Church Leys Field, Blackthorn Road, Ambrosden	Planning application for 85 dwellings (16/02370/F) was approved on 28 September 2017 subject to legal agreements.	5.6	G	0	0	0	25	35	25	0	0	0	0	0	0	0	0	0	0	0	85	Housebuilder, Bellway Homes to develop the site. Once grant of full planning permission has been given this will enable Bellway Homes to quickly commence on site and completing the development within five years.
Cotefield Farm, Bodicote	Permission granted 26 March 2012 (11/00617/OUT) on appeal (APP/C3105/A/11/2159619). Reserved Matters application 12/01802/REM for 82 dwellings was approved on 10 April 2013. A separate application (16/01599/F) for amendment to create an additional 4 dwellings was approved on 10 March 2017. Total number of proposed homes on site - 86 dwellings.	4.1	G	68	18	40	28	0	0	0	0	0	0	0	0	0	0	0	0	0	86	The site is currently under construction by Cala Homes. Housebuilder (CALA Homes) advised (October 2017) that a total of 58 dwellings to be completed by March 2018 followed by 28 during 18/19.
Cotefield Farm Phase 2, Bodicote	Application (14/02156/OUT) for 95 homes was approved on 3 October 2016. A Reserved Matters application is expected by end of 2017.	5.4	G	95	0	0	20	45	30	0	0	0	0	0	0	0	0	0	0	0	95	Housebuilder (Crest Nicholson) advised (October 2017) that a Reserved Matters application is expected to be submitted by end of 2017. Reserved Matters to be approved by April 2018 with an expected start on site in June 2018. Expected delivery rates as follows: 20 in 18/19, 45 in 2019/20 and 30 in 2020/21.

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Former RAF Upper Heyford	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 2361 dwellings (Policy Villages 5). Outline permission 08/00716/OUT for a new settlement of 1075 (there are 314 existing homes, leaving a net new build of 761) dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure was granted on appeal on 11 January 2010. Revised outline application 10/01642/OUT permitted on 22 December 2011. Reserved Matters approvals ongoing. A separate application for additional 60 dwellings (13/01811/OUT) was approved on 31 March 2016 with the Reserved Matters (16/00627/REM) approved on 31 August 2016. A resolution to approve for 79 homes (15/01357/F) on a greenfield site within the strategic allocation. Total number of homes on site with planning permission (including completions at 31/3/17) is 821.	505	PDL	481	340	130	130	150	150	150	150	150	150	150	150	150	140	140	131	2361	A strategic allocation in the adopted Local Plan 2011-2031 for 2361 dwellings (Policy Villages 5). The site has been acquired by the Dorchester Group. The Dorchester Group has signed up Bovis Homes as a partner housebuilder. Housebuilder (Dorchester Living) advised (October 2017) that the rate of delivery for 2017/18 is expected to be lower than Dorchester's assumed 150 dwellings due to the delay in receiving planning permission for the Phase 4 Reserved Matters application (15/01612/REM). 150 dwellings per annum in future years are expected subject to planning. Expected delivery rates provided. The Council's monitoring for quarters 1-2 (17/18) suggest a potentially lower return of approximately 130 units for 2017/18.
Land at Station Road, Enslow	Outline application 12/00643/OUT for 10 dwellings was refused in 17 August 2012 and was allowed on appeal on 18 September 2013. A separate application for 14 dwellings (15/00822/F) was approved on 21 November 2016. This supersedes the previous permission.	0.58	G	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	Agents (Carter Jonas) advised (October 2017) that the expected delivery rates should remain unchanged.
Land North of Gaveston Gardens, Deddington	Granted permission on appeal on 18 December 2013 for 85 homes (13/00301/OUT). A Reserved Matters (14/02111/REM) was approved on 26 May 2015. A new application (16/00053/F) for 99 dwellings was refused on 11 July 2016. An amended application (16/01548/F) for 99 dwellings was refused on 24 November 2016 (for a net gain of 14 from the initial permission).	3.79	G	82	3	25	30	30	0	0	0	0	0	0	0	0	0	0	0	88	The site is currently under construction. Housebuilder (David Wilson Homes) advised (October 2017) that the expected delivery rates should remain unchanged.
Land North of Hook Norton Primary School And South Of Redland Farm, Sibford Road, Hook Norton	Planning application 14/00844/OUT for erection of 54 dwellings, landscape, public open space and associated works was approved on 8 December 2015. Reserved Matters application (17/00950/REM) was received in April 2017 and is pending consideration.	2.68	G	54	0	4	25	25	0	0	0	0	0	0	0	0	0	0	0	54	Agents (Gladman) advised (October 2017) that a Reserved Matters application was submitted in April 2017 and is pending consideration. Expected delivery rates to be 4 in 17/18, 25 in 18/19 and 25 in 19/20.
Land North of Milton Road, Adderbury	Planning application (14/00250/F) for 31 dwellings was approved on 1 December 2014. A separate planning application for 5 additional dwellings on land previously allocated for possible community use (17/00813/F) was approved on 15 June 2017 subject to legal agreements.	5.83	G	30	1	30	5	0	0	0	0	0	0	0	0	0	0	0	0	36	The site is currently under construction. Housebuilder (Nicholas King Homes) advised (October 2017) that the expected delivery rates should remain unchanged.
Land North Of Oak View, Weston On The Green	Outline application 13/01796/OUT for residential development of up to 20 dwellings was approved on 7 April 2015. A Reserved Matters application (16/00574/REM) was approved on 20 December 2016.	0.89	G	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20	Agents (Aitchison Raffety) advised (October 2017) that the site will be developed by the landowner who is expecting to start on site next year. Expected delivery rate to be pushed back a year.
Land North of Station Road, Bletchington	Application (13/00004/OUT) for 40 market homes plus 18 affordable, school, village hall, shop was approved on 14 May 2014. Reserved Matters application (14/01141/REM) was approved on 18 December 2014. A Variation of condition (16/00362/F) was approved on 2 September 2016. A separate planning application (16/02616/F) for conversion of 2 proposed houses into 5 flats (net gain of 3) was approved on 21 February 2017.	3.92	G	61	0	0	38	23	0	0	0	0	0	0	0	0	0	0	0	61	The site is currently under construction by ZeroC. The school has been completed and was opened in September 2015. Agents (Coleman Hicks Partnership) advised (October 2017) that the expected delivery rates should remain unchanged. However, delivery rate to be pushed back a year in the interest of caution.
Land North of The Green and adj. Oak Farm Drive, Milcombe	Outline application 15/02068/OUT of 40 dwellings was approved on 25 October 2017.	1.43	G	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	40	Agents (Savills) advised (October 2017) that the expected delivery rates should remain unchanged.
Land off Banbury Road, Adderbury	Planning application (13/00996/F) for 26 dwellings was allowed on appeal on 3 September 2014. A Variation of condition (16/01459/F) was approved on 15 March 2017. 25 dwellings being proposed on the site.	0.84	G	26	0	20	5	0	0	0	0	0	0	0	0	0	0	0	0	25	The site is currently under construction. Housebuilder (Barwood Homes) advised (October 2017) that the expected delivery rates should remain unchanged.

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Land South of Milton Road, Bloxham	Outline application 12/01139/OUT of up to 85 dwellings was undetermined, called in by the Secretary of State and allowed on appeal on 23 September 2013. Permission expired on 23 September 2014. Planning application (14/01017/OUT) for 85 dwellings was approved on 9 February 2015. Reserved Matters application (15/01021/REM) was approved on 21 December 2016.	5.4	G	85	0	14	66	5	0	0	0	0	0	0	0	0	0	0	0	0	85	The site is currently under construction. Housebuilder (Miller Homes) advised (October 2017) that the site is due to take first occupations in January 2018 and that the site is expected to be completed in May 2019. Estimated delivery rate as follows: 14 in 2017/18, 66 in 2018/19 and 5 in 2019/20.
Land to the South West of Tadmarton Road, Bloxham	Outline application 13/00496/OUT for erection of up to 60 dwellings was allowed on appeal on 27 March 2014. A Reserved Matters application (14/01634/REM) was approved on 20 April 2015.	6.23	G	60	0	25	35	0	0	0	0	0	0	0	0	0	0	0	0	0	60	The site is currently under construction by Miller Homes. The 2016 AMR identified that 15 completions will be expected during 2016/17 and 45 during 2017/18. There were no completions recorded for 2016/17. The Council's monitoring for quarters 1-2 (17/18) suggest a potentially lower return of about 25 units for 2017/18.
Land to the West of Garners House, Main Street, Great Bourton	Planning application (14/01843/OUT) for 33 dwellings was approved on 7 April 2016. A new planning application for 43 dwellings (16/01979/F) was approved on 31 May 2017. This replaces the permission for 33 dwellings.	1.91	G	33	0	0	20	23	0	0	0	0	0	0	0	0	0	0	0	0	43	Housebuilder (Hayfield Homes) advised (October 2017) that the site has now been granted full planning permission for 43 dwellings (16/01979/F) and the expected delivery rates should remain unchanged. However, delivery rate to be pushed back a year in the interest of caution.
The Paddocks, Chesterton	Planning application (14/01737/OUT) for 45 dwellings was approved on 2 February 2016. A Reserved Matters application (16/00219/REM) was approved on 9 December 2016.	3.08	G	45	0	2	40	3	0	0	0	0	0	0	0	0	0	0	0	0	45	Housebuilder (Taylor Wimpey) advised (October 2017) that there has been delays in land purchase date which affected the construction dates. Show homes are expected to be completed during 2017/18. Expected delivery rates to be: 2 in 17/18, 40 in 18/19 and 3 in 19/20.
The Tally Ho Inn, 45 Ploughley Road, Arccott	Outline application 13/01576/OUT for conversion of 3 No bedroom blocks to form 17 one bedroom retirement dwellings was approved on 19 September 2014.	0.39	PDL	17	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	Agents (Edge Planning & Development) advised (October 2017) that the expected delivery rates should remain unchanged. A Reserved Matters application is in preparation and will be submitted shortly.
Windfall Allowance (<10 dwellings)				196	504	61	61	61	61	61	61	61	30	30	30	30	30	30	30	30	1141	Projection based on draft HELAA (2017). For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 dwellings are also recorded.
3B Other Areas - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals				1389	888	373	615	420	266	211	211	211	180	180	180	180	170	170	161	4416		
Other Areas - Specific, Developable Sites (10 or more dwellings)																						Identified developable sites not yet considered to be deliverable
Builder's Yard, The Moors, Kidlington	The site was promoted by Bluestone Planning on behalf of Oxfordshire County Council during the Issues consultation for the Local Plan Part 2. HELAA (2017) site HELAA149.	0.31	PDL	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	This is a brownfield site. The 2017 HELAA considered the site to be developable. Agents (Bluestone Planning) advised (October 2017) that the housing potential should be increased from 12 to 13 to reflect the conclusion in the 2017 draft HELAA and that the expected delivery rate should remain unchanged.
Co Op, 26 High Street, Kidlington	Application (15/01872/F) for 54 dwellings was refused on 22 February 2017. HELAA (2017) site HELAA266.	0.55	PDL	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	40	A planning application for 54 dwellings was refused by the Council as it did not contribute significantly to the regeneration of the village centre. An appeal has been lodged. This is a brownfield site in a very sustainable location which makes this a potential site for housing. Estimated number of dwellings 40. The adopted Kidlington Masterplan would need to be considered and the reasons for refusal would need to be addressed. HELAA (2017) site HELAA266. The 2017 draft HELAA has considered the site to be developable.
Land at Arccott Hill Farm, Buchanan Road, Arccott	Outline planning permission granted on 13/7/11 (10/00806/OUT) for 17 dwellings. Reserved Matters application (12/01003/REM) permitted on 18/10/12. Planning permission lapsed on 18 October 2013. HELAA (2017) site HELAA265.	0.58	G	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	17	A Reserved Matter application (12/01003/REM) was approved on 18/10/12. Implementation was required within a year of the decision (18 Oct 2012). Planning permission lapsed on 18 October 2013. Taken out of the 5 year housing land supply. This is a potential site if needed to address any identified shortfall in the Council's housing supply. HELAA (2017) site HELAA265. The 2017 draft HELAA considered the site to be developable.
The George and Dragon, 15 East Street, Fritwell	Planning application (16/00023/F) for erection of a terrace of 4 no. 3 bed cottages with parking, erection of single storey village hall, demolition of existing village hall and erection of 7 no. 3 bed houses was approved on 25 May 2016. A new planning application for 7 dwellings was received in September 2017 (17/01954/F) and is pending consideration.	0.5	PDL	11	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	Agents (David Parker Architects) advised (October 2017) that only the George and Dragon site is to be considered for 7 dwellings and that a new planning application has been made.
3C Other Areas - Specific, Developable Sites Sub-Totals				11	0	0	13	64	0	0	0	0	0	0	0	0	0	0	0	0	77	
3D Other Areas - Remaining Allocation - Non-Strategic Sites	Remaining from allocation (750 homes) in the adopted Local Plan (July 2015) - at Category A villages			0	0	0	43	43	0	0	0	0	0	0	0	0	0	0	0	0	86	

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3A OTHER AREAS - COMPLETED IDENTIFIED SITES				0	1063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1063	
3B OTHER AREAS - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				1389	888	373	615	420	266	211	211	211	180	180	180	180	170	170	161		4416	
3C OTHER AREAS - SPECIFIC, DEVELOPABLE SITES				11	0	0	13	64	0	0	0	0	0	0	0	0	0	0	0	0	77	
3D OTHER AREAS - REMAINING ALLOCATION FOR NON-STRATEGIC SITES				0	0	0	43	43	0	0	0	0	0	0	0	0	0	0	0	0	86	
3E OTHER AREAS - HOUSING LAND AVAILABILITY TOTALS (3A + 3B + 3C + 3D)				1400	1951	373	671	527	266	211	211	211	180	180	180	180	170	170	161		5642	
4. DISTRICT TOTALS																						
4A DISTRICT - COMPLETED IDENTIFIED SITES (1A + 2A + 3A)				0	1468	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1468	
4B DISTRICT - DELIVERABLE (AVAILABLE, SUITABLE AND ACHIEVABLE) SITES (YEARS 1-5) (1B + 2B + 3B)				7653	3111	1223	1790	1972	1928	1761	1440	1241	1111	922	922	872	756	487	445		19981	
4C DISTRICT - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15) (1C + 2C + 3C)				55	0	0	53	163	209	200	200	220	220	200	150	100	0	0	0		1715	
4D DISTRICT - REMAINING ALLOCATION FOR NON-STRATEGIC SITES				0	0	0	43	43	0	0	0	0	0	0	0	0	0	0	0		86	
4E DISTRICT - HOUSING LAND AVAILABILITY TOTALS (4A + 4B + 4C + 4D)				7708	4579	1223	1886	2178	2137	1961	1640	1461	1331	1122	1072	972	756	487	445		23250	