

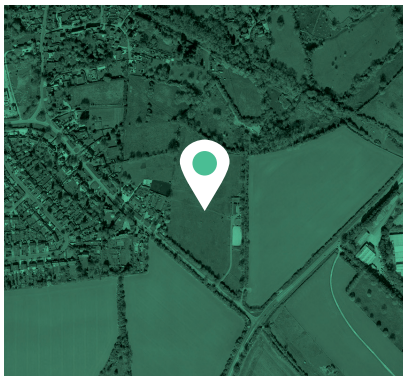
# The economic benefits of Berry Hill Road, Adderbury

The proposed development in Adderbury will deliver up to 26 market and 14 affordable new homes, contributing towards Cherwell District's housing requirements.

## The proposal



**40** New homes **35%** Affordable homes



## Construction benefits



**£5.5m**  
Construction value  
(total construction cost)



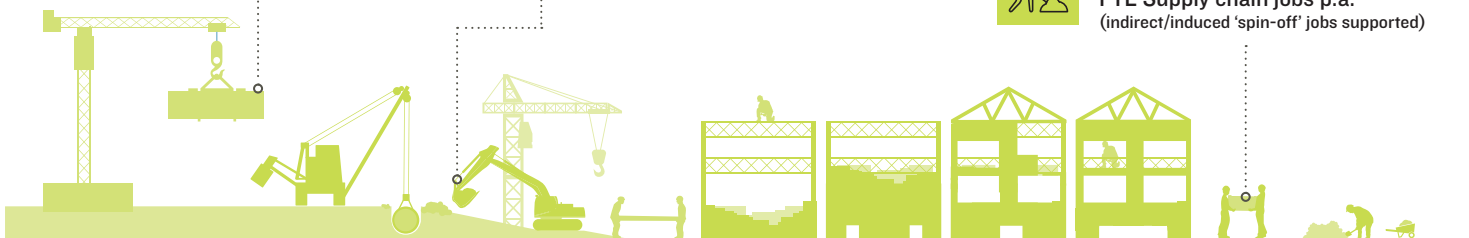
**£10.7m GVA**  
Economic output  
(additional GVA p.a.)



**62 Jobs**  
FTE Construction jobs p.a.  
(Over the 18 month build period)



**94 Jobs**  
FTE Supply chain jobs p.a.  
(indirect/induced 'spin-off' jobs supported)



## Operational and expenditure benefits



**£220,000**  
First occupation expenditure  
(spending to make a house 'feel like a home')



**£372,000**  
Resident expenditure  
(within local shops and services p.a.)



**4 Supported jobs**  
(from increased expenditure in local area)



## Local Authority revenue benefits



**£279,000**  
New Homes Bonus  
payments  
(over a 4 year period)



**£74,000**  
Council Tax  
revenues (p.a.)



**c.£833,000**  
Planning contributions  
(s106 to be confirmed at RM stage)





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## Appendix 3

Site no.	Location	Site	Site status	Application No. / Appeal Ref.	Dwellings with PP	Housing mix				
							1-bed	2-bed	3-bed	4-bed
1	Adderbury	East of Deene Close, Aynho Road, Adderbury	Complete	13/01768/F	60	No. of dwellings	2	14	8	36
						Percentage	3%	23%	13%	60%
2	Adderbury	Land north of Milton Road, Adderbury	Under Construction	14/00250/F & 17/00813/F	36	No. of dwellings	2	7	6 & 2	16 & 3
						Percentage	5%	19%	22%	51%
3	Adderbury	Land north of Banbury Road, Adderbury	Under Construction	13/00996/F Appeal Ref: 2213263	25	No. of dwellings	2	6	6	11
						Percentage	8%	24%	24%	44%
4	Ambrosden	Ambrosden Court, Merton Road, Ambrosden	Complete	13/00621/OUT Appeal Ref: 2206998 15/00480/REM	45	No. of dwellings	0	12	16	17
						Percentage	0%	27%	36%	38%
5	Ambrosden	Church Leys Field, Blackthorn Road, Ambrosden	Under Construction	16/02370/F	85	No. of dwellings	5	15	24	41
						Percentage	6%	18%	28%	48%
6	Bletchingdon	Land north of Station Road, Bletchingdon	Under Construction	13/00004/OUT 14/01141/REM	58	No. of dwellings	2	19	18	19
						Percentage	3%	33%	31%	33%
7	Bodicote	Cotefield Farm, Bodicote	Complete	16/01599/F	4	No. of dwellings	0	0	0	4
						Percentage	0%	0%	0%	100%
8	Bodicote	Cotefield Farm, Bodicote Phase 2, Bodicote	Under Construction	14/02156/OUT 18/00193/REM 18/01309/REM	95	No. of dwellings	4	25	30	36
						Percentage	4%	26%	32%	38%
9	Chesterton	The Paddocks, Chesterton	Under Construction	14/01737/OUT 16/00219/REM	45	No. of dwellings	4	11	12	18
						Percentage	9%	24%	27%	40%
10	Hook Norton	Land north of Hook Norton Primary School and south of Redland Farm, Sibford Road, Hook Norton	Under Construction	14/00844/OUT 17/00950/REM	54	No. of dwellings	4	12	16	22
						Percentage	7%	22%	30%	41%

11	Kidlington	4 The Rookery, Kidlington	Complete		20 (31 approved)	No. of dwellings	14	17	0	0
						Percentage	45%	55%	0%	0%
12	Kidlington	Co Op, 26 High Street, Kidlington	Under Construction		52	No. of dwellings	0	52	0	0
						Percentage	0%	100%	0%	0%
TOTALS					590	No. of dwellings	39	190	138	223
						Percentage	7%	32%	23%	38%
SUB TOTALS – ADDERBURY					122	No. of dwellings	6	27	24	66
						Percentage	5%	22%	20%	54%
SHMA Table (policy BSC4)						Percentage	15%	30%	40%	15%

Note: 4-bed figures also include 5-bedroomed dwellings

Note: Site 4 provides 44 dwellings (RM for 45 and demolition of existing dwelling (existing dwelling size unknown))

Note: AMR states site 6 provides 61 dwellings but RM approval for 58

Note: Site 11 is McCarthy and Stone scheme (AMR states 20 dwellings, RM approval secures 30 net)

Note: total figure of 593 does not match with 39 + 190 + 138 + 223 – to be checked # (Now checked and sorted)

Extract from site 4 off report –

The development proposes a range of 2, 3, 4 and 5 bedroom dwellings which in officers' view constitutes a suitable mix. Whilst the scheme features a relatively high proportion of 3 bedroom dwellings, the Oxfordshire SHMA concluded that Cherwell District had a greater proportionate need for 3 bedroom dwellings than the rest of the county and so officers consider the mix and type of housing provided to be appropriate and in general accordance with the requirements of Policy BSC4.

Site no.	Location	Site	Application / Appeal no.	Dwellings with PP	Permitted dwellings not started with a 10% non-implementation rate	Dwellings without PP	Outline PP or Full/RM	If outline: housing mix condition imposed?	If Full/RM approval: housing mix				
										1-bed	2-bed	3-bed	4-bed
1	Ambrosden	Land at Merton Road, Ambrosden	18/02056/OUT 3228169	84	76	0	Outline	No					
2	Arcott	Land at Arcott Hill Farm, Buchanan Road, Arcott	-	-	-	17	-	-					
3	Bodicote	Land at Tappers Farm, Oxford Road, Bodicote	17/00792/OUT 3222428	46	41	0	Outline	No					
4	Deddington	Stone Pits, Hempton Road, Deddington	-	0	-	21	-	-					
5	Kidlington	2 – 4 High Street, Kidlington	18/00809/056	16	14	0	Full	-	No. of dwellings	14 (incl. 4No. studio flats)	2	0	0
									Percentage	88%	12%	0%	0%
6	Kidlington	British Waterways Site, Langford Lane, Kidlington	17/01556/F	10	9	0			No. of dwellings	0	0	6	4
									Percentage	0%	0%	60%	40%
7	Kidlington	Kings Two Wheel Centre, 139 Oxford Road, Kidlington	18/01388/F	10	9	0	Full		No. of dwellings	2	8	0	0
									Percentage	20%	80%	0%	0%
8	Kidlington	Taylor Livock Cowan, Suite F, Kidlington Centre, High Street, Kidlington	18/00587/F	10	9	0	Full		No. of dwellings	8	2	0	0
									Percentage	80%	20%	0%	0%
9	Launton	South east of Launton Road and North East of Sewage Works, Blackthorn Road, Launton	17/01173/OUT 19/02419/REM	66*	59	0	Outline/RM	No	No. of dwellings	6	16	25	19
									Percentage	9%	24%	38%	29%
10	Milcombe	Land north of The Green and adj. Oak Farm Drive, Milcombe	19/00045/OUT 19/00046/REM	40	36	0	Outline/RM	No	No. of dwellings	5	14	14	7
									Percentage	13%	35%	35%	18%
11	Sibford Ferris	Land north of Shortlands and south of High Rock, Hook Norton Road, Sibford Ferris	18/01894/OUT Appeal 3229631	25	23	0	Outline	No					
12	Weston on the Green	Land north of Oak View, Weston on the Green	13/01796/OUT 16/00574/REM	20	18	0	Outline/RM	No	No. of dwellings	0	7	1	12

									Percentage	0%	35%	5%	60%
TOTALS				327	294	38	-	-	-	-	-	-	-
TOTALS where housing mix not secured on outline consent				155	140	-	-	-	-	-	-	-	-
TOTALS where housing mix approved				172	154	-	-	-	No. of dwellings	35	49	46	42
									Percentage	20%	28%	27%	24%
SHMA Table (policy BSC4)				-	-	-	-	-	Percentage	15%	30%	40%	15%

\*AMR states PP for 72 with non-implementation to 65 but RM approval is for 66

Note: Table does not confirm 5+ beds, covered by 4-bed figure



## **Appendix 54**

### **OP timetable report**

**To:** Oxfordshire Growth Board

**Title of Report:** Oxfordshire Plan: Proposed new timetable and quarter two report

**Date:** 24<sup>th</sup> November 2020

**Report of:** Rachel Williams, Oxfordshire Plan Programme Lead

**Status:** Open

**Executive Summary and Purpose:**

This report provides an update on the work to produce the Oxfordshire Plan. It outlines the proposals for a new Plan timetable and summarises the quarter two headlines for the project.

**Recommendation(s):**

- a) *That Growth Board endorses the proposed new timetable*
- b) *That Growth Board notes the quarter two report.*

**Appendices:**

*None*

**Introduction**

1. This report provides an update on the work to produce the Oxfordshire Plan. It outlines the proposals for a new Plan timetable developed following recent conversations with the government about the overall Deal programme. The report also summarises the quarter two headlines for the Oxfordshire Plan project.

**New programme**

2. Growth Board will be aware that the Ministry of Housing, Communities and Local Government have recently agreed in principle an extension of time for the production of the Oxfordshire Plan. They have agreed that full use can now be made of the 5-year Growth Deal period for the production of the Plan. This is a significant shift in position, instead of being limited to simply the first 3 years of the Deal, there is now an opportunity to utilise the full 5-year period to produce the best Plan possible. All the partners have confirmed that are keen to make the best use of the opportunity the plan presents.
3. Having secured agreement for this principle, the team has been investigating how best to use the additional time this affords the project; how to allocate the available time to the tasks that are remaining. The timetable below sets out a proposed programme for completion of this work. This would deliver an Oxfordshire Plan as currently scoped and agreed in the Housing and Growth Deal (i.e. identifying broad locations for growth to be developed at a later stage

by future Local Plans for example through AAPs). Under this timetable the Oxfordshire Plan could be submitted for examination by September 2022, and (dependent on the Inspector's programme) could be fully adopted by all 5 district councils by Spring 2023, within the 5-year period of the Oxfordshire Housing and Growth Deal.

4. The interim milestones of the project would be adjusted as follows:

<b>Oxfordshire Plan Stage</b>	<b>New Proposed Date</b>	<b>Date in published Growth Deal /Status</b>
<i>Draft Statement of Common Ground</i>		<i>31 March 2018 Achieved</i>
<i>Joint JSSP Project Board established</i>		<i>July 2018 Achieved</i>
<i>Stakeholder Launch</i>		<i>Achieved</i>
<i>Consultation on Vision &amp; Objectives (Reg. 18 part 1)</i>		<i>Achieved</i>
Consultation on Spatial Growth Options (including scale and Broad Locations of Growth) (Reg. 18 part2)	Summer 2021	n/a
Consultation on Submission (Draft) Plan (Reg. 19)	Spring 2022	30 October 2019
Submission	September 2022	31 March 2020
Examination	November/December 2022	Subject to Planning Inspectorate
Inspectors Report	February/March 2023	Subject to Planning Inspectorate
Adoption	May/June 2023	31 March 2021

### **Timing of linked projects**

5. This new programme has the additional benefit of allowing the linked work of developing the Strategic Vision to conclude ahead of (and therefore to inform) the next Plan consultation. The concept of this overarching Vision is that it should help inform development of the spatial options and the eventual preferred spatial strategy in the Oxfordshire Plan, but also assist more broadly in developing other strategies and projects of the Growth Board. A separate report on the Oxfordshire Strategic Vision came to the Growth Board meeting on 30<sup>th</sup> October.
6. At the Growth Board meeting of 2nd June, a report was provided setting out the work required on the Oxfordshire Infrastructure Strategy (OxIS) update. That report drew clear links between the Oxfordshire Plan and OxIS; it is important that both projects are progressed in a co-ordinated manner so that each benefits from the inputs of the other. The timetable for work on OxIS was carefully planned to fit with the stages of work on the Oxfordshire Plan with Stage 1 of OxIS feeding into the Reg18(part2) Plan consultation, and Stage 2 of OxIS supporting the Reg19 Plan consultation. Both project teams are confident that the adjusted timetable for the Oxfordshire Plan outlined above remains aligned with the phased approach to the OxIS work and that no further adjustments are required.

### **Quarter two headlines and progress made**

7. The above timetable is made possible by the significant progress that has been made on the wide range of work streams that make up the Plan project.

8. In quarter two, the team has been focussed on the following key areas of work:
- *Oxfordshire Open Thought*
  - *Development of Oxfordshire Strategic Vision*
  - *Progressing technical studies to build the evidence base*
  - *Working with Liaison Group, Heads of Planning Group, Steering Groups for commissioned work, and working groups of technical officers to define and refine policy options for the Plan*

### ***Oxfordshire Open Thought***

9. In the last quarter Oxfordshire Open Thought was launched. This was designed to be an additional informal public engagement exercise; an opportunity to broaden the reach of the project, to gain new policy ideas, and to energise stakeholders and wider community ahead of next formal Plan consultation. A new website was launched in June; it asked individuals, organisations and businesses to consider some of the future challenges and opportunities and submit their ideas around three key topics: living and working; connectivity; and climate change. We have secured 2,366 unique users over 3,508 browsing sessions and 10,101 page views. Importantly, this has broadened the demographic reach of the Plan with 12% of users being aged under 24 and a further 22% between 25 and 34. Just under 300 submissions were received from individuals, academics, environmental groups, developers, consultants and businesses. We are currently processing those submissions and will publish a summary report when complete; we are also following up leads from the submissions where they will help with the development of Plan options. In the future we plan to launch a phase 2 exercise of Open Thought through which a series of submissions from variety of groups will be profiled and participants will be asked to comment and give their views to develop the conversation further.

### ***Development of Oxfordshire Strategic Vision***

10. In recent months capacity from the Oxfordshire Plan team has been made available to help develop the emerging Oxfordshire Strategic Vision. As part of the work on the Oxfordshire Plan it was identified that establishing a clear narrative setting out what the partners are trying to achieve through the Plan and what the strategic priorities are likely to be would be beneficial.

### ***Progressing technical studies***

11. Much of the work of the team in quarter two was focussed on the delivery of key elements of the technical evidence base. A range of technical studies have been commissioned to provide baseline information, data, mapping and projections of various types. Each commission has involved the input of all the authority partners from scoping, through interviewing, selection and co-ordination, via a steering group set up to oversee the work and provide the link with the consultancies. The emerging outputs of these studies are being used to inform the selection of options that will be presented for consultation in the next published Plan document. Each of the evidence base studies will be published alongside the Plan (Regulation 18 part 2) consultation document so that those engaging with the process can understand the work that has informed its drafting. Thereafter studies will be used to test the options and in time form the supporting evidence for the consideration of the Plan at

examination by an Inspector. It is crucial to the Plan making process to make this evidence base gathering stage comprehensive and robust.

### ***Working to refine policy options***

12. Throughout the project a series of groupings have continued to meet to provide input into the plan making process. Towards the end of quarter two (and this will continue into quarter three) the focus of these groups (including Liaison Group, the Heads of Planning Group, the Steering Groups for commissioned work, and the working groups of technical officers) has been on defining and refining policy options for the Plan. This work has been based on wealth of local and specialist knowledge available within the partners, best practise, government guidance, the Sustainability Appraisal process, and the emerging outputs of the technical studies. There is now a good deal of clarity for example on the range of options that will be presented in the next consultation document on a wide range of topics. Work will continue into quarter three to refine these and ensure there is evidence for and consensus around the options.

### **Risk Management**

13. The following key risks to the production of the Oxfordshire Plan 2050 have been reported previously and are still important considerations:
  - Challenges of being a front-runner, producing a new type of Plan with little bespoke guidance in national policy – this has become more relevant with the publication of the Planning White Paper.
  - Challenging timeframe for production of the Plan given the complexities of the topics it will cover and of partnership working – this is now mitigated with the new timetable outlined above although there is no further contingency.
  - The development of a clear, agreed spatial strategy to form the basis of the policies; without this the defence of the Plan and its policies would be impossible – development of the Strategic Vision seeks to fill this space.
  - Links with external projects such as the OxCam Arc.
  - Links with and relationship to district Local Plans especially with those which haven't yet been adopted.
14. Growth Board will be aware that Oxfordshire currently benefits from a flexibility in the housing land supply requirement which was separately enshrined in a ministerial statement in 2018. This provides for Oxfordshire Local Planning Authorities to maintain a 3-year land supply, rather than a 5-year land supply, and remains in place until 31 March 2021. In the conversations with MHCLG on extending the timetable for the Plan, they have indicated that an extension to this flexibility is not likely to be supported.
15. Officers have developed a detailed risk register including mitigations that are reported to the Heads of Planning Group and the Programme Board to ensure that risk is managed.

### **Financial Implications**

16. The Housing and Growth Deal provided £2.5m to support the production of the Plan. Work will continue to ensure that the project can be delivered within the allocated budget.

### **Legal Implications**

17. The Government has already indicated that it is comfortable in principle with the change to the timetable as set out in the Growth Deal; beyond that there are no legal implications to changes to the timetable. It would require an updated LDS to be approved by each district; this can be included in a committee report covering the Oxfordshire Plan when appropriate.

### **Other Implications**

18. None

### **Conclusion**

19. By using the full extent of the 5-year Deal timeframe there is a much better prospect of delivering an Oxfordshire Plan that represents the vision and objectives of the Growth Deal partners, which can be found sound at examination, will add value to the local planning policy framework, which will win the support of wider stakeholders, and which will deliver change.
20. Growth Board is asked to consider the outline proposed timeline for the production of the Oxfordshire Plan 2050 and endorse this approach. Growth Board is also asked to note the quarter two report.

### **Background Paper(s)**

21. None

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## **Appendix 55**

### **Deddington Appeal decision**



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## Appeal Decisions

Site visit made on 28 July 2020

by **L Page BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19<sup>th</sup> October 2020

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### **Appeal A Ref: APP/C3105/W/19/3242236**

#### **Land South of Clifton Road, Deddington OX15 0TP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Mr Rob Dickson of Harcourt (Deddington) Limited against the decision of Cherwell District Council.
  - The application Ref 19/00831/OUT, dated 3 May 2019, was refused by notice dated 16 August 2019.
  - The development proposed is outline planning permission for the residential development of up to 15 dwellings with all matters save for the means of access reserved for subsequent approval.
- 

### **Appeal B Ref: APP/C3105/W/20/3247698**

#### **Land South of Clifton Road, Deddington OX15 0TP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Mr Rob Dickson of Harcourt (Deddington) Limited against the decision of Cherwell District Council.
  - The application Ref 19/02444/OUT, dated 31 October 2019, was refused by notice dated 14 February 2020.
  - The development proposed is outline planning permission for the residential development of up to 14 dwellings with all matters save for the means of access reserved for subsequent approval.
- 

## Decision

1. Appeal A is allowed and outline planning permission is granted for the residential development of up to 15 dwellings with all matters save for the means of access reserved for subsequent approval at land south of Clifton Road, Deddington OX15 0TP in accordance with the terms of the application, Ref 19/00831/OUT, dated 3 May 2019, and the plans submitted with it, subject to conditions in the attached Schedule.
2. Appeal B is allowed and outline planning permission is granted for the residential development of up to 14 dwellings with all matters save for the means of access reserved for subsequent approval at land south of Clifton Road, Deddington OX15 0TP in accordance with the terms of the application, Ref 19/02444/OUT, dated 31 October 2019, and the plans submitted with it, subject to conditions in the attached Schedule.



### **Application for Costs**

3. In the case of Appeal A, an application for costs was made by Mr Rob Dickson of Harcourt (Deddington) Limited against Cherwell District Council. This application is the subject of a separate Decision.

### **Procedural Matters**

4. Clerical errors in the drafting of the application forms associated with Appeal B included the company name Harcourt Rugby Limited. The appeal has been made under Harcourt (Deddington) Limited, which has been confirmed as the correct company name. The named person, Mr Rob Dickson was consistent across the application and the appeal and is otherwise correct. These details are reflected in the banner heading and the appeal has proceeded accordingly.
5. The applications under Appeal A and Appeal B were submitted in outline form with only access being assessed at this time. All matters of appearance, landscaping, layout and scale are reserved for future approval(s). From the descriptions of development, it is clear that the quantum of development being sought in each case is up to 15 and 14 dwellings respectively. The appeals are determined on this basis, treating the submitted site plans as illustrative only, in so far as they indicate the point of access and a possible layout up to the maximum stated quantum.
6. The supporting evidence submitted with the application under Appeal B is more recent compared to the supporting evidence submitted with the application under Appeal A. In this context, the Council has made clear that the evidence under Appeal B has now overcome many of the reasons of refusal originally attached to the decision under Appeal A and will not be contested further. Consequently, each appeal now has the same contested reasons for refusal, are on the same site and comprise almost identical forms of development. The potential effects of each development and the main contentious issues are therefore largely the same and although I have considered each appeal on its individual merits, to avoid duplication I have dealt with the evidence together.
7. The appellant questioned the choice of appeal procedure, particularly in their final comments. It was also argued that the Council had failed to take proper account of other appeal decisions nearby and that these matters should be explored at a hearing. I have before me extensive written evidence on these matters including the reports prepared on behalf of the appellant, the Council and other interested party representations. I consider that the written evidence, together with my observations of the site and its surroundings are sufficient to form my own conclusions on these matters. I have therefore concluded that the written procedure remains appropriate for this appeal.

### **Main Issues**

8. The main issues in both appeals are:
  - (a) the effect of development on the character and appearance of the area, including Deddington Castle and the Deddington Conservation Area; and
  - (b) whether a satisfactory and executed planning obligation exists to deliver infrastructure necessary to support the development.

## Reasons

### *Character and Appearance*

9. The site comprises field pasture located off Clifton Road to the east of Deddington village. There is a large commercial operation directly opposite the site to the north and a smaller commercial operation neighbouring the site to the east. There are also several residential dwellings in the immediate vicinity of the site. Some are located to the east and are further away from Deddington compared to the site itself.
10. The site's depth is similar to that of its neighbours and its southern boundary does not extend beyond the southern boundaries of the residential dwellings to the west, nor the commercial operation to the east. Together, the uses surrounding the site form a cluster of development peripheral to Deddington's central village core.
11. Clifton Road has substantial mature vegetation along its frontage. When travelling towards Deddington along this road, and at longer distances, the vegetation obscures aforementioned development from view within the landscape. However, when approaching Deddington, and at shorter distances, gaps in the vegetation become apparent and the development comes into view.
12. This signalled to me that the landscape was changing, and that I was moving from open countryside into the village's peripheral development and towards its core. The site is positioned directly amongst and surrounded by other built form. Consequently, I consider the site is well related to its neighbours and firmly within the village's peripheral development cluster and not detached or in an isolated rural context.
13. Deddington Conservation Area delineates most of the village core. Consequently, the site falls outside of the conservation area, but still inform its setting, which is a low density pattern of development peripheral to the high density core, where the built form is compact, traditional and possesses historic identity from the Middle Ages. Deddington Castle is a scheduled monument and is included within the limits of the conservation area and shares the same setting. It is one of around 600 motte and bailey castles nationally and comprises earthwork remains located to the south and south west of the site.
14. On my site visit, these remains were imperceptible when viewed from the site, due to the prevailing mature boundary features to the south and south west that enclose the castle. Accordingly, parties acknowledge that the castle is unlikely to be appreciated from this viewpoint, even in winter. Irrespective of season I accept limited views of the site may be available from the castle itself when looking north or north east, but it seems likely that such views would still be taken in the context of the peripheral cluster of development as a whole, which includes a substantial commercial operation directly to the north.
15. Only when looking south or east from the castle, and away from the site, would views take on the appearance of a truly rural character associated with the open countryside. The site may also be visible from the public right of way of Chapmans Lane, but again it is likely any views would be in the context of the peripheral cluster of development as a whole.

16. The Council contend that the site is outside of the continuous and main built form of Deddington, detached from the core of the village. Whether this is the case or not, it is sufficiently related to the peripheral development cluster, which although lower density and located away from the core of the village is still part of its wider pattern of development and identity, acting as a functional visual cue of a changing landscape. In principle, development in this cluster would therefore avoid harmful effects on the open countryside, that might otherwise occur if development was brought forward in a truly isolated location.
17. Reaffirming this point, Policy Villages 2 of the Cherwell Local Plan Part 1 2015 (CLP1), does not include a limiting spatial dimension and development can be delivered at category A villages (such as Deddington) both within and outside of built-up limits. So long as development has at least some relationship with the village and its pattern of development, it would be permitted in principle subject to the criteria set out within the policy.
18. The Council places emphasis on the existence of undeveloped field parcels within the peripheral cluster. It contends their presence differentiates the village core from this area of Deddington, and that this differentiation is sufficient to determine that the site's location is inappropriate by reason of detachment and remoteness. However, the differentiation merely communicates that this area of Deddington is peripheral to the village core and it does not communicate that it is completely divorced from the village, or that it is within a detached or remote open countryside location.
19. The visual differentiation is important to preserve, and the high density nature of the village core should not be allowed to sprawl outward to lower density locations such as the peripheral cluster. It is my view that in utilising the flexibility afforded by an outline planning application and subsequent reserved matters, a quantum of development up to the maximum amount applied for could be scaled to achieve a layout and landscaping solution that preserves the fundamentally peripheral nature of the site's location. This could be achieved through a layout which preserved gaps and views through the site, and landscaping which balances the built form in the natural environment.
20. I note the Council's concerns over the access design and that access can inform the fundamental configuration of a development. However, even though details of access are sought in this case, layout is still a reserved matter and the means in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development is yet to be determined. Consequently, there will remain flexibility under future reserved matters to pursue an appropriate layout.
21. Offsite access works would deliver a degree of formality to existing highways infrastructure, and even if the extent of works along Earls Lane would be entirely new, the degree of change would be minimal. A paved surface would still remain open and this would not cause any obstruction or loss of the key views over the meadow towards the church. Arguably, a safer route for pedestrians would embolden them in taking in the heritage significance of the conservation area, without the need to worry as much about traffic. In any event, the works would not only serve the site but also neighbouring development in the cluster and clear improvements to highways safety should outweigh any potential concerns.

22. The prevalence of other field parcels that would remain interspersed amongst development along Clifton Road would guard against ribbon development, and even with the loss of the site to the development the proportion of unbuilt vs built form would remain low density. Coupled with potential future landscaping and layout options available at reserved matters, this would maintain the peripheral nature of the development cluster as a whole. Consequently, this area of Clifton Road could maintain its low density and peripheral nature (through a combination of layout and landscaping approaches and the preservation of other field parcels) and still be easily discernible from the relatively high density nature of the village core.
23. The development should not be considered to form a precedent, there are sufficient numbers of remaining field parcels that preserve the peripheral feel of the area and any future development proposals would need to account for the subsequent and cumulative loss of any field parcels and any consequential effects.
24. In preserving this pattern of development, it is also considered that the settings of both Deddington Conservation Area and Deddington Castle would also be preserved. I note that Historic England raised concerns about the loss of the field parcel in and of itself, but in my view the setting of the castle should be taken as a whole, not in isolation, and by this measure it would be preserved. Accordingly, I have not found that there would be less than substantial harm and consequently a finding on overriding public benefits is not required.
25. I note the Council's reference to another appeal<sup>1</sup> nearby, but this relates to a proposal on land described as being open and isolated. This is a different context to what I have found in this case, where the site is very much framed by other development, and not in an open or isolated location. Even though the site was included within the village limits of Deddington Neighbourhood Plan, it has been withdrawn. In the absence of other evidence elaborating on why the site may have been included, such arguments surrounding its inclusion now hold limited weight. However, this does not change my existing assessment of the site's relationship with Deddington village.
26. Overall, the development proposed by each appeal, would preserve the character and appearance of the area, including the setting of Deddington Castle and the Deddington Conservation Area. There would be accordance with Policies ESD13, ESD15 and Villages 2 of the CLP1, and saved Policies C28 and C33 of the Cherwell Local Plan 1996 (CLP), Cherwell Residential Design Guide SPD 2018 and Section 16 of the National Planning Policy Framework (the Framework). Among other things, these seek to secure appropriate residential development in rural areas and villages and conserve the historic environment.

### *Planning Obligation*

27. At the time the Council made their decisions the appellant had not provided planning obligations in relation to the provision of open space and contributions in support of developing the site. However, the appellant has as part of their appeal submitted an obligation pursuant to Section 106 of the Act. All parties have signed it and consequently agree on its content. The executed obligation has been considered accordingly.

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<sup>1</sup> APP/C3105/A/14/2228558

28. The provisions of Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended) and Paragraph 56 of the Framework states that planning obligations must only be sought where they meet all of the following tests: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. These are considered below.
29. Affordable housing: the provision of affordable housing is a necessary component of the development because it contributes to the social dimension of sustainability, meeting a range of housing needs. On site provision as part of larger developments is the most significant way in which homes can be provided and 35% of all dwellings on the site in this case will be provided as such. This provision is in accordance with Policy PSD1, BSC3 and INF1 of the CLP1 which among other things seek to secure affordable housing where development is for 11 or more dwellings.
30. Local area of play and open space: the introduction of additional residential development in the area will increase the demands on existing open space and local areas of play. It has been demonstrated that the Deddington Ward is experiencing a shortfall in such provision and therefore a contribution to expand these facilities and ensure their maintenance is necessary. This is in accordance with Policy PSD1, BSC10, BSC11 and INF1 of the CLP1 which among other things seek to ensure proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated.
31. Indoor and outdoor sports facilities: Among other things, such facilities help create healthy inclusive communities. Residential development will generate additional demands on Windmill Sports Ground and Spiceball Leisure Centre and accordingly contributions are necessary to ensure they have sufficient capacity and can be suitably maintained. This is in accordance with Policy PSD1, BSC10, BSC11, BSC12 and INF1 of the CLP1 which among other things seek to ensure proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated.
32. Community hall facilities: villages and other smaller communities have a particular reliance on community hall facilities, which play a role in facilitating social interaction and creating health and inclusive communities. The development is expected to create additional demand on Windmill Community Centre and a contribution is necessary to ensure it is appropriately maintained. This is in accordance with Policy PSD1, BSC12 and INF1 of the CLP1 which among other things seeks to encourage the provision of community facilities to enhance the sustainability of communities.
33. Refuse facilities: Each additional dwelling part of the development will need to be served with adequate refuse containers to ensure the adequate storage of waste and recyclable material. Each additional dwelling will also need to be served by refuse collection services, and therefore a contribution to refuse facilities is necessary. This is in accordance with Policy PSD1 and INF1 of the CLP1 which seeks adequate facilities to meet the needs of communities.
34. Education: the introduction of additional residential development in the area will increase the demands on local early years, primary and secondary school education capacity. It has been demonstrated that existing capacity of nearby facilities is nearing saturation.

35. In order to fund their expansion, a projection of additional pupils likely to be generated by the development has informed a contribution that is necessary and proportionate to the likely impact of the development. This provision is in accordance with Policy PSD1 and BSC7 of the CLP1 which among other things seeks to ensure the adequate provision of education facilities and seek contributions from new development accordingly.
36. Highways infrastructure: the existing site access is to an agricultural field and therefore this needs improvement in order to be suitable for residential development. The pedestrian links towards the village core are substandard width or length and similarly require improvement to achieve safe linkages with the development. Resultant from this is the increased pedestrian usage of footways along the highway and crossings nearer the village core, which justifies speed limit mitigation at points along the highway. Given the distance to some schools in the catchment, additional bus service provision is also required to improve sustainable transport modes for future residents. This is in accordance with Policy PSD1 and SLE4 of the CLP1, which among other things states new development in the district will be required to provide contributions to mitigate the transport impacts of development.
37. Libraries: the existing village library is deemed to be under-sized in relation to its catchment population and this development will therefore place additional demand on the library service. To meet this additional demand, it is anticipated that capacity at the library will be increased by internal works and a book stock increase of 2 volumes per resident. This is in accordance with Policy PSD1 and BSC7 of the CLP1 which seeks to provide sufficient community learning facilities, such as libraries.
38. In addition to being necessary to meet the identified policy requirements of the CLP1, the planning obligations within the completed Section 106 Agreement conform with the Council's Developer Contributions Supplementary Planning Document (SPD) 2018, which sets out developer contributions that relate fairly and reasonably in scale and kind to the size of development (by using proportionate formulae) in order to mitigate the likely additional demands the development would generate on local community infrastructure. Overall, the planning obligations meet the provisions of Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended) and Paragraph 56 of the Framework and the tests set out therein.

### **Other Matters**

39. The Council raised matters of whether the site was previously developed land or best and most versatile agricultural land. These matters were raised briefly at the end of its statement of case, did not underpin its reasons for refusal and have not been elaborated on to any extent. Under the wording of Policy Villages 2, although it is encouraged that regard should be given to these matters, there is no absolute requirement to do so. There is no cogent evidence establishing the Council's concerns on these matters are substantive and they have not weighed against my consideration of the main issues.
40. Although the Council is no longer contesting all of its reasons for refusal, other interested parties have maintained their objections on certain matters, and these are dealt with in turn below.

41. The number of vehicles using the development will be proportionate to the final layout, determined at reserved matters. Furthermore, planning obligations securing highway related improvements necessary to support the stated development quantum's and mitigate associated impacts have been submitted and are deemed to meet the statutory tests.
42. With an appropriate design and layout for up to 14 or 15 dwellings, to be assessed at the future reserved matters stage, there is no reason why there would be an unacceptable level of noise and disturbance associated with the proposal. This is particularly against the backdrop of existing commercial operations in the vicinity, which are already likely to generate more activity compared to the residential development at the site.
43. The Arboricultural Impact Assessment 2019 provides sufficient detail on trees and their root protection areas, for the purposes of informing details of layout and landscaping to be determined at reserved matters.
44. The Drainage Strategy 2019 and Infiltration Test Report 2019 demonstrate that the scale of development would have minimal impact on foul drainage and that a suitable pumped connection to the sewerage system is achievable. It also demonstrates a concept of adequate surface water drainage through permeable paving and storage areas (among other things) is possible on site. Consequently, it is reasonable to conclude that there is a technological solution to water management.
45. The Ecological Survey 2019 demonstrates that the site is not subject to any statutory or non-statutory designations. Furthermore, it demonstrates that there are no significant protected species and that mitigation measures can avoid disturbance to mammals, reptiles and birds. It is considered sufficient flexibility inherent in each outline application whereby layout and landscaping details submitted at reserved matters could achieve biodiversity net gains as required by Paragraph 170 of the Framework.
46. The Archaeological Desk Based Assessment 2019 and Archaeological Evaluation Report 2019 demonstrate that limited archaeological remains were found on site and they would not be a significant constraint to development.
47. Requests for extra planning obligations, such as contributions to Holly Tree Club, over and above what has already been secured within the Section 106 Agreement have not been demonstrated as additionally necessary and therefore would fail the statutory tests.

### **Conditions**

48. The Council suggested 22 conditions for both Appeal A and Appeal B. The intention is that the suggested conditions are applicable to both appeals. Given that the appeals are linked and that they relied on the same evidence base (albeit submitted at different moments in time) I find that this is a logical approach. The Council's suggested conditions followed the appellant's suggested conditions submitted under their Draft Statement of Common Ground and are similar in scope and content. The appellant was given an opportunity to comment and did not suggest any revisions. Given the similarities with the appellant's previously suggested conditions, and in the absence of comments relating to revisions, I have principally used the Council's suggested conditions moving forward as they appear comprehensive.

49. These have been considered in relation to the Framework and Planning Practice Guidance (PPG). The plans condition has been amended to refer to the plans submitted in respect of each appeal in order to differentiate the quantum of development in each case.
50. All conditions attached are deemed necessary to make the development acceptable. The standard conditions setting out the time limits, reserved matters and securing compliance with the approved plans, are necessary to provide certainty. Conditions controlling the finished floor levels are necessary to secure an acceptable standard of development that safeguards the visual amenities of the area and the living conditions of existing and future occupiers. Conditions controlling further activities relating to contamination are necessary to identify harmful contamination and secure the safety of the development. Conditions controlling construction activities are necessary to ensure construction comes forward in an acceptable manner and does not harm the living conditions of neighbouring occupiers or generate a deterioration in highway safety through the uncontrolled movement of heavy vehicles. Conditions controlling drainage are necessary to ensure sufficient capacity is made available to accommodate the new development and in order to avoid adverse environmental impact that might arise from overloading the existing drainage system or from uncontrolled surface water runoff. Conditions securing further details on access visibility and the timing of internal highway arrangements are necessary to ensure highway safety upon beneficial occupation. Conditions requiring travel information is necessary to promote sustainable travel options and reduce private car dependencies. Conditions relating to vehicle charging, energy and water efficiency are necessary pursuant to reducing carbon emissions and protecting the environment from climate change and sustainable use of water resources. Conditions requiring landscape and lighting management are necessary to ensure biodiversity net gain and protect habitats of importance to biodiversity conservation from any loss or damage.
51. The PPG is clear that pre-commencement conditions should only be used where clearly justified, likely meaning requirements of the condition are fundamental to the development permitted and it would otherwise be necessary to refuse permission. The nature of an outline application requires further details before development is commencement and therefore such conditions are considered necessary and reasonable.
52. The procedural requirements set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 (as amended) have been followed and the appellant provided a substantive response, confirming that they were happy with the pre-commencement conditions suggested.

### **Conclusion**

53. For the reasons given both Appeal A and Appeal B are allowed, and planning permission is granted subject to conditions in the attached Schedule and in accordance with planning obligations within the submitted Section 106 Agreement.

*Liam Page*

INSPECTOR



## **Schedule of Conditions for Appeal A and Appeal B**

- 1) No development shall commence until full details of the layout (including the layout of the internal access roads and footpaths), scale, appearance, and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.
- 2) In the case of the reserved matters, the final application for approval shall be made not later than the expiration of three years beginning with the date of this permission.
- 3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.
- 4) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out in accordance with the following plans and documents:
  - a. Appeal A; Application Form, Site Location Plan and drawing number 192-CRD-01 Rev B (access only); and
  - b. Appeal B; Application form, Site Location Plan and drawing numbers HDL 3113 PA 001 Rev D (access only) and OX5018-2PD-003
- 5) No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out strictly in accordance with the approved levels.
- 6) Prior to the commencement of development a desk study and site walk over to identify all potential contaminative uses on site and to inform the conceptual site model shall be carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and shall have been submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.
- 7) If a potential risk from contamination is identified as a result of the work carried out under Condition 6, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

- 8) If contamination is found by undertaking the work carried out under Condition 7, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.
- 9) If remedial works have been identified in Condition 8, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under Condition 8. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
- 10) Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.
- 11) No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The Detailed Design to be submitted should be based on the Outline Design as submitted:
  - Clifton Road, Deddington Drainage Strategy December 2019
  - Sketch Layout: hdl 3113 pa 001 d
  - Discharge to ditch to be restricted to 2.7l/s. Headwall detail required.
  - Micro Drainage calculations to be re-run using the previously advised Cv values.
  - Full detailed and numbered pipe network to be submitted to enable technical assessment against Micro Drainage calculation files.
  - Ingress/Egress to be demonstrated in the event of failure of any part of the system.
  - Post development flow paths to be demonstrated on plan.
  - Evidence of temporary sacrificial shallow water ponding on site, to be demonstrated on plan in times of exceedance.
  - Evidence to be demonstrated of design against blockage.
  - List of all SuDS features utilised on site to be provided.
  - Proof of source control to be clearly identified.
  - Evidence of treatment and management train to be demonstrated.
  - Full long and cross sectional drawings of all drainage features employed on site to be provided for assessment.

- 12) No building shall be occupied, or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details (approved under Condition 11). The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. A full management and maintenance document is to be submitted in perpetuity for the development, identifying the contractor who will be responsible for management and maintenance of the scheme.
- 13) Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway including position, layout, and vision splays shall be submitted to and approved in writing by the Local Planning Authority. The means of access shall be constructed in accordance with the approved details prior to the first occupation of any of the development and shall be retained as such thereafter. Agreed vision splays shall be kept clear of obstructions higher than 0.6m at all times.
- 14) Prior to the first occupation of any of the dwellings hereby approved, all of the estate roads and footpaths (except for the final surfacing thereof) shall be laid out, constructed, lit and drained in accordance with Oxfordshire County Council's Conditions and Specifications for the Construction of Roads" and its subsequent amendments.
- 15) Prior to the first occupation of the development hereby approved, a Travel Information Pack shall be produced, submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Information Pack shall be implemented and operated in accordance with the approved details.
- 16) Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved CTMP.
- 17) Prior to the commencement of any works associated with the construction of a dwelling, details of the means by which all dwellings will be designed and constructed to achieve an energy performance standard equivalent to a 19% improvement in carbon reductions on 2013 Part L of the Building Regulations (unless a different standard is agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and no dwelling shall be occupied until it has been constructed in accordance with the approved energy performance measures.
- 18) As part of any reserved matters for layout and landscaping, a method statement and scheme for enhancing biodiversity on site such that an overall net gain for biodiversity is achieved, to include details of enhancement features and habitats both within green spaces and integrated within the built environment, shall be submitted to and approved in writing by the Local Planning Authority. This shall also include a timetable for provision. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

- 19) Prior to the commencement of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved LEMP and shall be managed in accordance with the approved document.
- 20) Prior to the installation of any external lighting a full lighting strategy to include illustration of proposed light spill shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved document.
- 21) No dwelling shall be occupied until it has been constructed to ensure that it achieves a water efficiency limit of 110 litres person/day and shall continue to accord with such a limit thereafter.
- 22) Each dwelling shall be provided with ducting to allow for the future installation of electrical vehicle charging infrastructure to serve that dwelling prior to its first occupation.

**End of Schedule**

## **Appendix 56**

**2020 AMR**

your place • your space • your say



# Annual Monitoring Report 2020

(01/04/2019 – 31/03/2020)





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## 1.0 Introduction

### What is the Annual Monitoring Report?

- 1.1 Our AMR reviews progress in preparing the Council's planning policy documents and assesses whether development plan policies are being effective. It provides monitoring information, amongst other things, on employment, housing and the natural environment.
- 1.2 This year's AMR covers the period 1 April 2019 – 31 March 2020. A base date of 31 March 2020 is therefore used for monitoring performance against specified indicators. However, the AMR includes an up-to-date report on Local Plan progress when measured against the Local Development Scheme (LDS), the programme for producing Local Development Documents. It also includes up-to-date information on the future deliverability of development.
- 1.3 The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20 July 2015. The Plan provides the strategic planning policy framework for the District. Policies within the Plan replace some of the saved policies of the adopted Cherwell Local Plan 1996. Policy Bicester 13 of the Local Plan was re-adopted on 19 December 2016 following the outcome of a legal challenge. The re-adopted policy is identical to that originally adopted by the Council on 20 July 2015, other than the deletion of the words, '*That part of the site within the Conservation Target Area should be kept free from built development*' from the third bullet point of the policy's key site specific design and place shaping principles.
- 1.4 This is the sixth AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 this is the fourth AMR that fully reports on these indicators. There are some data that are still unavailable therefore not all indicators can be reported in this AMR.

### Purpose of the Annual Monitoring Report

- 1.5 The purpose of this AMR is to:
  - monitor the preparation of Cherwell's Local Plan against timetables in the Local Development Scheme;
  - assess the extent to which policies are being achieved;
  - review key actions taken under the Duty to co-operate.

### Legislative Background

- 1.6 The Council has a statutory obligation to produce a monitoring report. The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) sets out the requirements that must be satisfied by the report.
- 1.7 Subject to those requirements, it is a matter for individual Councils to decide the content on their monitoring reports. There is no longer a requirement to submit the report to the Secretary of State for Housing, Communities and Local Government.

### Structure of the Annual Monitoring Report

- 1.8 **Section 2** presents the key findings from the monitoring work undertaken during this monitoring year.
- 1.9 **Section 3** reports on the delivery of Cherwell District's Local Plan and other supporting documents, providing a review of progress against the targets and milestones set out in the Local Development Scheme.
- 1.10 **Section 4** looks at the progress made on neighbourhood planning within the district.
- 1.11 **Section 5** sets out detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 Part 1.
- 1.12 **Section 6** looks at progress on infrastructure delivery.
- 1.13 For further information relating to the AMR, please contact the Council's Planning Policy, Conservation and Design team:

Tel: 01295 227985

Email [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

## 2.0 Key Findings

- 2.1 This chapter sets out the key findings of the AMR for the monitoring year 2019/20. They are discussed in more detail in Chapter 5.

### Local Plan Progress / Local Development Scheme

#### *Progress in the Monitoring Year 2019/20*

- On 14 May 2019 Cherwell District Council formally 'made' the Mid-Cherwell Neighbourhood Plan.
- The Local Development Scheme was updated, approved and published in March 2020.
- The Council's Brownfield Land Register was published in December 2019.

#### *Progress since the end of the Monitoring Year*

- The Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need was formally adopted as part of the statutory Development Plan by the Council on 7 September 2020.
- A Community Involvement Paper was subject to a six-week period of consultation between 31 July and 14 September 2020 to inform a review of the adopted Cherwell Local Plan 2011-2031. Comments were also invited on a Sustainability Appraisal Scoping Report and a 'call for sites' was made.

### Employment

- The district has seen a considerable gain in employment floorspace with 80,599 sqm completed over 2019/20 following an increase of 100,523 sqm in 2018/19.
- At 31 March 2020 there was over 365,000 sqm (net) of employment floorspace with planning permission.
- There is planning permission in place for 167 ha of land on allocations.
- There are 81 ha of remaining allocated employment land yet to receive planning permission.
- Only 0.82 ha of employment land was lost to non-employment use during 2019/20.
- There was a net gain of 10,035 sqm floorspace in tourism related developments over the course of 2019/20.

### Housing

- There were 1,159 housing completions (net) during 2019/20.
- The total number of housing completions (net) between 2011 and 2020 is 8,614 dwellings.
- 27% of housing completions (net) in 2019/20 were on previously developed land.

- Net affordable housing completions in 2019/20 were 446.
- At 31 March 2020 there are extant planning permissions for a total of 9,061 dwellings. These are homes with planning permissions but not yet built.
- The District presently has a 4.8 year housing land supply for the period 2020-2025 and a 4.7 year housing land supply for the period 2021-2026 (commencing 1 April 2021).

### **Natural Environment**

- There were no planning applications granted permission contrary to Environment Agency's advice on flood risk or water quality grounds.
- 6 planning permissions were approved for renewable energy schemes including one for an air source heat pump, two for ground source heat pumps and three for solar photovoltaics (PVs).
- The area of LWS has increased by 26.17 hectares since last year whilst the area of LGS remains unchanged. The increase in area of LWS results from two proposed LWS that were accepted in early 2020: Meadow East of Cassington to Yarnton Pits and Field by Beacon Hill ditch; and the reattribution of Bladon Heath to being partly within Cherwell.
- There has been a decrease in total area of priority habitats from 3,925 ha to 3,781 ha (decrease of 144 ha). This change largely represents an improved understanding of the habitat resource in the district, rather than the loss of habitat.
- The number of priority species listed in the District has decreased from 131 to 121. Ten species have been removed from the list as no new records have been made within the last 10 years.
- 97.4% of the SSSI units are in Favourable or Unfavourable recovering conditions, where if current management measures are sustained the site will recover over time. This is an increase of 0.3% since last year.

### 3.0 Cherwell Planning Policy Documents

- 3.1 The existing statutory Development Plan comprises the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015 incorporating Policy Bicester 13 re-adopted December 2016), the saved policies of the adopted Cherwell Local Plan 1996, the made (adopted) Hook Norton, Bloxham, Adderbury and Mid Cherwell Neighbourhood Development Plans. The Development Plan also includes the saved policies of the Oxfordshire Minerals and Waste Local Plan 1996, the production of which is a County Council function. A new Minerals and Waste Core Strategy Part 1 was adopted on 12 September 2017. Progress on the Minerals and Waste Local Plan Part 2 – Site Allocations was made with the Regulation 18 site options consultation held between January and March 2020.
- 3.2 The Cherwell Local Plan 1996 was adopted in November 1996 and its relevant policies were saved from 27 September 2007.
- 3.3 The Cherwell Local Plan 2011-2031 Part 1, containing strategic development sites and policies, was adopted on 20 July 2015. It replaced many of the saved policies of the adopted Cherwell Local Plan 1996. Appendix 7 of the adopted Local Plan 2011-2031 provides a list of the saved policies.
- 3.4 The Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need was recently adopted on 7 September 2020. The Plan provides the strategic planning framework and sets out strategic site allocations including a housing trajectory to provide Cherwell District’s share of the unmet housing needs of Oxford to 2031.
- 3.5 The following Neighbourhood Development Plans have been ‘made’ and therefore form part of the statutory development plan for their designated area:
- Hook Norton – made 19 October 2015
  - Bloxham – made 19 December 2016
  - Adderbury – made 16 July 2018
  - Mid Cherwell – made 14 May 2019

#### *Local Development Scheme Progress*

- 3.6 The Local Development Scheme (LDS) is a rolling business plan for the preparation of key planning policy documents relevant to future planning decisions. The LDS that this AMR reports on was published in March 2020. It provided for:
- **Partial Review of the Cherwell Local Plan 2011-2031 (Part 1)** – a supplemental planning strategy with strategic development sites in order for the district to contribute in meeting the identified unmet housing needs of Oxford City.

- **Oxfordshire Plan 2050 (formerly known as Joint Statutory Spatial Plan (JSSP))** – a new countywide strategic plan prepared jointly by the six Oxfordshire Councils through the Oxfordshire Growth Board.
- **Cherwell Local Plan Review** – a review of the adopted Cherwell Local Plan 2011-2031 to ensure key planning policies are kept up to date, to assist implementation of the JSSP and to replace the remaining saved policies of the 1996 Local Plan.
- **Supplementary Planning Documents (SPDs)** which expand upon and provide further detail to policies in Development Plan Documents. The Banbury Canalside SPD was highlighted.
- **Community Infrastructure Levy Charging Schedule** which raise funds to deliver off-site infrastructure that will support the development proposed within Cherwell.

### Partial Review of the Cherwell Local Plan 2011-2031 (Part 1)

- 3.7 The Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need was recently adopted on 7 September 2020. The Plan provides the strategic planning framework and sets out strategic site allocations including a housing trajectory to provide Cherwell District’s share of the unmet housing needs of Oxford to 2031. Due to the Plan being adopted partly through the 2020/21 monitoring period, monitoring of its separate five year housing land supply will commence from April 2021 in accordance with the Plan.

### Oxfordshire Plan 2050

- 3.8 In November 2020, the Oxfordshire Growth Board endorsed a revised timetable for the preparation of the Oxfordshire Plan 2050 which was developed following recent conversations with the government about the overall Deal programme. Under this timetable the Oxfordshire Plan could be submitted for examination by September 2022, and (dependent on the Inspector’s programme) could be fully adopted by all five district councils by Spring 2023. Given the continuing uncertainty over COVID-19, all dates are subject to change.

### Supplementary Planning Documents

- 3.9 A draft **Banbury Canalside Development Area SPD** was published for informal consultation between January 2018 and February 2018. Further work on the SPD to be supplemented by a delivery plan will be recommenced in late 2020.

### Community Infrastructure Levy (CIL) Charging Schedule

- 3.10 The Council has previously consulted upon a Preliminary Draft (Feb/March 2016) and a Draft CIL Charging Schedule (Nov 2016 – Jan 2017). However, work was then paused pending the outcome of the Government’s review of CIL. Following the recent completion of this review work it was envisaged that further consultation on a Draft

Charging Schedule is expected in September/October 2019 however it has not been progressed due to other commitments. Further work will be recommenced in 2021.

### **Duty to Co-operate**

3.11 Local Councils are expected to consider strategic issues relevant to their areas through a statutory 'Duty to Co-operate' established by the Localism Act (2011) and described in the National Planning Policy Framework (NPPF).

3.12 The Duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a County Council;
- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies engage constructively, actively and on an on-going basis to develop strategic policies; and
- requires councils to consider joint approaches to plan making.

3.13 During the monitoring period 2019/20 the Council:

- continued to work with the Oxfordshire authorities as part of the Oxfordshire Growth Board to implement the Oxfordshire Housing and Growth Deal 2018. This included attendance at regular officer liaison meetings and evidence base steering groups.
- prepared a Duty to Cooperate Addendum September 2019 summarising continuing engagement with relevant local authorities and a number of prescribed bodies supporting the preparation of the proposed modifications to the Local Plan Partial Review submitted 25 February 2020. Published as part of the Plan's examination evidence.

## 4.0 Neighbourhood Planning

- 4.1 In addition to the made neighbourhood plans listed at paragraph 3.5 above, six Parish Councils have had their administrative areas designated as Neighbourhood Areas. These are shown below.

Neighbourhood Plan Area	Designated Date	Monitoring Year
Bodicote	04/01/2016	2015/16
Deddington	02/12/2013	2013/14
Merton	02/12/2013	2013/14
Stratton Audley	03/06/2013	2013/14
Weston on the Green	02/11/2015	2015/16
Shipton on Cherwell & Thrupp	11/02/2019	2018/19

### Deddington

- 4.2 The Deddington Pre-Submission Neighbourhood Plan was consulted upon from 1 October to 19 November 2017 over a seven week period.
- 4.3 Deddington Parish Council submitted their Neighbourhood Plan to Cherwell District Council on 1 October 2019. Cherwell District Council then undertook a six-week public consultation on the draft (Submission) Plan between 8 November 2018 and 21 December 2018. Following the consultation an independent examiner was appointed in April 2019 to carry out the independent examination of the Deddington Neighbourhood Plan. The Examiner's report was published on 3 September 2019. Following receipt of the Examiner's report Deddington Parish Council resolved at their meeting on 20 November 2019 to withdraw the Neighbourhood Plan. The Parish Council is continuing with the Neighbourhood Plan process and intends to submit a revised plan at the earliest opportunity.

### Weston on the Green

- 4.4 The Weston on the Green Pre-Submission Neighbourhood Plan was consulted from 15 May to 26 June 2017.
- 4.5 The Weston on the Green draft Submission Neighbourhood Plan was submitted by Weston on the Green Parish Council to Cherwell District Council on 11 October 2018. The Neighbourhood Plan and supporting documents were publicised as required and public consultation took place between 19 November 2018 and 11 January 2019. Following the consultation, the Council, in agreement with the Parish Council, appointed an Independent Examiner to undertake the independent examination. The Examiner's report is dated 11 September 2019.
- 4.6 On 4 November 2019 Cherwell District Council, having considered each of the recommendations made by the examiner:



1. approved all the Examiner's recommendations and modifications with the exception of Modifications 15,21, 24, 26 and 27
  2. Agreed not to proceed to referendum on the Weston on the Green Neighbourhood Plan at this time
  3. Approved the area for the future referendum as being the designated Neighbourhood Plan area in accordance with the examiner's recommendations, noting that there will be no extension to the area
- 4.7 The Council subsequently published its Regulation 18 Decision Statement in response to the Examiner's Report on 14 November 2019 and invited representations. The consultation period extended to 10 January 2020. A total of seven responses were received to that Decision Statement. As a result of the representations received an independent examiner was appointed on 17 March 2020 to undertake a further partial examination. The scope of the partial examination was restricted to the Council's responses to the recommended modifications 15 and 21 and consequently 24, 26 and 27.
- 4.8 Cherwell District Council received the Independent Examiner's Report on the outstanding issues of the Weston on the Green Neighbourhood Plan on 8 June 2020. In summary, the Examiner concludes that the Weston on the Green Neighbourhood Plan should proceed to referendum, subject to the Plan being amended in line with his recommendations, which are required to ensure that the Plan meets the Basic Conditions. These include:
- that the changes proposed by the Council to Policy E1 be accepted;
  - that the proposed change to Policy C1 not be accepted and that Policy C1 be deleted from the plan with reference to the community's aspirations for the School field site, under the consequential changes, retained.
- 4.9 On 6 July 2020 the Council's Executive resolved (in summary):
1. To approve all the Examiner's recommendations and modifications to enable the Plan, incorporating the recommended modifications, to proceed to a referendum.
  2. To authorise the issue of a 'decision statement' confirming the Executive's decision including that the Plan will now proceed to a referendum.
  3. To authorise the Assistant Director – Planning and Development to make any minor presentational changes and corrections necessary to ready the Plan for referendum.
- 4.10 Due to the current COVID-19 pandemic, the referendum will not take place before 6 May 2021.

## 5.0 Monitoring Results

5.1 For each policy in the Cherwell Local Plan 2011-2031 (Part 1), there is an indicator and a target which will be used to measure the policy's effectiveness. This section sets out the detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 (Part 1). The detailed Monitoring Framework is included at Appendix 4.

### Theme One: Developing a Sustainable Local Economy

5.2 Cherwell Local Plan 2011-2031 (Part 1) Policy SLE 1 seeks to protect existing employment land and buildings for employment (B class) uses. The Policy supports the delivery of employment development on new sites allocated within the Plan for such uses.

5.3 The strategic employment allocations (including mixed use sites for housing and employment) in the 2015 Local Plan, as well as development on non-allocated sites, are monitored in this section. Until the adoption of the next Local Plan, non-strategic employment allocations from the Non-Statutory Local Plan 2011 and saved policies from the adopted 1996 Local Plan are also monitored. Employment (non-commercial) monitoring for 2019/20 was only carried out on sites where more than 200 sqm of employment floorspace is proposed.

**Table 1 - Employment completions on allocated land during 2019/20 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	1905	0	0	0	1905	7548	37556	0	<b>47009</b>
Bicester	3279	0	0	0	3279	0	30244	2900	<b>36423</b>
Kidlington	0	0	0	0	0	0	0	0	<b>0</b>
Rural Areas	0	0	0	0	0	0	0	0	<b>0</b>
<b>Cherwell Total</b>	<b>5184</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5184</b>	<b>7548</b>	<b>67800</b>	<b>2900</b>	<b>83432</b>

**Table 2 - Employment commitments on allocated land at 31/03/20 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	697	0	0	810	1507	0	17768	2700	<b>21975</b>
Bicester	21277	27525	2177	19014	69993	40363	116153	53800	<b>280309</b>
Kidlington	3796	2779	0	0	6575	0	0	0	<b>6575</b>
Rural Areas	0	0	0	1020	1020	0	0	20833	<b>21853</b>
<b>Cherwell Total</b>	<b>25770</b>	<b>30304</b>	<b>2177</b>	<b>20844</b>	<b>79095</b>	<b>40363</b>	<b>133921</b>	<b>77333</b>	<b>330712</b>

**Table 3 - Employment completions on non-allocated land during 2019/20 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	-3250	0	0	-195	-3445	0	195	0	<b>-3250</b>
Bicester	200	0	255	-725	-270	0	-725	0	<b>-995</b>
Kidlington	0	0	-1586	-127	-1713	623	-859	2239	<b>290</b>
Rural Areas	0	0	0	0	0	1122	0	0	<b>1122</b>
<b>Cherwell Total</b>	<b>-3050</b>	<b>0</b>	<b>-1331</b>	<b>-1047</b>	<b>-5428</b>	<b>1745</b>	<b>-1389</b>	<b>2239</b>	<b>-2833</b>

**Table 4 - Employment commitments on non-allocated land at 31/03/20 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	-6809	0	7325	0	516	6067	-4078	0	<b>2505</b>
Bicester	2833	0	0	17715	20548	264	-5759	0	<b>15053</b>
Kidlington	-1100	0	0	150	-950	0	150	0	<b>-800</b>
Rural Areas	314	0	-2	14854	15166	305	2275	0	<b>17746</b>
<b>Cherwell Total</b>	<b>-4762</b>	<b>0</b>	<b>7323</b>	<b>32719</b>	<b>35280</b>	<b>6636</b>	<b>-7412</b>	<b>0</b>	<b>34504</b>

**Table 5 - Employment completions during 2019/20 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	-1345	0	0	-195	-1540	7548	37751	0	<b>43759</b>
Bicester	3479	0	255	-725	3009	0	29519	2900	<b>35428</b>
Kidlington	0	0	-1586	-127	-1713	623	-859	2239	<b>290</b>
Rural Areas	0	0	0	0	0	1122	0	0	<b>1122</b>
<b>Cherwell Total</b>	<b>2134</b>	<b>0</b>	<b>-1331</b>	<b>-1047</b>	<b>-244</b>	<b>9293</b>	<b>66411</b>	<b>5139</b>	<b>80599</b>

**Table 6 - Employment commitments at 31/03/2020 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	-6112	0	7325	810	2023	6067	13690	2700	<b>24480</b>
Bicester	24110	27525	2177	36729	90541	40627	110394	53800	<b>295362</b>
Kidlington	2696	2779	0	150	5625	0	150	0	<b>5775</b>
Rural Areas	314	0	-2	15874	16186	305	2275	20833	<b>39599</b>
<b>Cherwell Total</b>	<b>21008</b>	<b>30304</b>	<b>9500</b>	<b>53563</b>	<b>114375</b>	<b>46999</b>	<b>126509</b>	<b>77333</b>	<b>365216</b>

### Employment Completions

- 5.4 Table 5 shows the total employment floorspace completed during 2019/20 (net). The 'net' figures reflect the overall completion totals taking into account any losses which include redevelopments and changes of use away from commercial use.
- 5.5 In 2018/19, Cherwell saw a considerable gain of 100,523.5 sqm of employment floorspace completed which was mostly in B8 uses in Banbury and mixed B1 uses in Bicester. In 2019/20, Cherwell saw a further considerable gain of 80,599 sqm of employment floorspace completed which was mostly in B8 uses in Banbury and Bicester. At Banbury, four employment units totalling 37,556 sqm B8 use, 7,548 B2 use and 1,905 B1(a) use were completed at Land South of Overthorpe Road and adjacent the M40 (Phase 2) and in Bicester there were completions at Symmetry Park, North of A41 London Road.



### Employment Commitments

- 5.6 Table 6 shows the total employment commitments at 31/03/2020. Employment commitments include sites which have been granted planning permission in the past and remain extant. The total number of employment commitments have decreased slightly compared to the last monitoring year. At 31 March 2020, there was outstanding employment floorspace to be implemented equating to 365,216 sqm. Bicester contributed to the majority of the total commitments (80.9%) followed by the Rural Areas (10.8%), Banbury (6.7%) and Kidlington (1.6%).
- 5.7 Banbury – There are commitments totalling 24,480 sqm of employment floorspace, mainly for B8 uses (13,690 sqm). Land south of Overthorpe Road and adjacent to the M40 (Local Plan site Banbury 6) remains the most significant commitment at Banbury, where construction continues.

- 5.8 Bicester – There are net gains across all the different B use classes in Bicester with a significant commitment of 295,362 sqm of employment floorspace predominantly in B8 (110,394 sqm) and B1 use classes (90,541 sqm). Planning permission has been granted for employment development at North West Bicester (Local Plan site Bicester 1), Land North East of Skimmingdish Lane (Local Plan site Bicester 11), at South East Bicester (Local Plan site Bicester 12), and at land adjacent to the Oxford Road (Local Plan site Bicester 10) where construction on these sites are underway.
- 5.9 Kidlington and Rural Areas – A range of applications have been granted permission in the rural areas during the monitoring year including at Land North of Cassington Lane, Yarnton for three buildings for B1 and B8 use. The Former RAF Upper Heyford site (Villages 5) which is a strategic allocation for mixed use in the adopted Local Plan 2011-2031 proposes 1,075 new homes and over 120,000 sqm of mixed B use class. This site is currently under construction.

**Table 7 – Remaining Land on Local Plan Employment Allocations - 31/03/20 (ha)**

Location	Remaining Allocated Area (ha)
Banbury	25.34
Bicester	50.01
Rural Areas	5.99
<b>Total</b>	<b>81.34</b>

- 5.10 Table 7 shows the total remaining allocated land available in the District (81.34 ha), excluding land with planning permission on Local Plan allocations. However, sites ‘committed’ for development (i.e. with planning permission) are still ‘available’ since it is possible that the permission may expire unimplemented or may be superseded by another. The majority of the remaining allocated land available is at strategic sites in the adopted Local Plan 2011-2031 (72.75 ha). The total 81.34 ha remaining allocated land available in the District, excluding land with planning permission includes 8.59 ha of remaining Non-Statutory Local Plan allocations:
- Banbury Cross Business Park (0.4 ha)
  - Land east of railway / north of Waterworks Lane, Banbury (2 ha)
  - Bicester Park, Aura Brooks Phase 2 (0.56 ha)
  - Banbury Business Park Phase 2, Adderbury (3.36 ha)
  - Brymbo Ironworks, Hook Norton (0.73 ha)
  - PA Turneys, Weston on the Green (1.9 ha)
- 5.11 The employment trajectory in the Local Plan 2011-2031 shows how strategic sites will be delivered and the Council is working to bring forward strategic sites. Table 8 provides details of the status of each of the strategic sites in the Local Plan employment trajectory. The Council will be exploring the potential of sites for employment through the next Local Plan.

**Table 8 – Status of Local Plan Employment Allocations**

Location	Comments
<b>Banbury</b>	<p><u>Banbury 6: Employment Land West of the M40</u></p> <ul style="list-style-type: none"> <li>- This strategic site provides for 35 ha of mixed employment generating development.</li> <li>- 21.4 ha of development has been completed under various planning permissions.</li> <li>- Planning permission has been granted for the construction of a new logistics warehouse (19/00487/F) on the remaining 3.3 ha but development has not yet started.</li> <li>- There is no planning permission in place for the remaining 10.3 ha of the allocation.</li> </ul> <p><u>Banbury 15: Employment Land North East of Junction 11</u></p> <ul style="list-style-type: none"> <li>- This strategic site comprises 13 ha of land for mixed employment generating development.</li> <li>- Planning permission was granted in July 2020 for commercial development (19/00128/HYBRID) on the whole Banbury 15 site.</li> <li>- The first pre-commencement conditions (20/02153/DISC) were submitted to the Council in August 2020, and no development has started on site.</li> </ul>
<b>Bicester</b>	<p><u>Bicester 1: North West Bicester</u></p> <ul style="list-style-type: none"> <li>- A new zero-carbon mixed use development totalling 390 ha of land. 10 ha of total land allocated expected to provide for employment uses within the Plan period.</li> <li>- Outline planning permission for employment development was allowed at appeal in November 2017 (14/01675/OUT) and was varied by 19/00347/OUT, granted in July 2019.</li> <li>- Reserved matters pursuant to 19/00347/OUT were granted in July 2019 for Phase 1 of the employment development and earthworks for Phase 2 (19/00349/REM). The Phase 1 development comprises a total of 12 units over plots 3 and 4 (the plots are as defined through the outline permission).</li> <li>- All 10 ha of the land allocated for employment development has planning permission and construction of Phase 1 has started on site.</li> </ul> <p><u>Bicester 2: Graven Hill</u></p> <ul style="list-style-type: none"> <li>- This predominantly brownfield site is proposed for a mixed use development totalling 241 ha of land. 26 ha of total land allocated expected to provide for employment uses within the Plan period.</li> <li>- Planning permission (11/01494/OUT) for all 26 ha employment provision was granted in August 2014 and this was subsequently amended by a section 73 application (19/00937/OUT), approved in January 2020.</li> </ul>

- Reserved matters, pursuant to 19/00937/OUT relating to a parcel within the employment land were granted in January 2020 for an office and warehouse (RUBB building).
- No significant employment development has started on site.

#### Bicester 4: Bicester Business Park

- 29.5 ha of land to the south west of Bicester proposed for employment generating development.
- Part of the site was granted outline planning permission in 2010 for the construction of a B1 business park and a hotel (07/01106/OUT).
- The northern part of the allocation, adjacent to the A41 has been developed for a superstore and petrol filling station (12/01193/F and minor material amendment 15/01651/F) and a drive-thru restaurant (17/00889/F). Part of this completed development is on land consented as part of the earlier business park permission. The completed superstore and drive-thru restaurant development represents 4.2 ha of the allocated land.
- Outline planning permission was granted in May 2020 for office development and research and development floorspace (17/02534/OUT) on a 13.1 ha parcel of land to the south and east of the A41 and Oxford Road, adjacent to the Tesco superstore. The land is within the boundaries of Policy Bicester 4 and there is some overlap between this site and that originally granted permission by 07/01106/OUT.

#### Bicester 10: Bicester Gateway

- A strategic development site totalling 18 ha of land for the provision of business uses.
- The allocation has been brought forward in parts.
- The land to the west of Wendlebury Road comprises two parcels of land with outline permission having been granted (16/02586/OUT). Reserved matters consent (17/02557/REM) has been granted for the hotel which is now under construction on the northern parcel – phase 1a. The southern parcel (phase 1b) has outline permission for B1 employment development and includes a small area of unallocated land to the south outside of the Bicester 10 allocation.
- An alternative proposal for phase 1b has a resolution to approve (20/00293/OUT). The application includes residential and employment development and ancillary retail, café and gym facilities. 37% of the proposal site is included within the Bicester 10 allocation whilst the southern portion of the site is located adjacent to the allocation. Approximately 1.17 ha of land being located within the allocation.
- Phase 2 comprising the remainder of the Bicester 10 allocation, located to the east of Wendlebury Road was granted planning permission for B1 development and a health and racquets club on 15.8 ha of land in September 2020 (19/01740/HYBRID).

	<ul style="list-style-type: none"> <li>- At 31/03/2020, 14.21 ha of land were remaining without planning permission as 19/01740/HYBRID was approved outside the monitoring period (i.e. in 2020/21).</li> </ul> <p><u>Bicester 11: Employment Land at North East Bicester</u></p> <ul style="list-style-type: none"> <li>- A strategic employment development site of 15 ha.</li> <li>- Outline planning permission (15/01012/OUT) was granted in May 2016 and various reserved matters have been approved pursuant to this outline consent.</li> <li>- Development of the western side of the site is complete and development of the land on the eastern side of the site is underway.</li> <li>- There is no planning permission in place for the remaining 4.5 ha of the allocation.</li> </ul> <p><u>Bicester 12: South East Bicester</u></p> <ul style="list-style-type: none"> <li>- A mixed use site for employment and residential development totalling 155 ha of land. 40 ha of total land allocated expected to provide for employment uses within the Plan period.</li> <li>- Units A1, A2 and B (16/00861/HYBRID and 18/00091/F) to the south east of the allocation adjacent to the A41 are complete and cover 11.01 ha of land. A further 5.47 ha of land has planning permission for the development of Unit C (19/00388/F).</li> <li>- There is a resolution to approve 7 ha employment provision (16/01268/OUT) to the north of Units A1, A2, B and C.</li> <li>- The remaining employment land without planning permission is 23.52 ha.</li> </ul>
<b>Rural Areas</b>	<p><u>Former RAF Upper Heyford</u></p> <ul style="list-style-type: none"> <li>- Mixed use land allocation of 520 ha in the Local Plan (Policy Villages 5). Approximately 120,000 sqm of the land area is for employment provision.</li> <li>- Outline planning permission (10/01642/OUT) was granted in 2011 for the proposed new settlement 'Heyford Park' comprising residential and employment uses, and a school. The application site measures approximately 76.3 ha in total.</li> <li>- A Hybrid application (18/00825/HYBRID) for 1,175 dwellings, retail uses, a medical centre, employment uses, a new school, a community building, areas for indoor and outdoor sports, and additional education facilities was approved subject to legal agreement on 5 November 2020.</li> </ul>



**Table 9 – Employment Permissions at 31/03/20 (ha)**

Extant permissions on allocations		Extant Permissions on Non-Allocations		Total Extant Permissions	
Location	Site Area (ha)	Location	Site Area (ha)	Location	Site Area (ha)
Banbury	3.30	Banbury	10.00	Banbury	13.30
Bicester	78.04	Bicester	5.09	Bicester	83.13
Kidlington	8.35	Kidlington	1.08	Kidlington	9.43
Rural Areas	77.08	Rural Areas	11.18	Rural Areas	88.26
<b>Total</b>	<b>166.77</b>	<b>Total</b>	<b>27.35</b>	<b>Total</b>	<b>194.12</b>

5.12 Table 9 shows the amount of land with planning permissions at 31/03/20. A total of 194 ha has been permitted with 85.9% being at strategic allocations. In terms of the planning permissions in Table 9, only new build employment development is shown, not changes of use between employment uses since this would result in no overall gain in employment land.

**Table 10 – Total Employment Land Available on Allocations (adopted Local Plan 2011-2031 and Non-Statutory Local Plan 2011) at 31/03/20 (ha)**

Location	Total Area (ha)
Banbury	28.64
Bicester	128.05
Kidlington	8.35
Rural Areas	83.07
<b>Total</b>	<b>248.11</b>

5.13 The total employment land available on Local Plan allocations is 248.11 ha (this includes remaining undeveloped land within allocated sites, a proportion of which will have planning permission). Planning permissions are in place on 166.77 ha of this allocated land. A large proportion of this is located at Bicester where there are six strategic allocations for employment and mixed use development.

**Table 11 - Loss of employment land to non-employment use (includes completions on allocations and non-allocations) during 2019/20**

Location	Land Area (ha)
Banbury	0.32

<b>Bicester</b>	<b>0.50</b>
<b>Kidlington</b>	<b>0</b>
<b>Rural Areas</b>	<b>0</b>
<b>Cherwell Total</b>	<b>0.82</b>

5.14 During 2019/20, 0.82 ha of employment land was lost to other uses which was slightly more than the previous year (0.29 ha).

### Town Centres

5.15 Policy SLE 2 Securing Dynamic Town Centres sets out the policy relating to retail development and confirms that main town centre uses in out of centre locations will only be supported if no central or edge of centre sites are suitable or available, with preference given to accessible sites, well connected to the centre. Town centre uses (including use classes A1-A5, B1a, D2) completions within and outside of each of the town centres is an indicator developed to measure the effectiveness of Policy SLE 2. The target is for no net loss of town centre use floorspace within town centres. See Bicester 5 and Banbury 7 for the monitoring of the indicator on completions of town centre uses within and outside of Banbury and Bicester town centres.

5.16 Policy SLE 2 also sets out local thresholds for the retail impact test. The Monitoring Framework indicator and target requires a Retail Impact Assessment to be submitted with 100% of applications over the thresholds set out in Policy SLE 2. During 2019/20, two retail assessments were received in support of planning applications submitted to the Council.

### Tourism

5.17 The amount of completed tourism developments (including D use class uses and Sui Generis) is an indicator used to measure the effectiveness of Policy SLE 3 Supporting Tourism Growth. The target is for an annual increase in completed tourism developments over the plan period. During 2019/20, 10,035 sqm of D use class uses and Sui Generis were completed. The majority of this being from the completion of a new primary school and community hall at Land North of Station Road, Bletchingdon and a change of use from a commercial office with storage to van and truck service centre with associated sales at Granville Way, Bicester.

**Table 12 – Completed tourism developments during 2019/20**

<b>Use Class</b>	<b>Net floorspace completions (sqm) 2019/20</b>
<b>D1</b>	-494
<b>D2</b>	1432
<b>Sui Generis</b>	9097
<b>Total</b>	<b>10035</b>

- 5.18 The effectiveness of Policy SLE 3 is also measured by the number of visitors to tourist attractions in the district with the target being an annual increase over the plan period. Between January and December 2019 there were 8,164,189 visitors to the district (an increase of over 16,000 visitors from last year): 7,762,189 of day visitors; and 402,000 of overnight trips. The total visitors spend for the year is £404,495,750 which is an increase of £33,609,750 from last year. The total tourism value is £495,124,750.

### Transport

- 5.19 Policy SLE 4 Improved Transport and Connections states that the Council will support key transport proposals. In respect of transport, Policy SLE 4 requires new development to provide financial and / or in-kind contributions to mitigate the transport impacts of development. This will support delivery of the infrastructure and services needed to facilitate travel by sustainable modes, whilst also enabling improvements to be made to the local and strategic road and rail networks.
- 5.20 Progress of transport schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new transport infrastructure projects.
- 5.21 Policy SLE 5 High Speed Rail 2 – London to Birmingham sets out the Council’s planning policy with regards to the planned high-speed railway to link the cities of London and Birmingham. The High Speed 2 (HS2) route passes through Cherwell District, through Fringford ward to the north of Bicester. Phase One was issued with “Notice to Proceed” by the Department for Transport on 15 April 2020 and formal start of construction on HS2 began on 4 September 2020.
- 5.22 HS2 has made two applications to Oxfordshire County Council under Schedule 17 of the HS2 Act for the use of lorry routes to compounds in Oxfordshire. These are routes that were set out in the HS2 Phase One Environmental Statement and use only A roads. The details are published on the Oxfordshire County Council website: <https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/future-transport-projects/high-speed-2>.

**Theme Two: Building Sustainable Communities**

Housing Completions

**Table 13 – Housing Completions (net) 2011 - 2020**

	Banbury			Bicester			Elsewhere			District			
	GF	PDL	Total	GF	PDL	Total	GF	PDL	Total	GF	PDL	Total	PDL %
2011 / 12	34	102	136	40	26	66	118	36	154	192	164	356	46%
2012 / 13	4	38	42	116	14	130	50	118	168	170	170	340	50%
2013 / 14	12	22	34	137	33	170	119	87	206	268	142	410	35%
2014 / 15	222	106	328	193	30	223	119	276	395	534	412	946	44%
2015 / 16	257	96	353	307	60	367	316	389	705	880	545	1425	38%
2016 / 17	349	59	408	309	62	371	141	182	323	799	303	1102	27%
2017 / 18	530	86	616	315	40	355	266	150	416	1111	276	1387	20%
2018 / 19	521	133	654	272	165	437	252	146	398	1045	444	1489	30%
2019 / 20	502	96	598	178	106	284	170	107	277	850	309	1159	27%
<b>Totals</b>	<b>2431</b>	<b>738</b>	<b>3169</b>	<b>1867</b>	<b>536</b>	<b>2403</b>	<b>1551</b>	<b>1491</b>	<b>3042</b>	<b>5849</b>	<b>2765</b>	<b>8614</b>	<b>32%</b>

5.23 Table 13 shows the annual housing completions in Cherwell since 2011. The total number of housing completions (net) between 2011 and 2020 is 8,614 dwellings. During 2019/20, 1,159 (net) housing completions were recorded.

5.24 The district’s assessment of housing need is based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA), which indicates an annual requirement for 1,142 dwellings. As a consequence of the local plan and SHMA period being from 2011 onwards (pre-dating adoption of the Local Plan in 2015) and completions being lower at the start of the Plan period there is a ‘shortfall’ of some 1,664 homes for the period 2011 to 2020 which must be made up.

5.25 In 2019/20, 52% of completions were at Banbury, 25% at Bicester and 24% elsewhere. 27% of the 1,159 homes delivered were on previously developed land.

5.26 Delivery on strategic development sites included Longford Park, Banbury (167 dwellings); West of Warwick Road, Banbury (93 dwellings); Southam Road, Banbury (82 dwellings); North of Hanwell Fields, Banbury (54 dwellings); Graven Hill, Bicester (44 dwellings); Kingsmere, Bicester (110 dwellings); and Heyford Park, Upper Heyford (58 dwellings).

5.27 There was good progress made at West of Bretch Hill, Banbury; West of Bloxham Road (South of Salt Way), Banbury; and at the North West Bicester eco-development. The sites progressing well in rural areas include Church Leys Field, Ambrosden; Land North of Station Road, Bletchingdon; Land South of Milton Road, Bloxham; Land South of Cotefield Business Park, Bodicote; and Sibford Road, Hook Norton.

5.28 Table 14 shows the progress being made on strategic sites (100 or more dwellings) that are under construction.

**Table 14 – Progress of strategic Sites**

Site	No. of developers (Oct 2020)	Completions during 2019/20	Completions during 2018/19	Completions during 2017/18	Completions during 2016/17	Completions during 2015/16	Completions during 2014/15
Bankside Phase 1, Banbury (Longford Park)	3	167	96	142	140	218	148
Land adjoining and West of Warwick Road, Banbury	2	93	11	0	0	0	0
Land East of Southam Road, Banbury (Local Plan Site Banbury 2)	2	82	122	100	99	6	0
Land South of Salt Way and West of Bloxham Road, Banbury (Local Plan Site Banbury 16)	1	52	42	0	0	0	0
North of Hanwell Fields, Banbury (Local Plan Site Banbury 5)	1	54	117	106	57	0	0

South of Salt Way – East (Local Plan Site Banbury 17)	1	3 (permission for 145 homes is completed)	16	62	37	27	0
West of Bretch Hill, Banbury (Local Plan Site Banbury 3)	1	51	85	93	14	0	0
Graven Hill, Bicester (Local Plan Site Bicester 2)	Primarily 1 with multiple self-builders	44	122	28	1	0	0
Kingsmere, South West Bicester Phase 1	3	110	205	196	231	210	179
Kingsmere, South West Bicester Phase 2	4	12 (Construction on site has recently commenced)	0	0	0	0	0
North West Bicester Eco-Town Exemplar Project, Bicester (Local Plan Site Bicester 1)	2	41	29	65	0	90	0
Former RAF Upper Heyford (Local Plan Site Villages 5)	2	58 (lower than expected due to issues encountered on site and planning issues)	97	103	106	166	46

5.29 Table 15 shows the housing completions recorded since 2011 for strategic sites (100 or more), non-strategic sites (10-99) and windfall development (<10 homes).

**Table 15 – Breakdown of Housing Completions (net) 2011 - 2020**

	Banbury	Bicester	Elsewhere	District
<b>Strategic Sites</b>	2340	1866	598	4804
<b>Non-Strategic Sites</b>	448	398	1766	2612
<b>Windfalls (&lt;10)</b>	381	139	678	1198
<b>Totals</b>	<b>3169</b>	<b>2403</b>	<b>3042</b>	<b>8614</b>



Planning Permissions

**Table 16 - Housing Commitments as at 31/03/2020**

		No. of dwellings
<b>Banbury</b>	<b>GF</b>	2872
	<b>PDL</b>	318
	<b>Total</b>	3190
<b>Bicester</b>	<b>GF</b>	2988
	<b>PDL</b>	1744
	<b>Total</b>	4732
<b>Elsewhere</b>	<b>GF</b>	561
	<b>PDL</b>	578
	<b>Total</b>	1139
<b>District</b>	<b>GF</b>	6421
	<b>PDL</b>	2640
	<b>Total</b>	9061

- 5.30 At 31 March 2020, there were extant planning permissions for a total of 9,061 dwellings that had not yet been built.
- 5.31 In Banbury, most of the permissions relate to strategic, greenfield sites such as South of Salt Way East, Drayton Lodge Farm, West of Bloxham Road (South of Salt Way) and West of Bretch Hill. At Bicester there are permissions for greenfield development at Kingsmere (South West Bicester), SW Bicester Phase 2 and North West Bicester Phase 2. Permission is also in place for the development of previously developed land at Graven Hill.
- 5.32 There were 331 homes with permission at Former RAF Upper Heyford which have yet to be built. Other extant planning permissions in the rural areas include 82 dwellings at Ambrosden; 72 dwellings at Launton; and 58 dwellings at Bodicote.

### Housing Requirement

- 5.33 Regulation 10A of the Town and Country (Local Planning) (England) Regulations 2012 (as amended) requires local planning authorities to review a local development document within the following time periods:
- (a) In respect of a local plan, the review must be completed every five years, starting from the date of adoption of the local plan, in accordance with section 23 of the Act (adoption of the local development document).
- 5.34 The Regulation 10A Review of Local Plan Policies, 2020 concluded that the main housing policy from the adopted Local Plan, BSC 1: District Wide Housing Distribution remains up to date and consistent with the NPPF.
- 5.35 The housing requirement against which housing delivery and housing land supply is measured against is set out in the adopted Cherwell Local Plan 2011-2031 Part 1 (2015). Policy BSC1: District Wide Housing Distribution plans for 22,840 dwellings to be delivered between 2011 and 2031, which equates to an annual requirement of 1,142 dwellings to meet the needs of Cherwell.
- 5.36 The housing requirement was based on the Oxfordshire Strategic Housing Market Assessment (SHMA) (April 2014) which provided the objective assessment of housing need for the district.

### Housing Land Supply

- 5.37 The NPPF (paragraph 73) requires local planning authorities to *'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years*



*old. The supply of specific sites should in addition include a buffer (moved forward from later in the plan period) of:*

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.'*

5.38 The current strategic plan for Cherwell is the Cherwell Local Plan 2011-2031 (Part 1), as adopted on 20 July 2015. It should be noted that whilst the Plan is over five years old, the NPPF (paragraph 213) states that existing policies should not be considered out of date simply because they were adopted or made prior to the publication of the Framework. (See also *Daventry v SSCLG and Gladman Developments* (2015) EWHC 3459 (admin) and (2016) EWCA Civ 1146). Additionally, the Regulation 10A Review of Local Plan Policies, 2020, carried out alongside this AMR concluded that the majority of the policies, including the main housing policy from the adopted Local Plan, BSC 1: District Wide Housing Distribution remains up to date and consistent with the NPPF.

5.39 The NPPF defines what is required for sites to be considered to be deliverable within its glossary and states that:

*'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*

5.40 The PPG (paragraph 007 Reference ID: 68-007-20190722) provides further clarification on assessing deliverability and the evidence required. For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, *'Such evidence, to demonstrate deliverability, may include:*

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters,*

- or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
  - firm progress with site assessment work; or*
  - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.’*
- 5.41 A comprehensive review of housing land supply has been undertaken. All known sites of 10 or more dwellings were individually identified and examined.
- 5.42 Site promoters, developers and agents were engaged in reviewing the deliverability of these sites with each being sent a form containing details on planning applications and permissions and, where applicable, the expected delivery rates from the last AMR. Information was requested concerning progress on planning, expected build-out rates, the number of housebuilders currently on site and/or expected and build-out rates. Due to the COVID-19 pandemic this year there were additional questions asked on how COVID-19 has impacted on delivery and what changes have been made. The responses received were considered in reviewing the deliverability of sites and the projected timescale for delivery having regard to lead-in times, site preparation and infrastructure provision. The base date for updating the progress on individual sites and reviewing deliverability and delivery assumptions was 13 November 2020.
- 5.43 The review included consultation with Development Management officers and other Council services involved in the delivery of sites to ensure that assessments of deliverability were realistic. Sites were discounted as being ‘deliverable’ if there was insufficient demonstrable evidence such as Land adjacent Bretch Hill Reservoir in Banbury; Land at Merton Road in Ambrosden; Clifton Road in Deddington; and Fewcott Road in Fritwell.
- 5.44 Where site promoters/developers did not respond to requests for information, chasing enquiries were made. Where, ultimately, no update was received, officers made an informed judgement about deliverability and delivery timescales having regard to the information available, to internal consultations, and contextual information from the review of other sites.
- 5.45 From all responses received, there were 22 responses where comments were provided in light of COVID-19. Approximately half of these comments were made by large national housebuilders, whom are currently developing the strategic sites across Cherwell including a small rural site.
- 5.46 It is difficult to ascertain a full picture of trends at this stage and the effect seemed to be mixed opinions on future delivery rate assumptions depending on whether the site had

started or not. Nevertheless, the issues raised indicate the challenges faced by those operating in the local housing market.

5.47 In summary, the large national housebuilders advised:

- Reduced completion rate for 2020/21
- Construction capacity reduced due to social distancing measures
- Sales remain slow due to wider market risks/recession uncertainties
- Ongoing issues with supply of materials
- Assumed usual/continued build-out rates from 2021/22 onwards with no further disruption from COVID-19.
- No impact to the delivery programme
- Future implications of COVID-19 unknown.

5.48 Comments received from smaller housebuilders and planning agents relate primarily to sites that have planning permission but have not yet started. These comments include:

- Construction capacity reduced due to social distancing measures
- Start on site date delayed by at least 6 months with slower build-out rates
- Issues with supply of materials
- No impact to the delivery programme (comments were made on sites that have not yet started)

5.49 A peak delivery assumption of 50 dwellings per annum for each housebuilder on strategic sites was used based on recent evidence (see Table 14), unless specific circumstances suggest otherwise. The results of site visits undertaken for 2020/21 site monitoring (separately for quarters 1 and 2) were used to understand the most up to date delivery position. The number of developers on site can change over time and at peak build-out, 3-5 developers can be seen on larger strategic sites. At one point there were 5 developers on site at Kingsmere during 2015/16 before reducing to 3 developers from 2019/20.

5.50 Deliverability, timescales and rates of delivery were considered on a site by site basis using information received from the developers, agents and landowners; Council's monitoring data; engagement with other Council teams; and planning judgement. For all sites of 10 or more dwellings, no assumptions were made that because a site had planning permission it would be delivered. A more cautious approach was applied to expected delivery rates and lead-in times to take into account any potential impacts of COVID-19.

5.51 Sites not considered to be deliverable were assessed for developability over a longer period of time.

5.52 The NPPF and the PPG set out that a windfall allowance for small sites (unidentified sites or less than 10 dwellings) may be justified in the five-year supply if a local planning authority has compelling evidence that such sites have consistently become available in

the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Housing and Economic Land Availability Assessment (HELAA), historic windfall delivery rates and expected future trends, and should not include residential gardens.

- 5.53 The 2018 HELAA (section 5) provides the evidence on windfall allowance. It considered historic completions of small, unidentified sites, the identification of sites on previously developed land, expiries of planning permissions and completions against permissions. The conclusion led to 106 dwellings per year with a breakdown by areas as shown in paragraph 5.54.
- 5.54 The Housing Delivery Monitor (HDM) at Appendix 2 includes a windfall allowance of 35 dwellings per year at Banbury, 10 dwellings per year at Bicester and 61 dwellings per year in the rural areas. These assumptions have been lowered for the second half of the plan period in the interest of caution. A total of 476 dwellings are added to the five year supply calculation.
- 5.55 The results of the review of housing land supply are presented in the Housing Delivery Monitor at Appendix 2. The Housing Delivery Monitor distinguishes between sites that are considered to be deliverable (those contributing to the 5 year land supply) from those only presently considered to be developable at a future point.

#### Five Year Housing Land Supply Position

- 5.56 Table 17 provides the calculation of the current five year land supply based on the Housing Delivery Monitor at Appendix 2. Only sites considered to be 'deliverable' are included in the calculation of the five year housing land supply.
- 5.57 There are two five year periods shown. The current assessment of supply is for the period 2020 to 2025. However, to ensure that a calculation is provided for the next five years in full, a calculation is also shown for 2021 to 2026 which will be applied in decision making from 1 April 2021. There is no duplication or overlap in the figures as the calculations are produced at the same point in time having regard to the same assessment of supply. The only adjustment necessary to roll forward the five year period is to add the projected completions for 2020/21 to overall completions for 2011-2021 and to consider the projected deliverable supply from 2021-2026 rather than 2020-2025.
- 5.58 Table 17 illustrates that the District can demonstrate a 4.8 year supply for the current period 2020-2025 and a 4.7 year supply for the next five year period (2021-2026) commencing on 1 April 2021. The calculations include a 5% buffer to both the base housing requirement and the shortfall and the making up of a delivery shortfall within five years. This AMR shows that a supply of 6,578 homes is expected from deliverable sites from 2020 to 2025 and a supply of 7,134 homes is expected for 2021-2026.

**Table 17 – Calculation of housing land supply from deliverable sites**

		<b>Five Year Period 2020-25 (current period)</b>	<b>Five Year Period 2021-26 (from 1 April 2021)</b>
a	Plan Requirement (2011-2031)	22840	22840
b	Annual Requirement (a / 20)	1142	1142
c	Requirement to date (b x years)	10278	11420
d	Completions	8614	9547
e	Shortfall at 31/3/20 (c - d)	1664	1873
f	Base Requirement over next 5 years (b x 5)	5710	5710
g	Base Requirement over next 5 years plus shortfall (f + e)	7374	7583
h	5 Year Requirement and shortfall plus 5% (g + 5%)	7743	7962
i	Revised Annual Requirement over next 5 years (h / 5)	1548.5	1592.4
j	Annual requirement temporarily adjusted with a 40% reduction for year 1 (620) and 20% for year 2 (319) (change in circumstances-Pandemic/economic conditions)	6804	7643
k	Revised Annual Requirement over next 5 years (j / 5)	1360.7	1528.6
l	Deliverable Supply over next 5 Years	6578	7134
m	Total years supply over next 5 years (l / k)	<b>4.8</b>	<b>4.7</b>
n	'Surplus' (j – l)	226	509

*\* projected completions of 933 for 2020/21 added to roll forward to 2021-2026*

- 5.59 This AMR includes a temporary adjustment to the calculation of the five year housing land supply in response to changes in circumstances affecting the local housing market conditions. In the unprecedented and unforeseeable context of a pandemic, it should be recognised that a requirement figure set outside that context will be unachievable for a temporary period of time and hence should be reduced. This is to be made-up later in the plan period.
- 5.60 The comprehensive review of the housing delivery monitor projects a significant fall in the expected completions during 2020/21, 933 homes when compared to the 2019 AMR (1,573 homes). This is a reduction of 640 homes or 41%. A reduction of 254 homes (18%) is also expected for the year 2021/22.
- 5.61 The Council undertakes quarterly site visits of all housing permissions. The completions recorded for 2019/20 are 395 for quarter 1 and 312 for quarter 2. The indicative completions during quarter 1 for 2020/21 is 245 and for quarter 2 is 190. This indicates a reduction of 150 homes or 38% for quarter 1 and 122 homes or 40% for quarter 2.
- 5.62 The extent and duration of any economic impacts from the COVID-19 pandemic on the housing market are unknown. However, national estimates undertaken by Savills

published in June 2020<sup>1</sup> estimate a best-case scenario (medical advances this year to sufficiently support a rapid bounce back in economic confidence) where housing completions will bounce back in 2022/23 to 2019/20 levels. If the economy is hit harder, it estimates housing delivery will take an additional year to recover.

- 5.63 Savills indicates that construction capacity will limit delivery for the next two years (2020/21-2021/22) or one year in the best-case scenario. Savills indicate that housing delivery in England, for the next five years is expected to fall by 15% (218,000 homes).
- 5.64 A separate Savills report (English Housing Supply Update Q2 2020) published in August 2020<sup>2</sup>, reports that new home completions in England during quarter 2 has fallen by 56%. This reflects the number of Energy Performance Certificates lodged in quarter 2 for completed new dwellings in London, which resulted in a 48% fall from quarter 2 in 2019/20, as reported by GLA's report on Housing Delivery<sup>3</sup>. A research article published by Savills in October 2020 (The need for resilience)<sup>4</sup> suggest that housing supply has been significantly disrupted by COVID-19, and estimated that 17% fewer homes will be built in the 12 months to March 2021 than last year. The starts of new sites running at around 47% of pre-Covid levels, there is a significant risk to delivery in 2021/22 unless builders gain more confidence.
- 5.65 MHCLG housing supply indicators data for England (30 September 2020)<sup>5</sup> reports a fall on housing starts and completions reflecting the coronavirus lockdown. It shows a 52% decrease on house building starts (April to June 2020) when compared to previous quarter and a 59% decrease when compared to the same quarter in 2019. MHCLG also reports a 62% decrease on house building completions (April to June 2020) compared with previous quarter and a 64% decrease when compared with same quarter of 2019. The same report analyses completions and starts in relation to the 2007/08 economic downturn noting 'a similar pattern to quarterly estimates with recent downturn in starts and completions clearly evident'. MHCLG reports a 26% decrease in starts and a 15% decrease in completions when compared to the year to June 2019.
- 5.66 At local level, the Council sought to gain an insight on the effect of COVID-19 and the attitude to risks across the District's housing market as reported in earlier paragraphs. It is too early to fully understand the extent and the duration of the pandemic but the 2007/08 economic crisis provides best available comparable local data to predict potential impacts on the housing market.

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<sup>1</sup> <https://www.savills.co.uk/blog/article/301680/residential-property/what-impact-will-covid-19-have-on-future-housing-supply-in-england-.aspx>

<sup>2</sup> [https://www.savills.co.uk/research\\_articles/229130/303775-0/english-housing-supply-update-q2-2020](https://www.savills.co.uk/research_articles/229130/303775-0/english-housing-supply-update-q2-2020)

<sup>3</sup> <https://www.london.gov.uk/moderngovmb/documents/s67727/10a%20Housing%20Delivery%20Report.pdf>

<sup>4</sup> [https://www.savills.co.uk/research\\_articles/229130/306692-0](https://www.savills.co.uk/research_articles/229130/306692-0)

<sup>5</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/922911/Housing\\_Supply\\_Indicators\\_Release\\_June\\_2020.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/922911/Housing_Supply_Indicators_Release_June_2020.pdf)

- 5.67 The Cherwell AMR 2008 reported 455 districtwide housing completions, a 47% reduction on housing completions from 2006/07 to 2007/08<sup>6</sup> and a 28% reduction when compared to average net completions since adoption of the Structure Plan in 2001 (633). The AMR projected net housing completions of 449, 469, 885, 1152 and 976 for the following five years (2008/09 - 2012/13).
- 5.68 Subsequent monitoring reports for the following five years reported 426 (2008/09), 438 (2009/10), 370 (2010/11), 356 (2011/12) and 340 (2012/13) actual districtwide net housing completions. A reduction of 50%, 49%, 57%, 58% and 60% when compared to pre-economic crunch completions in 2006/07 and 32%, 31%, 42%, 44% and 46% when compared to 633 average net completions since adoption of the Structure Plan in 2001 (2001-2008 average).
- 5.69 Districtwide housing completions in Cherwell improved in the period 2013/14 to 2014/15 but the most significant step change occurred since the adoption of the Cherwell Local Plan Part 1 in 2015 and has continued to date with an average of 1,312 districtwide net housing completions for the five year period 2015/16 - 2019/20. Taking into account national predictions of the economic impact of COVID-19 on the housing market, and past and present local data, temporary reductions of 40% in year 1 and 20% in year 2 to the annual requirement is considered reasonable and justified. The buying market with the existing supply will help address this temporary reduction in future years.
- 5.70 The Council has reviewed the prospect of housing supply to ensure that there is an evidenced and realistic prospect of housing completions based on latest deliverability information. Although the Government have put in place measures to alleviate some of the consequences of the COVID-19 pandemic, uncertainty remains on its effect on the housebuilding industry with on-going challenges to capacity and supply chain. Under these unprecedented circumstances and taking into account national predictions of the economic impact of COVID-19 on the housing market, and past and present local data, temporary reductions of 40% for year 1 and 20% for year 2 to the annual requirement is considered reasonable and justified. The buying market with the existing supply will help address this temporary reduction in future years.
- 5.71 The distribution of net housing completions included in Table 18 below highlights the influence of the Cherwell Local Plan Part 1 2015 in planning and delivering for the 'right homes in the right places'. It illustrates the continued delivery of the housing target and a distribution of net completions according to the adopted strategy: "Providing a positive vision for the future of Cherwell: a strategic growth and investment approach to the towns, an enlarged settlement in the centre of the District, further development at the villages to sustain them" (CLPP1, paragraph B.96).

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<sup>6</sup> 'In 07/08 housing completions were 455, a significant fall from 853 in 06/07 caused by current market conditions and delay on commencement of strategic sites. Average completions for the past twelve years have been 618 per annum and for the past 7 years (i.e. since 2001- the start of the adopted Structure Plan period) have been 633.' (AMR 2008, paragraph 5.46)

Table 18 – Distribution of net housing completions 2007/08 – 2019/20

	Banbury		Bicester		Elsewhere		District
	% of district total	Total	% of district total	Total	% of district total	Total	Total
2007 / 08	45.5	207	6.8	31	47.7	217	455
2008 / 09	47.9	204	6.8	29	45.3	193	426
2009 / 10	50.5	221	1.8	8	47.7	209	438
2010 / 11	33.0	122	4.6	17	62.4	231	370
2011 / 12	38.2	136	18.5	66	43.3	154	356
2012 / 13	12.4	42	38.2	130	49.4	168	340
2013 / 14	8.3	34	41.5	170	50.2	206	410
2014 / 15	34.7	328	23.6	223	41.8	395	946
2015 / 16	24.8	353	25.8	367	49.5	705	1425
2016 / 17	37.0	408	33.7	371	29.3	323	1102
2017 / 18	44.4	616	25.6	355	30.0	416	1387
2018 / 19	43.9	654	29.3	437	26.7	398	1489
2019 / 20	51.6	598	24.5	284	23.9	277	1159

Source: Cherwell AMR reports 2008-2020

- 5.72 The Council considers that the extent of the five year land supply shortfall is manageable and reversible. High levels of delivery in the district demonstrate the demand that exists, and a number of large sites are expected to move forward. As illustrated in the Housing Delivery Monitor, the district is experiencing a high level of growth and the supply of development land is evidently abundant with permission for 9,061 dwellings on 31 March 2020 (Table 16). The issue going forward is more one of bringing forward sites that have not commenced and ensuring that higher rates of delivery are achieved where there is current caution.
- 5.73 As site specific issues are resolved, and with the assistance of targeted funds from the Oxfordshire Housing and Growth Deal, it is expected that the five year land supply position will improve. Furthermore, The Housing Delivery Monitor shows that there is some potential additional supply from other developable (rather than deliverable) sites in the medium term which will help maintain a healthy land supply.

Housing Land Supply in Oxfordshire: Written Ministerial Statement, 12 September 2018 (HCWS955)

- 5.74 On 12 September 2018, the Secretary of State for Ministry of Housing, Communities and Local Government issued a written statement containing a *'temporary change to housing land supply policies as they apply in Oxfordshire'*. Ministerial Statement HCWS955 is a Government commitment as part of the Oxfordshire Housing Growth Deal providing a temporary planning flexibility pending the adoption of the Oxfordshire Plan 2050. For the purpose of decision-taking under paragraph 11(d), footnote 7 of the Framework will apply where the authorities in Oxfordshire cannot demonstrate a three year supply of deliverable housing sites with the appropriate



buffer. This statement is a material consideration in planning decisions and has been upheld at planning appeals in Oxfordshire.

- 5.75 Although the Council presently cannot demonstrate a five year supply, its position exceeds the current three year housing land supply requirement as set out in the Written Ministerial Statement therefore paragraph 11(d) of the NPPF is not engaged for reasons of housing land supply.



Housing Density

**Table 19 - Housing density of large completed sites during 2019/20 (10 or more dwellings)**

	<b>2019/20</b>
<b>Total Site area (gross)</b>	44.6
<b>No. of dwellings on large sites</b>	1332
<b>Housing Density</b>	29.9

- 5.76 The indicator looks at net housing density of completions however for the purpose of this AMR the gross site areas were used therefore the housing density recorded is actually lower than it should have achieved.
- 5.77 The housing density of large completed sites (10 or more dwellings) during 2019/20 is 29.9 dwellings per hectare (dph) which has increased from the previous year (20.7) and is very close to the target set out in Policy BSC 2. Out of the 56 large completed sites, 34 of them have exceeded the target of 30 dph. Examples of completed sites with higher housing densities are 60-62 Broad Street, Banbury (206 dph); Slighte 18B Bridge Street, Banbury (112 dph); Neithrop House, Banbury (58 dph); Former Lear Corporation, Bicester (59 dph); and on parcels at Graven Hill, Bicester (various densities).

### Affordable Housing

**Table 20 – Net Affordable Housing Completions**

Year	Affordable housing completions (net)
2011/12	204
2012/13	113
2013/14	140
2014/15	191
2015/16	322
2016/17	278
2017/18	426
2018/19	507
2019/20	446
<b>Totals</b>	<b>2627</b>

- 5.78 There were 446 net affordable housing completions during 2019/20 which is slightly lower than the previous year (507). This excludes 7 acquisitions (i.e. transfers from market housing stock). The number of affordable housing completions has remained high which reflects the higher overall rate of housing delivery across the district. The level of affordable housing completion has continued to exceed the Council's affordable housing target of 190 dwellings per year.
- 5.79 From the 446 affordable housing completions there were 289 in affordable rented and 157 in shared ownership. There continues to be no delivery of social rented homes.
- 5.80 During 2019/20, there were 44 self-build affordable housing completions in the District which took place at the Graven Hill site (Bicester 2 allocation in the Local Plan). Graven Hill has planning permission for 1,900 self-build dwellings and will be the largest self-build development in the country.

### Housing Mix

- 5.81 In regard to monitoring of Policy BSC 4 Housing Mix, data on the number of completed dwellings per number of bedrooms is not available for 2019/20.
- 5.82 There were no extra-care dwellings completed during 2019/20.

### Area Renewal

- 5.83 Policy BSC 5 states that the Council will support area renewal proposals that direct investment to improve the physical and community fabric of the district to improve social outcomes, improve health and well-being, educational attainment and employment outcomes. Monitoring indicator targets are for improvements in levels of deprivation in the district and positive trends across all the Brighter Futures in Banbury programme indicators.
- 5.84 Brighter Futures in Banbury is a strong long term partnership programme delivering new opportunities, innovative projects and high quality focussed services in Ruscote, Neithrop and Grimsbury and Castle Wards.
- 5.85 The Brighter Futures in Banbury Programme Annual Report is available to view on the Council's website (<https://www.cherwell.gov.uk/info/118/communities/483/brighter-futures-in-banbury/2>).

### Travelling Communities

- 5.86 The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers whilst respecting the interests of the settled community. Local Planning Authorities should:
- Make their own assessment of need for the purposes of planning
  - Develop fair and effective strategies to meet need through the identification of land for sites
  - Plan for sites over a reasonable timescale
  - Ensure that their Local Plan includes fair, realistic and inclusive policies
  - To have due regard to the protection of local amenity and local environment.
- 5.87 The 2015 Planning Policy for Traveller Sites (PPTS) requires Local Planning Authorities, in producing their Local Plan, to identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.
- 5.88 Policy BSC 6: Travelling Communities of the adopted Cherwell Local Plan 2011-2031 (Part 1) provides a sequential and criteria based approach for considering opportunities and planning applications. The Policy sets a requirement of 19 (net) additional pitches to meet

the needs of Gypsies and Travellers from 2012 to 2031. It also requires 24 (net) additional plots for Travelling Showpeople from 2012 to 2031.

- 5.89 Since the adoption of the Local Plan Part 1, a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Cherwell, Oxford, South Oxfordshire and Vale of White Horse Councils was published in June 2017. It identifies a new objectively assessment of need for each authority based on the definitions of Gypsies and Travellers and Travelling Showpeople for planning purposes (Annex 1 of the Government's Planning Policy for Traveller Sites (PPTS, 2015)). The 2017 GTAA has informed the examination and adoption of Local Plans covered by the study's area, and is the most up to date assessment of need available.

**Table 21 – Existing Supply of Gypsy and Traveller Pitches at 31 March 2020**

Site	Net Loss / Gain				Net Running Totals
	Supply at 31 March 2017	17/18	18/19	19/20	
Bicester Trailer Park, Chesterton	8	0	0	0	8
Corner Meadow, Farnborough Road, Mollington	15	0	0	0	15
Horwood Site, Ardley Road, Ardley	1	0	0	0	1
Land adjoining A34 by Hampton Gay and Poyle	8	3	0	0	11
Land North East of HM Bullingdon Prison, Widnell Lane, Piddington	0	0	0	6	6
Land South West of Woodstock Road, Yarnton	3	0	0	0	3
Land West of M40, Kirtlington Road, Chesterton	0	0	0	3	3
Lower Heyford Road, Caulcott	5	0	0	0	5
Station Caravan Park, Banbury	10	-10	0	0	0
Summer Place, Blackthorn Road, Launton	2	2	0	4	8
The Stable Block, Farnborough Road, Mollington	5	0	0	0	5
<b>Totals</b>	<b>57</b>	<b>-5</b>	<b>0</b>	<b>13</b>	<b>65</b>

- 5.90 At 31 March 2020, the total supply of Gypsy and Traveller pitches was 65 therefore there is a net gain of 8 pitches since 1 April 2017.
- 5.91 The assessment identifies a need for 7 additional pitches for households for Cherwell by 2032 where it is known that they meet the planning definition. It also highlights that there are many households where it is 'unknown' whether or not the new planning definition of Gypsies and Travellers is met. Should further information arise, it states that the overall need could increase by up to 12 pitches. Additionally, a potential need for 8 pitches is highlighted due to the closure of the Smiths Caravan Park.
- 5.92 The Assessment advises that for 'unknown' travellers 'it would not be appropriate when producing a robust assessment of need to make any firm assumptions about whether or not they meet the planning definition...' based on interviews that have taken place (paragraph 7.28 of the assessment).
- 5.93 Table 22 shows the remaining 2017 GTAA requirement for Gypsy and Traveller sites.

**Table 22 – Meeting planned requirements for Gypsy and Traveller Pitches**

<b>2017 GTAA Requirements</b>	
<b>No. of additional pitches required 2017-2032</b>	15 (7+8)
<b>Completions (2017-2020)</b>	8
<b>Remaining Requirement 2019-2032</b>	7 pitches (15-8)

- 5.94 There are currently no planning applications pending therefore there is no future supply anticipated.
- 5.95 Table 23 provides the five year supply calculation based on the 2017 GTAA requirements. It does not include an allowance for 'unknown' need but which includes the potential need for 8 pitches arising from the Smiths Caravan Park site (a site that was previously included in the district's supply).

**Table 23 – Calculation of 5 Year Land Supply for Gypsy and Traveller Pitches (GTAA, June 2017)**

		<b>Five Year Period 2020 - 25 (current period)</b>	<b>Five Year Period 2021 - 26 (from 1 April 2021)</b>
<b>a</b>	Objective Assessment of Need (2017 - 2032) (meeting the Planning Definition)	15 (7+8)	15 (7+8)
<b>b</b>	Annual Requirement (a/15)	1	1
<b>c</b>	Requirement to date (b x years)	3	4
<b>d</b>	Completions	8	8*

<b>e</b>	Surplus at 31/3/20 (c-d)	-5	-4
<b>f</b>	Base Requirement over next 5 years (b x 5)	5	5
<b>g</b>	Base Requirement over next 5 years plus shortfall (f + e)	0	1
<b>h</b>	Revised Annual Requirement over next 5 years (g/5)	0	0.2
<b>i</b>	Deliverable Supply over next 5 Years	0	0
<b>j</b>	Total years supply over next 5 years (i/h)	<b>5.0</b>	<b>0</b>
<b>k</b>	Shortfall (g- i)	0	1

\* There is no projected completion for 2020/21 added to roll forward to 2021-2026

5.96 Table 24 shows the current supply position for plots for Travelling Showpeople. Table 26 shows the five year supply calculation based on 2017 GTAA requirements and a need for 12 plots from 2017-2032. The 'unknown' need for Travelling Showpeople (not included in the calculation) is only 1 plot. There remains a five year land supply of zero years for both 2020-25 and 2021-26 as no new supply has yet been identified.

**Table 24 – Existing Supply of Travelling Showpeople Plots**

Site	Net Loss / Gain				Net Running Totals
	No. of Pitches in 2017	17/18	18/19	19/20	
Rose's Yard, Blue Pitts, Bloxham	3	0	0	0	3
Carousel Park, Bloxham	2	0	0	0	2
Faircare, Bloxham	6	0	0	0	6
Hebborn's Yard, Gosford	3	0	0	0	3
<b>Totals</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>

**Table 25 – Meeting planned requirements for Travelling Showpeople Plots**

2017 GTAA Requirements	
No. of additional pitches required 2017-2032	12
Completions (2017-2020)	0
Remaining Requirement 2019-2032	12 plots
Current Projected Supply 2020-2032	0 plots

**Table 26 – Calculation of 5 Year Land Supply for Travelling Showpeople plots (GTAA, June 2017)**

		Five Year Period 2020 - 25 (current period)	Five Year Period 2021 - 26 (from 1 April 2021)
<b>a</b>	Plot Requirement (2017 - 2032) (meeting the Planning Definition)	12	12
<b>b</b>	Annual Requirement (a/15)	0.80	0.80
<b>c</b>	Requirement to date (b x years)	2.4	3.2
<b>d</b>	Completions	0	0*
<b>e</b>	Shortfall at 31/3/20 (c-d)	2.4	3.2
<b>f</b>	Base Requirement over next 5 years (b x 5)	4.0	4.0
<b>g</b>	Base Requirement over next 5 years plus shortfall (f + e)	6.4	7.2
<b>h</b>	Revised Annual Requirement over next 5 years (g/5)	1.3	1.4
<b>i</b>	Deliverable Supply over next 5 Years	0	0
<b>j</b>	Total years supply over next 5 years (i/h)	0	0
<b>k</b>	Shortfall (g- i)	6	7

\* projected completion of 0 for 2020/21 added to roll forward to 2021-2026

### Education

- 5.97 The effectiveness of Policy BSC 7 Meeting Education Needs is measured by the timely provision of education infrastructure to meet development needs in accordance with strategic site delivery and as set out in the IDP.
- 5.98 Progress of education schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new education infrastructure projects.

### Health and Well Being

- 5.99 The effectiveness of Policy BSC 8 Securing Health and Well Being is measured by the timely provision of health infrastructure to meet development needs in accordance with strategic site delivery and as set out in the IDP.
- 5.100 Progress of health and wellbeing schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of new health schemes. In addition, the target to replace Bicester Community Hospital within the plan period has been met as the new community hospital was completed during 2014/15.

Public Services and Utilities

- 5.101 The effectiveness of Policy BSC 9 Public Services and Utilities is measured by the timely provision of public services and utilities infrastructure to meet development needs in accordance with strategic site delivery and as set out in the IDP.
- 5.102 Progress of public services and utilities infrastructure schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a list of completed and new public services and utilities infrastructure projects.

Open Space, Sport, Recreation and Community Facilities

- 5.103 Provision of open space, sport, recreation and community facilities is managed by Cherwell Local Plan 2011-2031 (Part 1) Policies BSC 10, BSC 11 and BSC 12. Policies BSC 11 and BSC 12 set qualitative and local standards of provision for outdoor and indoor recreation. Progress of open space, sport, recreation and community facilities schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of open space and recreation infrastructure projects.
- 5.104 An open space audit was undertaken as part of the Cherwell Open Space, Sport and Recreation Assessment and the emerging Open Space and Play Areas Strategy and the updated Playing Pitch and Sports Facilities Strategies (2018) contain baseline information on deficiencies in recreation provision. The findings of the 2018 studies informed the Active Communities Strategy 2019-2023 approved by the Council in June 2019. Furthermore, the emerging open spaces work will provide updated mapping of open space provision in the district. Progress in achieving the monitoring targets of Policies BSC 10, BSC 11 and BSC 12 will be reported in future iterations of the AMR.



## Theme Three: Ensuring Sustainable Development

### Mitigating and Adapting to Climate Change

- 5.105 Several indicators have been developed to measure progress towards achieving the targets for Policy ESD 1 Mitigating and Adapting to Climate Change. There is some overlap with regards to the monitoring of Policy ESD 1 and other policies in the Plan. Indicators that are reported under Policy ESD 1 are: carbon emissions in the district per capita, permissions granted contrary to Environment Agency advice on flood risk grounds and access to services and facilities by public transport, walking and cycling.
- 5.106 Carbon emissions in the District per capita were 9.9 tonnes in 2011. In 2018, the latest year for which data is available estimates the figure to be 8.2 tonnes.
- 5.107 The number of permissions granted contrary to Environment Agency advice on Flood Risk grounds is reported under Policy ESD 6.
- 5.108 The Monitoring Framework lists National Indicator (NI) 175 'access to services and facilities by public transport, walking and cycling' as an indicator of whether the aims of Policy ESD 1 are being achieved. The NI framework was set up as a way of keeping tabs on and standardising local authority progress against set targets. However, since NI were made voluntary metrics in 2010, the Council does not routinely collect data to report on NI 175. Without broad NI reporting mechanisms in place within the Council, it is more difficult to monitor performance against them and as such NI are not addressed in this AMR. Going forward, the Council will review how to monitor performance associated with this indicator and report on this in the 2021 AMR.

### Energy and Sustainable Construction

- 5.109 Policies ESD 2 – 4 of The Cherwell Local Plan (Part 1) 2011-2031 seek to address energy and climate considerations in relation to development proposals. Policy ESD 2 supports an 'energy hierarchy' – reducing energy use, promoting energy efficiency and making use of renewable energy and allowable solutions. Policy ESD 3 encourages the use of sustainable design and construction measures and Policies ESD 4 and ESD 5 focus on developing the capacity to generate renewable energy within the district, setting out the policy requirements for such projects.
- 5.110 Several indicators and targets have been developed to measure the effectiveness of Policies ESD 2 – 4; these will be addressed in turn below. However, monitoring progress against some of the indicators is not currently feasible. One of the indicators listed in the Monitoring Framework, linked to Policy ESD 3 is '% of new dwellings completed achieving water use below 110 litres /person/day'. All new dwellings are required to meet the mandatory national standard set out in the Building Regulations of 125 litres/person/day. Policy ESD 3 seeks a reduced level of water use in recognition of the district being in an area of water stress. The reduced limit of 10 litres/person/day is not however currently monitored and requires further liaison with Development Management and water utility companies to identify how best to achieve this target. Another indicator listed in the

Monitoring Framework, linked to Policy ESD 3 is 'completed non-residential development achieving BREEAM Very Good, BREEAM Excellent'. All non-residential development is typically required by condition to be constructed to achieve at least a BREEAM 'Very Good' rating based on the relevant BREEAM standard for that building type applicable at the time of the decision. There is however currently no requirement for developers to provide evidence that the development has achieved the required BREEAM rating.

- 5.111 The Council does not currently record the number of energy statements submitted or the number of district heating feasibility assessments submitted with planning applications. Going forward, the Council will explore the potential of setting up a log to formally record this information for monitoring of Policies ESD 2 and ESD 4. Progress will be reported in future AMRs.
- 5.112 In relation to monitoring of Policy ESD 4, no district heating schemes were permitted during 2019/20.

**Table 27 – Permitted renewable energy capacity per type**

Type	No. of applications granted permission in 2019/20
Wind	0
Solar PV	3
Solar thermal	0
Ground source	2
Air source	1
Biomass	0
<b>Total</b>	<b>6</b>

- 5.113 During 2019/20, 6 planning permissions were approved for renewable energy schemes which is the same as in 2018/19. The renewable energy schemes approved were small-scale domestic installations. It should be noted that the majority of small scale energy schemes, especially solar PV schemes, benefit from permitted development rights and do not require planning permission. It is not therefore possible to identify and record these installations.

### Flooding

- 5.114 Two indicators and targets have been developed to measure the effectiveness of Policy ESD 6 in seeking to manage and reduce flood risk in the district: the number of permissions granted contrary to Environment Agency advice on flood risk grounds and Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse.
- 5.115 The Environment Agency publishes a list of applications they have lodged objections to on flood risk grounds to assist Local Authorities who are completing their annual

monitoring reports. The list is designed to be as inclusive as possible and produced yearly and provides a starting point for Local Planning Authorities to check their own records.

5.116 During 2019/20, the Environment Agency lodged objections on flood risk grounds to 19 planning applications that were submitted for development proposals in Cherwell. Of these, the Council refused four applications, two were withdrawn by the applicant and six are currently not yet determined. Seven applications were granted permission following submission of further documents to resolve initial Environment Agency objections. Subsequent feedback from the Environment Agency following further discussion resulted in their previous objection being withdrawn. No permissions were granted with unresolved objections from the Environment Agency during 2019/20.

**Table 28 – Planning applications received during 2019/20 for development proposals within Flood Zone 1, 2 or 3, or within 9m of any watercourse**

Development Location	Applications Received
Flood Zone 1 exceeding 1 ha in area	106
Flood Zones 2 or 3	151
Within 9m of any watercourse	93
<b>Total</b>	<b>350</b>

5.117 During 2019/20, there were 350 planning applications for development proposals within Flood Zones 2 and 3, 9m of any watercourse or greater than 1 ha in area and located within Flood Zone 1.

*Note: This data contains duplicate entries where a development proposal is located in more than one development location. For example, if a development proposal is located in Flood Zone 2 and is also within 9m of a watercourse then it will be counted twice, once per development location.*

5.118 Policy ESD 7 sets out the Council’s approach to Sustainable Drainage Systems (SuDS). The Monitoring Framework target is for an annual increase in completed SuDS schemes in the district over the plan period. The Council does not currently record the number of completed SuDS schemes in the district. Going forward, the Council will explore the potential of setting up a log to formally record this information for monitoring of Policy ESD 7 and progress will be reported in future AMRs.

Water Resources

5.119 Alongside other policies in the Plan, Policy ESD 8 seeks to reduce the impact of development on the water environment, maintain water quality, ensure adequate water resources and promote sustainability in water use. Data published by the Environment Agency confirms that the monitoring target for Policy ESD 8 has been achieved – there have been no planning permissions granted during 2019/20 contrary to an Environment Agency objection on water quality grounds.

Biodiversity and the Natural Environment

- 5.120 Through policies ESD 9 – 11 of The Cherwell Local Plan (Part 1) 2011-2031, the Council seeks the protection of the Oxford Meadows SAC (Policy ESD 9), protection and enhancement of biodiversity and the natural environment (Policy ESD 10) and Conservation Target Areas (Policy ESD 11).
- 5.121 There were no planning permissions granted within 1000m of the Oxford Meadows SAC contrary to consultee advice during 2019/20.
- 5.122 Information on biodiversity has been provided by the Thames Valley Environmental Records Centre (TVERC) in their Biodiversity Annual Monitoring Report.

**Table 29 – Total Local Wildlife Sites and Local Geological Sites**

Designated Site	Area in hectares (2019)	Area in hectares (2020)	As % of Cherwell (2019)
Local Wildlife Sites (LWS)	1,443	1,469	2.50%
Local Geological Sites (LGS)	N/A	139	0.24%

- 5.123 Local sites are non-statutory areas designated at local level for their significant nature conservation value. They include both local wildlife sites (designated for significant biodiversity value) and local geological sites (designated for their significant geological value). There are 92 Local Wildlife Sites and 12 Local Geological Sites within Cherwell. The data in Table 29 shows that the area of LWS has increased by 26.17 hectares since last year whilst the area of LGS remains unchanged. The increase in area of LWS results from two proposed LWS that were accepted in early 2020: Meadow East of Cassington to Yarnton Pits and Field by Beacon Hill ditch; and the reattribution of Bladon Heath to being partly within Cherwell.
- 5,124 The Single Data List 160-00 (SDL160) aims to measure the performance of local authorities at protecting their local biodiversity and geodiversity, by assessing the implementation of positive conservation management on Local Sites. The implementation of positive conservation management, defined as management which contributes to maintaining or enhancing the features of interest for which a site has been selected, is widely used for assessing improvements in biodiversity and geodiversity.
- 5.125 In light of the COVID-19 pandemic and subsequent burdens placed upon local authorities, Natural England have not produced a SDL160 dataset for 2020. Historical data shows a significant increase in the number of Local Wildlife Sites in positive conservation management between 2016-17 and 2017-18 after a gradual decline from 2013-2017. The latest data available for Cherwell (2018-19) shows a slight increase in site condition from

that recorded in 2017-18. The majority of Local Geological Sites across Oxfordshire were deemed to be in good condition in 2018-19.

**Table 30 – Changes in priority habitats by number and type**

UK priority habitat type	Area (ha) 2019	Area (ha) 2020
Coastal and floodplain grazing marsh	1,432.71	1,401.67
Eutrophic standing water	108.34	110.76
Lowland beech and yew woodland	0.16	0.00
Lowland calcareous grassland	108.71	97.84
Lowland dry acid grassland	7.35	7.34
Lowland fens	39.97	41.81
Lowland meadows	517.99	518.71
Lowland mixed deciduous woodland	1,040.99	983.28
Lowland wood pasture and parkland	443.35	438.46
Open mosaic habitats on previously developed land	83.72	56.34
Ponds	1.74	1.80
Possible priority grassland habitat	41.66	41.63
Purple moor grass and rush pasture	5.58	5.57
Reedbeds	17.52	17.50
Rivers	19.00	0.94
Traditional orchards	26.80	26.79
Wet woodland	29.63	29.35
<b>Total area of priority habitat</b>	<b>3,925.22</b>	<b>3,780.78</b>

5.126 Table 30 provides details of the 41 UK priority habitats which have been identified within Cherwell. The area of priority habitats has decreased from 3,925 ha (2019) to 3,781 ha (2020). The changes in the UK priority habitats largely represent an improved understanding of the habitat resource in Cherwell, rather than the creation or loss of habitat.

**Table 31 – Change in numbers of UK priority species**

	2009-2019	2010-2020
<b>Number of UK priority species</b>	131	121

5.127 The number of priority species listed in Cherwell is 121. Ten species have been removed from the list as no new records have been made since 2009:

- Crescent
- Dusky Dart
- Greater Water-parsnip
- Hedge Rustic
- Knot Grass
- Large Heath
- Marsh Warbler
- Sprawler
- Wood White
- Woodlark

**Table 32 – SSSI condition for 2019-2020**

Condition	No. of units or part units 2019/20	Sum of hectares 2019/20	% in Cherwell
<b>Favourable</b>	34	539	78.2%
<b>Unfavourable declining</b>	1	3	0.4%
<b>Unfavourable no change</b>	1	6	0.9%
<b>Unfavourable recovering</b>	12	132	19.2%
<b>Destroyed</b>	2	9	1.3%
<b>Total</b>	<b>50</b>	<b>689</b>	

5.128 There are 49 SSSI's wholly or partly within Cherwell covering approximately 1.1% of the District. These sites are considered to be of national importance for nature conservation and are protected from damaging activities. Summary data for SSSI condition is provided in Table 32, based on condition assessments carried out by Natural England from 2002 to 2020. Wendlebury Meads SSSI and Mansmoor Closes SSSI were surveyed during 2020.

**Table 33 – Distribution and Status of Farmland Birds** (Mean counts per squares (i.e. density per square kilometre) of farmland birds in Cherwell. Results generated from data supplied by the BTO/JNCC/RSPB Breeding Bird Survey)

Species	2012	2013	2014	2015	2016	2017	2018	2019
Corn Bunting	0	0	0	0	0	0	0	0
Goldfinch	10	4.4	4	6.5	15.2	7.2	10.4	30.3
Greenfinch	1.5	0.8	7	3.5	3.6	1.6	0.8	1.0
Grey Partridge	0	0	0	0	0.6	0	0	0
Jackdaw	4	2.8	1.5	3.5	20.6	8	10.4	11.0
Kestrel	1	1.6	3.5	1	0	1.2	0.8	1.5
Lapwing	14.5	2.8	4.5	3	1.6	5.2	5.2	10.5
Linnet	8.5	6.8	11	10.5	10.8	12	11.2	5.0
Reed Bunting	6	6.4	7	9.5	4.8	7.2	4.4	4.5
Rook	95.5	24.4	27	31.5	15.2	25.6	25.2	21.0
Skylark	19.5	13.2	17.5	13	9.6	12.8	18.4	26.5
Starling	42	70.4	15.5	0	62.6	9.6	4.4	19.5
Stock Dove	1	1.2	1	0	1.2	7.2	5.6	3.5
Tree Sparrow	0	0	3	0	7.6	0	0	0
Turtle Dove	0	1.2	0	0	0	0.4	0	0
Whitethroat	8.5	10.4	8.5	7.5	3.6	6.4	7.6	8.5
Woodpigeon	39	73.6	74	49.5	55.2	62.8	45.2	40.8
Yellow Wagtail	0	0.4	0	0	0	0	0.8	0.5
Yellowhammer	37	8	17	7.5	6.4	6.4	7.6	6.25
<b>Index</b>	<b>1.9</b>	<b>1.5</b>	<b>1.3</b>	<b>1.0</b>	<b>1.4</b>	<b>1.1</b>	<b>1.0</b>	<b>1.2</b>

5.129 This indicator uses an established list of 19 species, identifiable as farmland birds, compiled by the RSPB. Survey data were generated by the British Trust for Ornithology (BTO), survey volunteers and compiled by BTO officers from the BTO/JNCC/RSPB Breeding Bird Surveys, in specific 1km by 1km squares and then used to determine a farmland bird index. These records were then made available to TVERC for processing at a district-specific level, using the methodology established by RSPB Central England Office staff.

5.130 Farmland bird density and the index are given in Table 33. There was a change in the index compared with 2018. Survey effort was changed compared to last year. The farmland bird index for Cherwell for 2020 is 1.24, which is an increase of 0.19 from 2019.

**Table 34 – Distribution and Status of Water Voles**

Year	Number of sections surveyed along the Oxford Canal (per 500m stretch)	Positive surveys	% positive
2018	8	0	0
2019	14	1	7

5.131 Fourteen surveys for water voles were carried out in 2019, with one positive sighting. This success rate is 7% higher than 2018.

**Table 35: UK priority habitat resource in CTAs in Cherwell**

Priority Habitat	Total area (ha.) 2019	Total area (ha.) 2020
Coastal and floodplain grazing marsh	909.07	909.94
Eutrophic standing waters	28.44	28.42
Lowland calcareous grassland	84.58	73.80
Lowland dry acid grassland	7.33	7.33
Lowland fens	32.77	36.08
Lowland meadows	414.00	497.09
Lowland mixed deciduous woodland	359.37	353.66
Lowland wood pasture and parkland	282.73	280.17
Open mosaic habitats on previously developed land	0.11	0.11
Ponds	0.29	1.35
Possible priority grassland habitat	14.22	14.22
Purple moor grass and rush Pasture	5.57	5.57
Reedbeds	16.48	17.19
Rivers	5.51	0.35
Traditional orchards	4.13	4.61
Wet woodland	17.82	19.01
<b>TOTAL</b>	<b>2182.45</b>	<b>2330.04</b>

5.132 Table 35 details the UK priority habitats within Conservation Target Areas (CTAs) in Cherwell. CTAs identify some of the most important areas for biodiversity, where targeted conservation action will have the greatest benefit. The total area of UK priority habitat resource in Conservation Target Areas in Cherwell has risen from 2,182 ha in 2019 to 2,330 ha in 2020.



### Landscape

- 5.133 The Monitoring Framework identifies the indicators and targets to consider when determining the effectiveness of Policy ESD 12 Cotswold AONB: built development permitted in the AONB and permissions granted contrary to the advice of the AONB Management Board. Targets for both indicators have been met – no planning permissions were granted for major development within the AONB and no permissions were granted for development within the AONB contrary to the advice of the AONB Management Board during 2019/20.
- 5.134 Policy ESD 13 seeks to conserve and enhance the distinctiveness and highly valued landscape character of the District. It has not been possible to gather data in relation to the monitoring indicators / targets for Policy ESD 13: the number and location of completed urban fringe restoration / improvement schemes or the number of permissions granted contrary to Landscape Officer advice in order to consider the effectiveness of the policy for this year's report. However, indicators relating to local landscape protection and enhancement will be explored in the 2021 AMR.

### Oxford Green Belt

- 5.135 Part of Cherwell District falls within the Oxford Green Belt and Policy ESD 14 seeks the protection of the Green Belt in accordance with national planning policy. The indicator for this policy is completed development in the Green Belt complying with Policy ESD 14. It has not been possible to gather data in relation to monitoring the effectiveness of Policy ESD 14 at this time. However, this indicator will be explored in the 2021 AMR. As a result of the adoption of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need there has been a 3.3% reduction in the area of the district lying within the Oxford Green Belt: 275 hectares of land have been removed from the Green Belt following the demonstration of exceptional circumstances.

### The Built and Historic Environment

- 5.136 Several indicators and targets have been developed to measure the effectiveness of Policy ESD 15 The Character of the Built and Historic Environment. It has not been possible to gather data regarding the number of permissions granted contrary to consultee advice on heritage or design grounds. Nor has it been possible to collect data on the percentage of permitted and completed developments with Design and Access Statements that address the criteria of Policy ESD 15 for this year's report. However, these indicators will be explored in the 2021 AMR.

5.137 A post 2005 appraisal and management plan for all 60 conservation areas in the district was achieved in 2018/19. A total of seven conservation area appraisals were reviewed in 2019/20: Ardley, Bloxham, Duns Tew, Hethe, Horley, Somerton and Stratton Audley.

### The Oxford Canal

5.138 A target in relation to measuring the effectiveness of Policy ESD 16 The Oxford Canal is for an increase in completed transport / recreation / leisure / tourism uses within 1km of the Oxford Canal over the plan period. In Banbury, the redevelopment and extension of the Castle Quay Shopping Centre and the construction of a new hotel are in progress. A new 101 bedroom hotel and restaurant were completed at Oxford Technology Park, Kidlington during 2019/20.

5.139 There were no planning permissions granted contrary to consultee advice on heritage grounds.



### Green Infrastructure

5.140 Policy ESD 17 sets out the Council's approach to ensure the maintenance and enhancement of the District's green infrastructure network. The Monitoring Framework target is for a net gain in green infrastructure provision over the plan period. Progress of

green infrastructure schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new green infrastructure projects.

## Cherwell's Places

### Completions at strategic allocations: Bicester

5.141 At 31 March there have been 432 housing completions on the strategic allocations at Bicester. Details on the delivery of housing sites are provided in Appendix 2 - Housing Delivery Monitor. At 31 March 2020 there were planning permissions at the above sites for 4,418 dwellings.

5.142 In addition to the housing completions, other activities include:

- Eco Business Centre Gagle Brook Primary School have been completed at North West Bicester.
- New employment units are under construction at Former RAF Bicester site and Employment Land at North-East Bicester.
- A new hotel has recently been completed at Bicester Gateway.

### Completions at strategic allocations: Banbury

5.143 At 31 March there have been 1,271 completions on the strategic allocations at Banbury. At 31 March 2020 there were planning permissions at the above sites for 2,623 dwellings.

5.144 In addition to the housing completions, other activities include:

- A new primary school is near completed at Southam Road East.
- Various uses are under construction at the Spiceball Development Area

### Completions at strategic allocations: Former RAF Upper Heyford

5.145 Planning permission was approved in December 2011 for 1,075 dwellings (gross) with a net gain of 761 dwellings. A number of Reserved Matter applications have been approved and the site is currently under construction. Total number of dwellings with permission is 929. There were 598 dwellings completed at 31 March 2020.

### Other Indicators – Policy Bicester 1 North West Bicester Eco-Town

5.146 Land at North West Bicester is allocated under Policy Bicester 1 for a mixed-use eco-town development. The Local Plan Monitoring Framework sets out the indicators and targets that have been developed to measure the effectiveness of the policy. However, it has not been possible to collect data for the following indicators at this time: environmental standards of completed development at NW Bicester; embodied impacts of construction

to be monitored, managed and minimised; and sustainability metrics to be agreed and monitored. Targets are as set out in Policy Bicester 1. An update will be provided in the next AMR if data becomes available.

### Other Indicators – Policy Bicester 5 Strengthening Bicester Town Centre

5.147 Policy Bicester 5 is concerned with strengthening the town centre. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness of this Policy: permitted residential development at ground floor level in Bicester town centre, town centre vacancies, diversity of uses, and completed town centre uses within and outside of Bicester town centre. These are dealt with in turn below.

5.148 There were no permissions granted for residential development at ground floor level in Bicester town centre during 2019/20. The monitoring target for this indicator was therefore met in 2019/20.

5.149 It has not been possible to collect data on vacancy rates within Bicester town centre for this AMR. However, an update will be provided in the 2021 AMR if data becomes available.

**Table 36 - Town Centre uses completions within and outside of Bicester town centre**

Location	A1	A2	A3	A4	A5	B1a	D2	Total
Within Bicester town centre	-317	0	0	0	0	0	0	-317
Outside Bicester town centre	8317	85	1189	472	85	3479	512	14139
<b>Bicester Total</b>	<b>8000</b>	<b>85</b>	<b>1189</b>	<b>472</b>	<b>85</b>	<b>3479</b>	<b>512</b>	<b>13822</b>

5.150 There was an overall net gain of floorspace (13,822 sqm) at Bicester which primarily took place outside Bicester town centre. For example, completion of a mixed A1/A3/D2 development at Land South and Adjoining Bicester Services, Oxford Road (trading as Bicester Shopping Park) and completion of mixed use class B1/B2/B8 developments at Land North East of Skimmingdish Lane, Launton and Land Adjacent and North of A41 London Road, Bicester. The Kingsmere local centre, comprising of a community and youth centre, nursery, convenience store and four retail units with offices at first floor was also completed in 2019/20.

5.151 There was a net loss of 317 sqm A1 use within Bicester town centre which resulted from a change of use from A1 use to D1 use as a dental practice.

### Other Indicators – Policy Bicester 7 Meeting the Need for Open Space, Sport & Recreation

5.152 Policy Bicester 7 sets out how the Council will seek to address current and future deficiencies in open space, sport and recreation provision in Bicester. However, at this

time it has not been possible to obtain data for the monitoring indicators: community woodland provision in Bicester; and type of permitted/completed development at Stratton Audley Quarry. For details of urban edge park schemes in Bicester refer to Policy BSC 10.

#### Other Indicators – Policy Bicester 9 Burial Site Provision in Bicester

5.153 Policy Bicester 9 is concerned with burial site provision in Bicester. No developer contributions data for burial site provision is available at this time. However, an update will be provided in the 2021 AMR if data becomes available.

#### Other Indicators – Policy Banbury 1 Banbury Canalside

5.154 Policy Banbury 1 relates to Banbury Canalside – land between Banbury Town Centre and Banbury Railway Station. The Council’s latest Local Development Scheme (LDS) was published in March 2020. In relation to progress on completing the Canalside Supplementary Planning Document the LDS states that further work on the SPD, to be supported by a delivery plan, will be recommenced in late 2020.

#### Other Indicators – Policy Banbury 7 Strengthening Banbury Town Centre

5.155 Policy Banbury 7 is concerned with strengthening the town centre. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness of this Policy: permitted residential development at ground floor level in Banbury town centre, town centre vacancies, diversity of uses, and completed town centre uses within and outside of Banbury town centre. These are dealt with in turn below.

5.156 There was one permission (19/00629/F) granted for residential development at ground floor level in Banbury town centre during 2019/20.

5.157 It has not been possible to collect data on vacancy rates within Banbury town centre for this AMR. However, an update will be provided in the 2021 AMR if data becomes available.

**Table 37 - Town Centre uses completions within and outside of Banbury town centre**

Location	A1	A2	A3	A4	A5	B1a	D2	Total
Within Banbury town centre	-906	0	0	0	0	-3250	906	<b>-3250</b>
Outside Banbury town centre	0	-235	0	0	0	1904	14	<b>1683</b>
<b>Banbury Total</b>	<b>-906</b>	<b>-235</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1346</b>	<b>920</b>	<b>-1567</b>

5.158 Town centre uses within Banbury town centre received a total net loss of 3,250 sqm of town centre use classes, which resulted from a change of use from A1 use to D2 for use as a gym and a change of use from B1a office use to C3 residential use. There was a net gain outside of Banbury town centre with 1,683 sqm predominantly in B1a use. For example, Land South of Overthorpe Road and adjacent to the M40 where a mixed B1/B2/B8 development with ancillary B1a office use was completed. Overall, there was a net loss of 1,567 sqm of town centre uses in Banbury.

#### **Other Indicators – Policy Banbury 11 Meeting the need for Open Space, Sport & Recreation**

5.159 Policy Banbury 11 sets out how the Council will seek to address current and future deficiencies in open space, sport and recreation provision in Banbury. For progress on the indicator “completed open space/sport/recreation facility provision within Banbury” refer to Policy BSC 10.

#### **Other Indicators – Policy Banbury 12 Land for the Relocation of Banbury United FC**

5.160 Banbury United Football Club presently occupies the Spencer Stadium however the proposals for Canalside regeneration (Policy Banbury 1) mean that an alternative site needs to be secured. Policy Banbury 12 identifies land to the east of the Oxford Road at Bodicote, to the south of Banbury Rugby Club for the relocation of the football club and for sport and recreation use. Use of the land for sport and recreation use and the relocation of the football club has yet to be secured.

#### **Other Indicators – Policy Banbury 13 Burial Site Provision in Banbury**

5.161 Policy Banbury 13 is concerned with burial site provision in Banbury. No developer contributions data for burial site provision is available at this time. However, an update will be provided in the 2021 AMR if data becomes available.

#### **Other Indicators – Policy Banbury 14 Cherwell Country Park**

5.162 Policy Banbury 14 provides for the development of a country park at Land to the north of Wildmere Road industrial estate and east of the M40 in Banbury. The country park, now known as Banbury Country Park, will include a visitor car park, permissive footpath network, new woodland planting and creation of new habitats such as wetland scrapes, grassland and meadows. In terms of progress, Character Area 5 – known as the Roman Meadow – is now under Council ownership.

**Other Indicators – Policy Kidlington 1 Accommodating High Value Employment Needs**

- 5.163 The Cherwell Local Plan recognises that London-Oxford Airport and Langford Lane industrial estate in Kidlington and Begbroke Science Park play an important role in the District’s wider employment context and Policy Kidlington 1 seeks to reinforce and strengthen the emerging cluster of high value industries in this area.
- 5.164 Planning permission for a new technology park comprising 40,362 sqm of employment floorspace (14/02067/OUT) has been granted at Land East of Evenlode Crescent and South of Langford Lane, Kidlington. Reserved Matters permission (17/01542/REM) for Phase 1 was granted on 24 November 2017 and construction started during 2018/19.
- 5.165 No employment development on Green Belt land in Kidlington beyond review areas was recorded during 2019/20.

**Other Indicators – Policy Kidlington 2 Strengthening Kidlington Village Centre**

- 5.166 Policy Kidlington 2 is concerned with supporting the village centre and ensuring that the everyday shopping needs of residents are met. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness of this Policy: permitted residential development at ground floor level in Kidlington village centre, village centre vacancies, diversity of uses, and completed town centre uses within and outside of Kidlington village centre. These are dealt with in turn below.
- 5.167 There were no permissions granted for residential development at ground floor level in Kidlington village centre during 2019/20. The monitoring target for this indicator was therefore met in 2019/20.
- 5.168 It has not been possible to collect data on vacancy rates within Kidlington village centre for this AMR. However, an update will be provided in the 2021 AMR if data becomes available.

**Table 38 - Town Centre uses completions within and outside of Kidlington Village Centre**

Location	A1	A2	A3	A4	A5	B1a	D2	Total
<b>Within Kidlington village centre</b>	0	0	0	0	0	0	0	<b>0</b>
<b>Outside Kidlington centre</b>	0	0	492	0	0	0	0	<b>492</b>
<b>Kidlington Total</b>	<b>0</b>	<b>0</b>	<b>492</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>492</b>

- 5.169 Overall, there was a net gain of floorspace (492 sqm) in town centre uses outside Kidlington village centre resulting from the completion of a new restaurant at Oxford Technology Park. There were no town centre uses completions within Kidlington village centre in 2019/20.

**Other Indicators – Policy Villages 1 Village Categorisation**

5.170 Policy Villages 1 provides a categorisation of villages to guide the consideration of small-scale proposals for residential development within the built-up limits of settlements. Data relating to the monitoring indicator “completed development per village category and size of scheme (number of dwellings)” is recorded in the Housing Delivery Monitor in Appendix 2.

**Other Indicators – Policy Villages 2 Distributing Growth Across the Rural Areas**

5.171 Policy Villages 2 of the adopted Local Plan 2011-2031 provides for an additional 750 dwellings at Category A villages (2014-2031) in addition to the rural allowance for small site ‘windfalls’ and planning permissions as at 31 March 2014. Therefore new planning permissions given at the Category A villages from 1 April 2014 and completions on those sites will contribute to the requirement of 750 dwellings.

5.172 Table 39 shows 608 dwellings are either completed or under construction on sites with planning permission in Category A villages. During 2019/20 there were 144 dwellings completed at Category A villages that contribute to the Policy Villages 2 requirement of 750 dwellings. There are also 193 dwellings that are under construction from the supply of permitted sites. Between 1 April 2014 and 31 March 2020 there were a total of 415 net housing completions on the above sites. This equates to 55.3% of the total requirement of 750 dwellings. These sites are fully committed to help deliver the Policy Villages 2 requirement.

**Delivering Policies Villages 1 and Villages 2 and the Local Plan strategy**

5.173 The Cherwell Local Plan 2011-2031 (Part 1) directs the majority of development to the two main towns in Cherwell with a proportion of the overall growth expected to come forward in the rural areas. Policy Villages 1 is intended to manage small scale development in the built-up limits of villages while Policy Villages 2 identifies 750 dwellings to be delivered in Category A villages on sites of 10 or more dwellings. It was intended that sites would be allocated in an emerging Local Plan Part 2 (now Local Plan Review).

5.174 Table 40 shows sites with planning permission but not yet started (343 dwellings) and sites with resolution to approve (60 dwellings) which comprises 403 dwellings. If a 10% non-implementation rate is to be applied to sites with permission but not started this will be reduced from 343 dwellings to 309 dwellings.

5.175 Since 1 April 2014 a total of 977 dwellings have been identified for meeting the Policy Villages 2 requirement of 750 dwellings. These are included in the Housing Delivery Monitor in Appendix 2. Policy Villages 2 requirement has already been exceeded by 227 dwellings when considering all of the planning permissions and identified sites without planning permission in the above (608+309+60).



5.176 There is one rural strategic allocation namely the Former RAF Upper Heyford included in the adopted Local Plan 2011-2031. The completion figure below excludes any completions at this strategic allocation.

**Table 39 - Housing completions at Category A villages for meeting Policy Villages 2 (10 or more dwellings) since 31 March 2014  
(Sites with planning permission that have been completed or under construction at 31/03/2020)**

Site	Location	Dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Completions during 19/20	Total Completions	Site Status
East of Deene Close, Aynho Road, Adderbury	Adderbury	60	2	49	9	0	0	0	60	Complete
Land North of Milton Road, Adderbury	Adderbury	37	0	0	1	30	5	1	37	Complete
Land off Banbury Road, Adderbury	Adderbury	25	0	0	0	6	3	16	25	Complete
Ambrosden Court, Merton Road, Ambrosden	Ambrosden	44	0	0	22	22	0	0	44	Complete
Church Leys Field, Blackthorn Road, Ambrosden	Ambrosden	85	0	0	0	0	20	41	61	Under construction
Land North of Station Road, Bletchingdon	Bletchingdon	61	0	0	0	5	19	14	38	Under construction
Cotefield Farm, Bodicote	Bodicote	4	0	0	0	0	4	0	4	Complete
Cotefield Farm, Bodicote Phase 2, Bodicote	Bodicote	95	0	0	0	0	0	29	29	Under construction
The Paddocks, Chesterton	Chesterton	45	0	0	0	2	38	5	45	Complete
Land North of Hook Norton Primary School And South Of Redland Farm, Sibford Road, Hook Norton	Hook Norton	54	0	0	0	0	14	30	44	Under construction

2-4 High Street, Kidlington	Kidlington	<b>16</b>	0	0	0	0	0	0	<b>0</b>	Under construction
4 The Rookery, Kidlington	Kidlington	<b>20</b>	0	20	0	0	0	0	<b>20</b>	Complete
Co Op, 26 High Street, Kidlington	Kidlington	<b>52</b>	0	0	0	0	0	8	<b>8</b>	Under construction
Kings Two Wheel Centre, 139 Oxford Road, Kidlington	Kidlington	<b>10</b>	0	0	0	0	0	0	<b>10</b>	Under construction
	<b>TOTAL</b>	<b>608</b>	<b>2</b>	<b>69</b>	<b>32</b>	<b>65</b>	<b>103</b>	<b>144</b>	<b>415</b>	

*\*Please see Appendix 2 for further details on sites.*

**Table 40 - Housing Sites at Category A villages for meeting Policy Villages 2 (10 or more dwellings)  
(Sites with planning permission but not started and sites without planning permission at 31/10/2020)**

Site	Location	Dwellings with planning permission	Permitted Dwellings not started with a 10% non-implementation rate	Dwellings without planning permission
Land at Merton Road, Ambrosden	Ambrosden	84	76	0
Land at Tappers Farm, Oxford Road, Bodicote	Bodicote	46	41	0
Land South of Home Farm House, Clifton Road, Deddington	Deddington	15	14	0
Stone Pits, Hempton Road, Deddington	Deddington	21	19	0
OS Parcel 9507 South of 26 and adjoining Fewcott Road, Fritwell	Fritwell	0	0	28
Land South and Adj. to Cascade Road, Hook Norton	Hook Norton	0	0	12
British Waterways Site, Langford Lane, Kidlington	Kidlington	10	9	0
Taylor Livock Cowan, Suite F, Kidlington Centre, High St, Kidlington	Kidlington	10	9	0
South East Of Launton Road And North East Of Sewage Works Blackthorn Road, Launton	Launton	72	65	0

Land North of The Green and adj. Oak Farm Drive, Milcombe	Milcombe	40	36	0
Land North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris	Sibford Ferris	25	23	0
Land to the South and adjoining to South Side, Steeple Aston	Steeple Aston	0	0	10
Land North of Oak View, Weston on the Green	Weston on the Green	20	18	0
The Leys Community, Sandy Lane, Yarnton	Yarnton	0	0	10
	<b>TOTAL</b>	<b>343</b>	<b>309</b>	<b>60</b>



**Other Indicators – Policy Villages 3 Rural Exception Sites**

5.177 Policy Villages 3 sets out the Council’s planning policy in regard to rural exception sites. In terms of monitoring indicator progress, no affordable homes on exception sites were completed during 2019/20.

**Other Indicators – Policy Villages 4 Meeting the Need for Open Space, Sport & Recreation**

- 5.178 Policy Villages 4 seeks to address existing open space, sport and recreation deficiencies in Kidlington and the rural areas. Monitoring targets for Policy Villages 4 are as set out in Policy BSC 11 and BSC 12 and the Infrastructure Delivery Plan and progress of open space, sport and recreation facilities schemes in the rural areas is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of new open space, sport and recreation facilities schemes.
- 5.179 An open space audit was undertaken as part of the Cherwell Open Space, Sport and Recreation Assessment and the emerging Open Space and Play Areas Strategy and the updated Playing Pitch and Sports Facilities Strategies (2018) contain baseline information on deficiencies in recreation provision. The findings of the 2018 studies informed the Active Communities Strategy 2019-2023 approved by the Council in June 2019. Furthermore, the emerging open spaces work will provide updated mapping of open space provision in the district. Progress in achieving the monitoring targets of Policy Villages 4 will be reported in future iterations of the AMR.

**SA/SEA Adoption Statement – Cherwell Local Plan 2011-2031 Part 1 (July 2015)****SA Objectives and Suggested Indicators**

- 5.180 The SA/SEA Adoption Statement (July 2015) sets out the monitoring indicators for monitoring the effects of the Cherwell Local Plan 2011-2031 Part 1 on the SA objectives. The majority of the suggested indicators have already been included in the Monitoring Framework of the adopted Local Plan Part 1. However there were three not included which related to SA Objectives 5 (crime) and 14 (waste).
- 5.181 SA Objective 5 seeks “To reduce crime and disorder and the fear of crime.” The suggested indicator for this Objective is by recorded crime levels in Cherwell District and data for 2019/20 is presented in Table 41. During 2019/20 there were a total of 10,827 recorded crimes in the district which is an increase of 184 from the previous year (10,643). Similar to the previous year the majority of crimes recorded were in violent (32.7%) and anti-social behaviour (13.9%) followed by other theft (9.6%), shoplifting (9.4%) and criminal damage and arson (8.5%).

**Table 41 - Crime Rates in Cherwell District during 2019/20 (Source: www.ukcrimestats.com)**

	ASB	Burglary	Robbery	Vehicle	Violent	Shoplifting	CD&A	Other Theft	Drugs	Bike Theft	Theft from the person	Weapons	Public Order	Other	Total
March 2020	111	34	11	54	302	58	65	93	25	4	14	12	50	32	<b>865</b>
February 2020	88	54	3	78	317	103	66	78	37	8	10	8	31	22	<b>903</b>
January 2020	108	41	3	75	336	65	92	90	42	4	8	3	35	23	<b>925</b>
December 2019	89	31	7	75	301	116	74	95	29	3	19	8	39	20	<b>906</b>
November 2019	124	50	3	66	293	84	89	85	25	6	17	5	28	20	<b>895</b>
October 2019	122	58	5	96	286	108	78	94	50	23	14	8	43	24	<b>1009</b>
September 2019	132	33	7	62	291	78	71	90	26	10	9	7	31	22	<b>869</b>
August 2019	168	33	8	60	343	90	74	87	33	13	11	7	44	17	<b>988</b>
July 2019	175	40	3	82	284	67	82	86	37	16	18	11	35	22	<b>958</b>
June 2019	122	54	3	51	261	88	74	89	36	9	15	7	28	19	<b>856</b>
May 2019	136	19	7	51	272	78	81	79	49	9	8	8	29	19	<b>845</b>
April 2019	126	46	5	35	256	81	79	69	38	7	7	6	33	20	<b>808</b>
<b>Total</b>	<b>1501</b>	<b>493</b>	<b>65</b>	<b>785</b>	<b>3542</b>	<b>1016</b>	<b>925</b>	<b>1035</b>	<b>427</b>	<b>112</b>	<b>150</b>	<b>90</b>	<b>426</b>	<b>260</b>	<b>10827</b>

5.182 SA Objective 14 seeks “To reduce waste generation and disposal, and achieve the sustainable management of waste.” The latest data published by DEFRA which is presented in Table 42 confirms that in 2018/19, 54.20% of Cherwell’s household waste was sent for reuse, recycling and compost. This is slightly less than in 2017/2018 but is higher than the England average of 43.50%. Oxfordshire County Council is responsible for minerals and waste and progress on achieving this objective will be recorded on the County’s website: <https://www.oxfordshire.gov.uk/cms/content/new-minerals-and-waste-local-plan>.

**Table 42 – Percentage of household waste sent for reuse, recycling and composting (annual) in Cherwell District during 2012/13 – 2019/20 (Source: lginform.local.gov.uk)**

<b>Period</b>	<b>Percentage</b>
2012/13	54.80
2013/14	53.90
2014/15	54.80
2015/16	55.10
2016/17	56.50
2017/18	55.60
2018/19	54.20
2019/20	Data not available

## 6.0 Monitoring progress of infrastructure provision

- 6.1 The Infrastructure Delivery Plan (IDP) contains the infrastructure required to support the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015) and it is set out in Appendix 8 of the Plan.
- 6.2 The IDP is a live document adjusted over time to reflect changes in circumstances and strategies alongside the annual monitoring of Local Plan infrastructure Policy INF1.
- 6.3 This AMR update includes summary tables of infrastructure progress. IDP Update December 2020 can be viewed at [www.cherwell.gov.uk/monitoring](http://www.cherwell.gov.uk/monitoring).
- 6.4 Appendix 6 of this AMR shows progress on infrastructure delivery including new projects, known to CDC Officers at November 2020. The tables also indicate pipeline projects, those known to be at early project development stage. These pipeline projects could potentially be included in next IDP updates subject to their progression as part of infrastructure providers' plans and programmes.
- 6.5 IDP Update December 2020 includes adjusted phasing periods to reflect project updates as the plan period progresses and projects are completed: Short term: 2017-2020, Medium term: 2020-2025 and Long term 2025-2031.
- 6.6 More detailed information on infrastructure provision will arise through the progression of new Local Plans and Neighbourhood Plans. This includes the Local Plan Part 1 Partial Review.

## **7.0 Future Monitoring**

- 7.1 The Local Plan 2011-2031 Part 1 was adopted in July 2015 which means that this is the fourth AMR to cover the full monitoring year. There are still a number of indicators from the Monitoring Framework within the Plan that cannot be monitored but which will be reported upon next year.
- 7.2 Monitoring is important to ensuring the successful delivery and implementation of the Cherwell Local Plan 2011-2031 and in preparing future evidence and policy documents. Monitoring highlights good and poor performance, where action might be necessary and ultimately where policies might need to be reviewed.
- 7.3 The Local Plan Monitoring Framework is closely linked to the monitoring framework developed for the Local Plan Sustainability Appraisal, which sets out the monitoring indicators for monitoring the effects of the Cherwell Local Plan 2011-2031 Part 1 on the SA objectives.





## **Appendices**

### **Appendix 1: List of Replaced and Retained Saved Policies**

## Appendix 1: List of Replaced and Retained Saved Policies

Policy Number	Description	Replaced or Retained	Replacement Policy	Does this Affect the Adopted Proposals Map 1996?
Saved Policies of the Cherwell Local Plan 1996				
GB1	Development in the Green Belt	replaced	ESD 14	Yes
GB2	Outdoor Recreation in the Green Belt	retained	-	
GB3	Major Development Sites in the Green Belt	retained	-	
H1	Allocation of sites for housing	replaced	BSC 1 Bicester 1 Bicester 2 Bicester 3 Bicester 12 Bicester 13 Banbury 1 Banbury 2 Banbury 3 Banbury 4 Banbury 5 Banbury 8 Banbury 16 Banbury 17 Banbury 18 Banbury 19 Villages 2 Villages 5	Yes (except BSC1 and Villages 2)
H4	Housing schemes for the elderly and disabled	replaced	BSC 4	No
H5	Affordable Housing	replaced	BSC 3	No
H6	Rural Exception Sites	replaced	Villages 3	No
H12	Housing in the rural areas	replaced	Villages 1 Villages 2 Villages 3	No
H13	Residential development in category 1 settlements	replaced	Villages 1	No
H14	Residential development in category 2 settlements	replaced	Villages 1	No
H15	Residential development in category 3 settlements	replaced	Villages 1	No
H16	White land at Yarnton	retained	-	
H17	Replacement dwellings	retained	-	

H18	New dwellings in the countryside	retained	-	
H19	Conversion of buildings in the countryside	retained	-	
H20	Conversion of farmstead buildings	retained	-	
H21	Conversion of buildings in settlements	retained	-	
H23	Residential Caravans	retained	-	
H25	Sites for travelling showpeople	replaced	BSC6	No
H26	Residential canal moorings	retained	-	
EMP1	Allocation of sites for employment generating development	part replaced sites replaced at Bicester, Banbury and Kidlington Rural sites retained	SLE 1 Bicester 1 Bicester 2 Bicester 4 Bicester 10 Bicester 11 Bicester 12 Banbury 1 Banbury 6 Banbury 15 Kidlington 1 Villages 5	Yes
EMP3	Employment generating development at Kidlington, Yarnton and Begbroke (East)	replaced	SLE1	No
EMP4	Employment generating development in the rural areas	replaced	SLE1	No
S2	Proposals for retail development in the shopping centre and town centre, Banbury	replaced	SLE 2 Banbury 7	Yes
S3	Primary shopping frontages, Banbury	replaced	Banbury 7	Yes
S8	Redevelopment of land north of Bridge Street and east of the inner relief road, Banbury for recreational or cultural use	replaced	Banbury 1	Yes
S9	Change of use of residential buildings in Banbury town centre	replaced	Banbury 7	Yes
S10	Development in Banbury commercial areas	replaced	Banbury 7	Yes
S12	Development proposals in Bicester town centre	replaced	SLE 2 Bicester 5	Yes
S13	Primary shopping frontages, Bicester	replaced	Bicester 5	Yes
S15	Redevelopment of land at Franklin's	replaced	Bicester 6	Yes

	Yard, Bicester			
S21	Development in Kidlington shopping centre	replaced	SLE 2 Kidlington 2	Yes
S22	Provision of rear servicing, Kidlington	retained	-	
S25	Retail development in the rural areas	replaced	SLE2	No
S26	Small scale ancillary retail outlets in the rural areas	retained	-	
S27	Garden centres in the rural areas	retained	-	
S28	Proposals for small shops and extensions to existing shops outside Banbury, Bicester and Kidlington shopping centres	retained	-	
S29	Loss of existing village services	retained	-	
TR1	Transportation funding	retained	-	
TR7	Development attracting traffic on minor roads	retained	-	
TR8	Commercial facilities for the motorist	retained	-	
TR10	Heavy Goods vehicles	retained	-	
TR11	Oxford Canal	retained	-	
TR14	Formation of new accesses to the inner relief road and Hennef Way, Banbury	retained	-	
TR16	Access Improvements in the vicinity of Banbury Railway Station	retained	-	
TR20	Reservation of land for road schemes at Bicester	replaced	SLE 4	Yes
TR22	Reservation of land for road schemes in the countryside	retained	-	
R1	Allocation of land for recreation use	part replaced	Bicester 13	Yes
R5	Use of redundant railway lines and disused quarries for recreation purposes	retained	-	
R7	Protection and enhancement of the recreational roles of the Oxford Canal and River Cherwell	replaced	ESD 16	No
R9	Facilities for canal users	replaced	ESD 16	No
R12	Provision of public open space in association with new residential development	replaced	BSC 11	No
R14	Reservation of land for community buildings in association with housing	replaced	BSC 12	No

	developments at Hanwell Fields, Banbury and Slade Farm, Bicester			
T2	Proposals for hotels, motels, guest houses and restaurants within settlements	retained	-	
T3	Land reserved for hotel and associated tourist or leisure based development, in vicinity of junction 11 of the M40, Banbury	retained	-	
T5	Proposals for new hotels, motels, guesthouses and restaurants in the countryside	retained	-	
T7	Conversion of buildings beyond settlements to self-catering holiday accommodation	retained	-	
AG2	Construction of farm buildings	retained	-	
AG3	Siting of new or extension to existing intensive livestock and poultry units	retained	-	
AG4	Waste disposal from intensive livestock and poultry units	retained	-	
AG5	Development involving horses	retained	-	
C1	Protection of sites of nature conservation value	replaced	ESD 10	Yes
C2	Development affecting protected species	replaced	ESD 10 ESD 11	No
C4	Creation of new habitats	replaced	ESD 10	No
C5	Protection of ecological value and rural character of specified features of value in the District	retained	-	
C6	Development proposals adjacent to the River Thames	retained	-	
C7	Landscape conservation	replaced	ESD 13	No
C8	Sporadic development in the open countryside	retained	-	
C9	Scale of development compatible with a rural location	replaced	ESD 13	No
C10	Historic landscapes, parks and gardens and historic battlefields	replaced	ESD 13 ESD 15	Yes
C11	Protection of the vista and setting of Rousham Park	retained	-	
C12	Development in the Cotswold Area of Outstanding Natural Beauty	replaced	ESD 12	Yes

C13	Areas of High Landscape Value	replaced	ESD 13	Yes
C14	Countryside Management Projects	retained	-	
C15	Prevention of coalescence of settlements	retained	-	
C17	Enhancement of the urban fringe through tree and woodland planting	replaced	ESD 13	Yes
C18	Development proposals affecting a listed building	retained	-	
C21	Proposals for re-use of a listed building	retained	-	
C23	Retention of features contributing to character or appearance of a conservation area	retained	-	
C25	Development affecting the site or setting of a schedule ancient monument	retained	-	
C27	Development in villages to respect historic settlement pattern	replaced	ESD 15	No
C28	Layout, design and external appearance of new development	retained	-	
C29	Appearance of development adjacent to the Oxford Canal	retained	-	
C30	Design Control	retained	-	
C31	Compatibility of proposals in residential areas	retained	-	
C32	Provision of facilities for disabled people	retained	-	
C33	Protection of important gaps of undeveloped land	retained	-	
C34	Protection of views of St Mary's Church, Banbury	retained	-	
C38	Satellite dishes in conservation areas and on listed buildings	retained	-	
C39	Telecommunication masts and structures	retained	-	
ENV1	Development likely to cause detrimental levels of pollution	retained	-	
ENV2	Redevelopment of sites causing serious detriment to local amenity	retained	-	
ENV6	Development at Oxford Airport, Kidlington likely to increase noise nuisance	retained	-	

ENV7	Development affecting water quality	replaced	ESD 8	No
ENV10	Development proposals likely to damage or be at risk from hazardous installations	retained	-	
ENV11	Proposals for installations handling hazardous substances	retained	-	
ENV12	Development on contaminated land	retained	-	
OA2	Protection of land at Yarnton Road Recreation ground, Kidlington for a new primary school	retained	-	
GB1	Saved Policy of the Central Oxfordshire Local Plan (Cherwell) 1992 - Development in the Green Belt	replaced	ESD 14	Yes
H2	Saved Policy of the Oxfordshire Structure Plan 2005 - Upper Heyford	replaced	Villages 5	Yes



## **Appendices**

### **Appendix 2: Housing Delivery Monitor**

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/20 minus units built & recorded at 31/03/20 (net)	Completions 01/04/11 to 31/03/20	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	
<b>1. BANBURY</b>																				
<b>Banbury - Completed Identified Sites (10 or more dwellings)</b>																				
46 West Bar Street	0.09	-	Prior Approval - Planning application 16/01096/O56 for change of use from B1(a) office to C3 residential - 17 units was approved on 8 August 2016.	-	Site completed in September 2017 (2017/18).	0	17	0	0	0	0	0	0	0	0	0	0	0	0	17
60-62 Broad Street, Banbury	0.06	-	Full - Planning application for alterations to building and change of use to form retail units at ground floor level and 12 No self contained flats over (16/02529/F) was approved on 24 April 2017.	-	Site completed in June 2019 (2019/20).	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
62 64 and land to the rear of 58, 60 Oxford Road	0.41	-	Full - Planning permission 07/02377/F for 11 homes (gross) granted on appeal on 1 October 2008.	-	Site completed in January 2012 (2011/12).	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
Calthorpe House, 60 Calthorpe Street	0.08	Part of land identified for mixed use development in the Non-Statutory Local Plan (2011)	Full - Application (13/01709/CDC) for 15 dwellings was approved on 25 April 2014.	-	Site completed in December 2015 (2015/16).	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
Canalside House, Tramway Road	0.15	-	Prior Approval - 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.	-	Site completed in December 2015 (2015/16).	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
Dashwood School	0.29	-	Full - Full planning permission 10/00664/F granted 1 April 2011. Amended by 11/00683/F.	-	Site completed in October 2012 (2012/13).	0	19	0	0	0	0	0	0	0	0	0	0	0	0	19
Farima Properties, Mercia House, 51 South Bar Street	0.15	-	Full - 16/02363/F - Conversion of existing office building to form 10 No residential apartments was approved on 17 February 2017.	-	Site completed in December 2017 (2017/18).	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
Former allotment, Miller Road	0.15	-	Full - Planning permission (10/01053/F) granted for 10 flats on 16 September 2010.	-	Site completed in February 2012 (2011/12).	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
Junction of Warwick Road & Foundry Street, 92-94 Warwick Road	0.13	-	Full - Planning permission 03/02616/F granted on 28 February 2005.	-	Site completed in March 2015 (2014/15).	0	22	0	0	0	0	0	0	0	0	0	0	0	0	22
Land adjoining and north west of 35 Crouch Hill Road	0.6	-	Reserved Matters/Full - 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 in December 2014 (2014/15).	0	27	0	0	0	0	0	0	0	0	0	0	0	0	27
Land to the rear of Methodist Church, The Fairway	0.25	-	Full - Application 13/01372/CDC for 11 dwellings was approved on 14 December 2015.	-	Site completed in December 2017 (2017/18).	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11
Lincoln House, Lincoln Close	0.4	-	Full - 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	18	0	0	0	0	0	0	0	0	0	0	0	0	18
Neithrop House, 39 Warwick Road	0.08	-	Full - 05/01431/F was approved on 22 December 2012. 14 dwellings in total, 7 already provided.	-	Site completed in June 2019 (2019/20).	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7
North East Of Crouch Hill Farm Adjoining Broughton Road	2.81	-	Reserved Matters - 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.	-	Site completed in March 2019 (2018/19).	0	40	0	0	0	0	0	0	0	0	0	0	0	0	40
Old Stanbridge Hall, Banbury School, Ruskin Road	0.95	-	Full - Full permission granted on 20 September 2010 (10/00907/F).	-	Site completed in March 2012 (2011/12).	0	70	0	0	0	0	0	0	0	0	0	0	0	0	70

Appendix 2 - 2020 AMR Housing Delivery Monitor

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/20 minus units built & recorded at 31/03/20 (net)	Completions 01/04/11 to 31/03/20	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	
Orchard Lodge, Warwick Road	0.33	-	Full - 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	16	0	0	0	0	0	0	0	0	0	0	0	0	16
Oxford & Cherwell Valley College, Broughton Road	0.81	-	Full - 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.	-	Site completed in March 2019 (2018/19).	0	78	0	0	0	0	0	0	0	0	0	0	0	0	78
Penrose House, 67 Hightown Road	0.16	-	Full - Planning Permission 04/01395/F for 12 flats superseded by 11/00820/F for 14 flats which was granted permission on 20 December 2011.	-	Site completed in December 2015 (2015/16).	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
Town Centre House, Southam Road	0.19	-	Prior Approval - 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	39	0	0	0	0	0	0	0	0	0	0	0	0	39
<b>1A Banbury - Completed Identified Sites Sub-Totals</b>						<b>0</b>	<b>448</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>448</b>
<b>Banbury - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings) - Contributing to the '5 year land supply'</b>																				
1 - 6 Malthouse Walk, Banbury	0.07	-	Prior Approval - Change of use of the first and second floors from office (B1a) to residential to create 20 self-contained flats was approved on 18 October 2019 (19/01734/O56).	Agents (UPP Consultants Ltd) was contacted but no update was received.	This is a small brownfield site in a very sustainable location. Prior approval secured. In interest of caution the expected delivery rate has been pushed back a year.	20	0	0	0	20	0	0	0	0	0	0	0	0	0	20
30 Crouch Street	0.06	-	Prior Approval - Change of use from B1 (office) to C3 (dwelling) to provide 13 residential units was approved on 12 July 2019 (19/00746/O56).	Agents (Walker Graham Architects) advised (September 2020) that the building will be completed by end of October 2020. Expected delivery rate to remain unchanged.	This is a small brownfield site in a very sustainable location. Prior approval has already been secured. The site is under construction.	13	0	13	0	0	0	0	0	0	0	0	0	0	0	13
Bankside Phase 1 (Longford Park)	75.1	-	Full/Reserved Matters - Permission granted on 30 September 2009 for 1070 homes (05/01337/OUT). Separate (but linked) permission for another 20 dwellings (net) (13/01682/F) which was approved on 5 November 2014. Multiple Reserved Matters have been approved. Total number of homes - 1090 dwellings.	Housebuilders Taylor Wimpey, Barratts and Bovis are developing the site. Housebuilders Taylor Wimpey and Barratt Homes are coming to completion of their Phase 4 and have provided (September/October 2020) combined expected delivery rates of 72 in 2020/21. Barratt Homes are expecting all their homes to be completed this year. Taylor Wimpey advised that the temporary closure of construction sites and reduced capacities have reduced build rates this year. Bovis Homes were contacted but no update was received.	Permitted urban extension for up to 1070 homes. The site is very advanced with nearly 90% of the homes already built. There are currently 3 housebuilders on site. The updated expected delivery rates takes into account information from the 2 housebuilders on site and the Council's monitoring for quarters 1 and 2 (20/21).	125	965	45	40	40	0	0	0	0	0	0	0	0	0	1090
Bankside Phase 2	21.5	Local Plan allocation (2015) - Banbury 4	Outline - Planning application for 700 dwellings (17/01408/OUT) was received on 30 June 2017 and is pending consideration. A new application (19/01047/OUT) for a residential development of up to 850 dwellings was received on 05/06/2019 and is pending consideration.	Agents (Framptons) was contacted but no update was received.	A strategic allocation (Banbury 4) in the adopted Local Plan 2011-2031 for 600 homes which will continue from Bankside Phase 1. Ongoing discussions between the Council and the appellant - expected delivery rates have been pushed back a year. 2 developers at a peak with 50 homes per year per developer.	0	0	0	0	0	50	100	100	100	100	100	50	0	0	600
Canalside - Crown House, caravan site (Station Road) and Robert Keith Cars Sales	1.31 (part of 26)	Local Plan allocation (2015) - Banbury 1	Full/Outline - There are multiple planning permissions on a small area of the site (Crown House). The most relevant permissions are 17/00243/F - change of use of existing office building into 37 apartments (30/03/2017), 17/00288/F - extension to create 10 apartments (22/5/2017), 17/00658/F - change of use of existing building to create coffee shop (A3) and 4 dwellings (19/6/17) (now expired). A variation of condition application (19/00279/F) for reducing 10 dwellings to 9 dwellings was approved on 26/04/2019. This supersedes 17/00288/F. A separate application for 63 dwellings (18/00293/OUT) at Station Road was approved on 25 June 2019. An additional application (18/01569/F) for mixed use development comprising 19 apartments, commercial space and associated cycle and bin storage was approved on 7 November 2019. Total number of homes - 128 dwellings.	The Crown House site is owned by Cherwell District Council and was completed in September 2019 (46 homes). 18/00293/OUT (63 homes) Station Road - Agent was contacted but no update was received. 18/01569/F (19 homes) Robert Keith Car Sales - Agents (SF Planning Ltd) advised (September 2020) that they no longer act on behalf of the applicant who obtained the planning permission so is unable to provide any update.	Part of a strategic allocation in the adopted Local Plan 2011-2031 for 700 homes (Banbury 1). A Supplementary Planning Document is being prepared. The remaining Canalside allocation is included as a developable site. HELAA (2018) site HELAA258. Development at Crown House (46 dwellings) was completed in September 2019 (2019/20). Planning permissions have been secured for an additional 82 homes. Permission 17/00658/F for 4 homes has expired during 2020/21. Expected delivery rates on the 2 sites allows for sufficient lead-in time	86	46	0	19	63	0	0	0	0	0	0	0	0	0	128
Drayton Lodge Farm	15	Local Plan allocation (2015) - Banbury 18	Outline - Outline application (18/01882/OUT) for up to 320 dwellings including affordable housing, together with a local centre of 0.5ha (providing retail and community facilities) was approved on 17 January 2020.	Agents (Savills) advised (October 2020) that the expected delivery rates should remain unchanged.	A strategic allocation in the adopted Local Plan 2011-2031 for 250 homes. Outline permission is secured. The build-out rates are based on 50 homes per year per housebuilder. The site has recently been acquired by the Vistry Group (November 2020) which consist of Bovis Homes and Linden Homes. The expected delivery rates allows for sufficient lead-in time for Reserved Matters approval.	320	0	0	0	50	100	100	50	20	0	0	0	0	0	320

Appendix 2 - 2020 AMR Housing Delivery Monitor

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/20 minus units built & recorded at 31/03/20 (net)	Completions 01/04/11 to 31/03/20	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	
Former The Admiral Holland, Woodgreen Avenue	0.3	-	Full - Application (18/01591/CDC) for development of 8 No houses and 6 No flats was approved on 28 March 2019.	-	Site completed in June 2020 (2020/21), i.e. after basedate for completions.	14	0	14	0	0	0	0	0	0	0	0	0	0	0	14
Land Adjoining And West Of Warwick Road	12.14	-	Reserved Matters - 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. A separate Reserved Matters application 16/02428/REM for 148 dwellings was approved on 29 June 2018. This is part of the overall 300 dwellings.	There are currently 2 housebuilders on site. Housebuilder (Taylor Wimpey) provided (September 2020) updated expected delivery rates for their site only as: 31 in 2020/21 and 45 in 2021/22. Advised that the temporary closure of the site and reduced capacities have reduced build rates this year. Assumed usual/continued built out rates for 2021 onwards with no further disruption from COVID-19.  Housebuilder (Miller Homes) advised (October 2020) for their site that there have been 56 homes completed by 31 March 2020 and 35 homes are expected to be completed during 2020/21, which is lower than usual due to COVID-19 related delays to build. 50 homes per year from 2021/22.	The site is being developed by 2 housebuilders (Taylor Wimpey and Miller Homes) and is now under construction. The 2019 AMR identified 100 completions will be expected during 2020/21. The Council's monitoring for quarters 1-2 (20/21) suggests that this could potentially be achieved however in interest of caution the build-out rates have been slightly lowered. The updated expected delivery rates takes into account information from the housebuilders and the Council's monitoring for quarters 1 and 2 (20/21).	196	104	70	80	46	0	0	0	0	0	0	0	0	0	300
Land at Higham Way	3.1	Local Plan allocation (2015) - Banbury 19	Outline - Outline application (16/00472/OUT) for approximately 200 dwellings is pending consideration.	Agents (JSA Architects) was contacted but no update was received.	A strategic allocation in the adopted Local Plan 2011-2031 for 150 homes. This is not an extensive site and in the interest of caution the site should remain with 150 homes as per Local Plan allocation. This is a brownfield site in a very sustainable location. The site is included in the Brownfield Register (Site BLR12). The Council is in ongoing dialogue with the agents to resolve some planning issues in relation to the outline application. The expected delivery rates have been pushed back 2 years to allow sufficient lead-in time for Outline and Reserved Matters approvals.	0	0	0	0	0	25	100	25	0	0	0	0	0	0	150
Land East of Southam Road	25.61	Local Plan allocation (2015) - Banbury 2	Reserved Matters/Full - 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. Separate full applications: 18/00376/F for erection of four pairs of semi-detached houses with detached garages was approved on 09/05/2018. 18/01614/F for 83 dwellings comprising a partial re-plan of the approved layout under 15/00961/REM to include an uplift of 23 dwellings was approved on 12 September 2019. Total number of homes - 537 dwellings.	Housebuilder (Bellway Homes) who is developing majority of the site advised (September 2020) that construction has resumed following site shutdown during lockdown, but sales remains slow due to wider market risks/recession uncertainties. Output is generally back to full capacity but updated expected delivery rates and timescales will depend on the market going forward. Provided updated expected delivery rates for their site only as: 56 in 2020/21, 46 in 2021/22, 43 in 2022/23 and 5 in 2023/24. The site is expected to be completed in 2023/24. Housebuilder Ashberry Homes advised (October 2020) that there are only 30 homes remaining to be built and that these will be completed by June 2021.	One part of a strategic allocation in the adopted Local Plan 2011-2031 (Banbury 2). There are 2 housebuilders (Bellway Homes and Ashberry Homes) and the site is under construction. The 2019 AMR identified 70 completions will be expected during 2020/21. The projection for the previous year 2019/20 was exceeded. The updated expected delivery rates takes into account information from the 2 housebuilders on site and the Council's monitoring for quarters 1 and 2 (20/21).	128	409	50	50	28	0	0	0	0	0	0	0	0	0	537
Land South of Salt Way and West of Bloxham Road	18.45	Local Plan allocation (2015) - Banbury 16	Reserved Matters - 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. A new Reserved Matters application (18/01973/REM) was approved on 29 March 2019.	Housebuilder (Redrow Homes) provided (October 2020) updated expected delivery rates as: 41 in 2020/21, 52 in 2021/22, 50 in 2022/23 and 2023/24 and 56 in 2024/25. The slightly lower completion figure in 2020/21 is due to COVID-19.	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 16). The site is currently under construction by Redrow Homes. The 2019 AMR identified 50 completions will be expected during 2020/21. The Council's monitoring for quarters 1-2 (2020/21) suggests that this could potentially be achieved however in interest of caution the build-out rates have been slightly lowered. The updated expected delivery rates takes into account information from Redrow Homes and the Council's monitoring for quarters 1 and 2 (20/21).	256	94	41	52	50	50	56	0	0	0	0	0	0	0	343
Land to the rear of 7 and 7A High Street	0.12	-	Full - Application (18/00487/F) for part three storey, part two storey development of 14 flats with ground floor commercial units, on land to rear on 7 High Street; car parking area to rear accessed from George Street was approved on 20 March 2020.	Applicants (HWCA) advised (October 2020) that having approached a number of housebuilders the current planning permission is financially unviable. Intend to revisit the planning in due course to establish a viable development.	This is a small brownfield site in a very sustainable location. Full planning permission is secured but recognise a revised or new application may be needed. The expected delivery rate has been pushed back a year to allow a sufficient lead-in time for planning.	14	0	0	0	0	14	0	0	0	0	0	0	0	0	14
Land West of Southam Road	17.62 (gross)	Local Plan allocation (2015) - Banbury 2	Outline/Reserved Matters - Outline application (18/00273/OUT) for development of up to 90 residential units (Use Class C3), Class A Uses, Class D Use and associated access, landscaping/open space, parking and related works was approved on 12 November 2018. A Reserved Matters application (19/02226/REM) was submitted in October 2019 and is pending consideration.	Sanctuary Housing advised (November 2020) that if the Reserved Matters permission is issued in December 2020, the appointment of a contractor is expected by February 2021. The site is to start in early 2021. The expected build-out rate is 4 homes per month subject to sales and impact of COVID-19. The impact of COVID-19 is unknown since the sale of the site has not yet been achieved but will likely to have an impact on site progress due to reduced capacity and general disruptions to supply chains. Provided updated expected delivery rates as: 5 in 2021/22, 40 in 2022/23 and 2023/24 and 5 in 2024/25.	The site is to be developed by Sanctuary Housing who has already submitted a Reserved Matters application. The updated expected delivery rates takes into account information from the housebuilder.	90	0	0	5	40	40	5	0	0	0	0	0	0	0	90
Magistrates Court, Warwick Road, Banbury	0.26	-	Full - Application (20/01317/F) for conversion of existing building from Magistrates Court (use class D1) to 29 No. apartments was approved on 12 October 2020.	Site has recently received full planning permission.	A small brownfield site in a very sustainable location. Full planning permission recently secured. The site is vacant and is ready to be developed. A housebuilder (Talbot Homes) will be developing the site. Expected delivery rate allows for sufficient lead-in time.	0	0	0	0	29	0	0	0	0	0	0	0	0	0	29

Appendix 2 - 2020 AMR Housing Delivery Monitor

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/20 minus units built & recorded at 31/03/20 (net)	Completions 01/04/11 to 31/03/20	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	
North of Hanwell Fields	18.75	Local Plan allocation (2015) - Banbury 5	Full/Reserved Matters - Application for 350 homes (12/01789/OUT) was submitted by Persimmon Homes and was approved on 2 September 2014. First Reserved Matters (15/00462/REM) for 118 dwellings was approved on 13 November 2015. 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 (15/01589/REM) for Phase 2 for 210 dwellings was approved on 18 November 2018. Application 16/01210/F for erection of 20 no. dwellings was approved on 15 March 2017 (partly supersedes the 118 dwellings). Another 20 dwellings approved on 21 May 2018 (17/00708/F). A separate outline application for up to 46 dwellings (18/01206/OUT) was approved on 18 March 2020. An additional Full application (19/02126/F) for an extra 34 dwellings was submitted in September 2019 and is pending consideration. The 2 Council schemes for 11 dwellings (16/01484/CDC and 16/01485/CDC) were completed in September 2017. Total number of homes - 595.	Housebuilder (Persimmon Homes) advised (October 2020) that there is currently 1 housebuilder on site with a build-out rate of 55 homes per year. COVID-19 has not impacted the delivery of the site, however social distancing measures have been put in place. Delivery rates to remain unchanged.	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 5). There were previously 2 housebuilders on site however Davidson Homes have since completed their parcel, which now leaves Persimmon Homes on site.	226	334	55	55	55	55	41	0	0	0	0	0	0	0	595
South of Salt Way - East	68	Local Plan allocation (2015) - Banbury 17	Outline/Reserved Matters - 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 for 280 dwellings (15/01326/OUT) was allowed on appeal on 20 December 2017. Reserved Matters (19/00895/REM) for 280 dwellings was approved on 31 July 2020. Planning application for 1,000 homes (14/01932/OUT) was approved on 19 December 2019.	Housebuilder (Barratt David Wilson Homes) advised (October 2020) that they control the land for 280 homes and can only comment on their land. Construction is expected to start in November 2020 with 2 housebuilders on site. Build-out rate of 65 homes per year. The construction capacity on site has reduced due to social distancing requirements in general terms but is too early to say how this is impacting delivery of the site. It is unknown what measures will be in place in the future. Provided updated expected delivery rates as: 0 in 2020/21, 65 in years 2021/22-2024-25 and 20 in 2025/26.  Agents (David Lock Associates) advised (November 2020) advised for their site only, that discharge of pre-commencement conditions and start on site during 2020/21. This includes access works and ground preparation and approval of critical Reserved Matters. 3-4 housebuilders are expected on site with a build-out rate of 200 per year. First occupations expected by January 2022. Provided updated expected delivery rates as: 50 in 2021/22, 100 in 2022/23, 150 in 2023/24, 200 in years 2024/25-2026/27 and 100 in 2027/28.	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 17). Planning permission for 145 homes on part of the site (north-west corner) which is developed by Morris Homes was completed in June 2019. The David Wilson Home's permission for 280 homes relates to the eastern part of the site. Reserved Matters permission is secured. DWH's website on 6/11/20 advises that the sales centre is expected to open in early 2021 with the show homes launching in Spring. Initial ground works have commenced. Outline planning permission for the Gallagher Estate's 1000 homes is secured. This covers the remaining area of the site which is the majority of the strategic allocation. L&Q Estates will perform the role of master developer for the site, co-ordinating and overseeing the strategic implementation of the development. The Design Parameters Code was submitted in April 2020. The updated expected delivery rates takes into account information from the housebuilder and agent and is based on a peak of 5 developers, 50 homes per year per developer. It also allows sufficient lead-in time for Reserved Matters approvals.	1280	145	0	65	115	165	215	220	200	200	100	0	0	0	1425
West of Bretch Hill	27.03	Local Plan allocation (2015) - Banbury 3	Full/Reserved Matters - 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. A separate planning application for 319 dwellings (17/00189/F) was approved on 10 November 2017. Total number of homes - 480 dwellings.	Housebuilder (Bloor Homes) advised (September 2020) that approximately half of the site has already been completed. Build-out rate of 50-60 homes per year. Site construction was paused for approximately 2-3 months due to COVID-19 lockdown and it is too early to say what future implications there will be. Provided updated expected delivery rates as: 60 in 2020/21, 50 in 2021/22-2023/24 and 28 in 2024/25.	The site is currently under construction by Bloor Homes. The 2019 AMR identified 60 completions will be expected during 2020/21. In interest of caution due to COVID-19 the updated expected delivery rates takes into account information from Bloor Homes and the Council's monitoring for quarters 1 and 2 (20/21).	237	243	50	50	50	50	37	0	0	0	0	0	0	480	
Windfall Allowance (<10 dwellings)					Projection based on the 2018 HELAA. 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 homes are also recorded.	185	381	35	35	35	35	17	17	17	17	17	17	17	640	
<b>1B Banbury - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals</b>						<b>3190</b>	<b>2721</b>	<b>373</b>	<b>451</b>	<b>621</b>	<b>584</b>	<b>671</b>	<b>412</b>	<b>337</b>	<b>317</b>	<b>217</b>	<b>67</b>	<b>17</b>	<b>6788</b>	
<b>Banbury - Specific, Developable Sites (10 or more dwellings) - Identified developable sites not yet considered to be deliverable</b>																				
Bolton Road	2	Local Plan allocation (2015) - Banbury 8			A strategic allocation in the adopted Local Plan 2011-2031 for mixed use development including 200 homes (Banbury 8). Includes site of a multi-storey car park which has already been demolished. However, development scheme awaited. A Supplementary Planning Document is expected to be prepared but has been put on hold due to other commitments. Expected delivery rates to be pushed back a year. HELAA (2018) site HELAA257. Site to be kept under review.	0	0	0	0	0	75	75	50	0	0	0	0	0	200	

Appendix 2 - 2020 AMR Housing Delivery Monitor

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/20 minus units built & recorded at 31/03/20 (net)	Completions 01/04/11 to 31/03/20	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	
Bretch Farm, Broughton Road, Banbury	2.8	Identified for 70 dwellings in the Non-Statutory Local Plan (2011)	Outline - Outline application for 49 dwelling (20/01643/OUT) was refused at Planning Committee in October.	-	The site is identified for 70 homes in the Non-Statutory Local Plan 2011. HELAA (2018) site HELAA035. The 2018 HELAA has considered the site to be developable. Site to be kept under review.	0	0	0	0	0	0	35	35	0	0	0	0	0	70	
Canalside - excluding Crown House, the caravan park (Station Road) and Robert Keith Cars Sales	24.69 remaining	Local Plan allocation (2015) - Banbury 1	-	-	A strategic allocation in the adopted Local Plan 2011-2031 for 700 homes (Banbury 1). Work on the Supplementary Planning Document has been put on hold due to other commitments. Expected delivery rates to be pushed back a year. HELAA (2018) site HELAA258.	0	0	0	0	0	50	50	100	100	100	100	86	0	586	
Land adjacent Bretch Hill Reservoir	2.5	-	-	-	A site to be Cherwell led. CDC Housing advised (October 2020) that a pre-application has been submitted to the Council. The site is expected to start in 2022 with a 12 month build programme. There has been no impact from COVID 19.	0	0	0	0	0	40	0	0	0	0	0	0	0	40	
<b>1C Banbury - Specific, Developable Sites Sub-Totals</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>165</b>	<b>160</b>	<b>185</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>86</b>	<b>0</b>	<b>896</b>	
<b>1D Banbury - Remaining Allocation - Non-Strategic Sites</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>1A BANBURY - COMPLETED IDENTIFIED SITES</b>						<b>0</b>	<b>448</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>448</b>	
<b>1B BANBURY - DELIVERABLE (AVAILABLE, SUITABLE &amp; ACHIEVABLE) SITES</b>						<b>3190</b>	<b>2721</b>	<b>373</b>	<b>451</b>	<b>621</b>	<b>584</b>	<b>671</b>	<b>412</b>	<b>337</b>	<b>317</b>	<b>217</b>	<b>67</b>	<b>17</b>	<b>6788</b>	
<b>1C BANBURY - SPECIFIC, DEVELOPABLE SITES</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>165</b>	<b>160</b>	<b>185</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>86</b>	<b>0</b>	<b>896</b>	
<b>1D BANBURY - REMAINING ALLOCATION FOR NON-STRATEGIC SITES</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>1E BANBURY - HOUSING LAND AVAILABILITY TOTAL (1A + 1B + 1C + 1D)</b>						<b>3190</b>	<b>3169</b>	<b>373</b>	<b>451</b>	<b>621</b>	<b>749</b>	<b>831</b>	<b>597</b>	<b>437</b>	<b>417</b>	<b>317</b>	<b>153</b>	<b>17</b>	<b>8132</b>	
<b>2. BICESTER</b>																				
<b>Bicester Completed Identified Sites (10 or more dwellings)</b>																				
Bicester Community Hospital Kings End	0.9	-	Full - 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	14	0	0	0	0	0	0	0	0	0	0	0	14	
Former Oxfordshire County Council Highways Depot	0.56	Identified for 30 dwellings in the Non-Statutory Local Plan (2011)	Full - 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. Total number of homes - 62.	-	Site completed in March 2016 (2015/16).	0	62	0	0	0	0	0	0	0	0	0	0	0	62	
Land at Bessemer Close / Launton Road	3.35	Identified for 70 dwellings in the Non-Statutory Local Plan (2011)	Reserved Matters - 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.	-	Site completed in December 2019 (2019/20).	0	70	0	0	0	0	0	0	0	0	0	0	0	70	
Land at Skimmingdish Lane	2.4	-	Full - Application (14/00697/F) for 46 dwellings was approved on 9 December 2015.	-	Site completed in September 2019 (2019/20).	0	46	0	0	0	0	0	0	0	0	0	0	0	46	
Land South of Talisman Road	3.83	-	Reserved Matters - 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.	-	Site completed in March 2018 (2017/18).	0	125	0	0	0	0	0	0	0	0	0	0	0	125	
Transco Depot, Launton Road	0.4	Identified for 25 dwellings in the Non-Statutory Local Plan (2011)	Full - 12/01216/F approved 5 March 2013 for 23 dwellings.	-	Site completed in December 2013 (2013/14).	0	23	0	0	0	0	0	0	0	0	0	0	0	23	

Appendix 2 - 2020 AMR Housing Delivery Monitor

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/20 minus units built & recorded at 31/03/20 (net)	Completions 01/04/11 to 31/03/20	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	
West of Chapel St. & Bryan House	0.5	-	Full - Application (10/00106/F) for 23 homes (5 net) was approved on 11 January 2011.	-	Site completed in September 2012 (2012/13).	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
Winners Bargain Centres, Victoria Road	0.33	-	Full - Application (15/00412/F) for redevelopment to form 42 sheltered apartments for the elderly, communal facilities, access, car parking and landscaping was approved on 15 June 2015.	-	Site completed in September 2016 (2016/17).	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42
<b>2A Bicester - Completed Identified Sites Sub-Totals</b>																				
<b>Bicester - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings) - Contributing to the '5 year land supply'</b>																				
Bicester Gateway Business Park, Wendlebury Road, Bicester	3.2	Local Plan allocation (2015) - Bicester 10 (part)	Outline - Application (20/00293/OUT) for approximately 4,413 sqm B1 office space (47,502 sqft) GIA, approximately 273 residential units (use class C3) including ancillary gym, approximately 177 sqm GIA of café space (use class A3), with an ancillary, mixed use co-working hub (794 sqm / 8,550 sqft GIA), multi-storey car park, multi-use games area (MUGA), amenity space, associated infrastructure, parking and marketing boards was approved subject to legal agreement on 8 October 2020.	Site has recently received a resolution to approve.	There is currently a resolution to approve for 273 homes. The development consist of only flats and therefore require a longer build programme. A Reserved Matters approval is needed. The applicant is keen to progress quickly. The expected delivery rates allows for sufficient lead-in time for Reserved Matters approval and construction.	0	0	0	0	0	0	80	80	60	53	0	0	0	0	273
Gavray Drive	23	Local Plan allocation (2015) - Bicester 13	Outline - Application (15/00837/OUT) for 180 dwellings was refused on 22 June 2017 and was dismissed at appeal on 16 July 2018.	Agents (David Lock Associates) advised (October 2020) that an outline planning application for the development of the site will be submitted this year. Subject to planning permission, construction would commence in 2023, with site completion by 2027. The delivery timescale is realistic and readily achievable in light of build-out rates experienced on developments of comparable scale elsewhere. Site capacity is to be determined in light of on-site constraints. A minimum of 200 homes can be assumed with a maximum of 300 homes. Currently there is not a housebuilder involved but this will be sought following outline planning permission. The site is expected to have one housebuilder due to the site size. COVID-19 has had no effect on the delivery of the site to date. Provided updated expected delivery rates as: 25 in 2023/24, 75 in 2024/25, 100 in 2025/26, 75 in 2026/27 and 25 in 2027/28.	A strategic allocation in the adopted Local Plan 2011-2031 for 300 homes (Bicester 13). 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. Appeal was dismissed due to the uncertainty whether the balance of 120 dwellings can be delivered on the eastern part of the site in a manner that would adequately protect and enhance locally significant ecological interest. There is currently no live planning application therefore this is a developable site as there is no prospect of the site being brought forward at present time. Expected delivery rate to be pushed back by an additional year to allow more lead-in time.	0	0	0	0	0	25	75	100	75	25	0	0	0	0	300
Graven Hill	207.23	Local Plan allocation (2015) - Bicester 2	Outline/LDO/Reserved Matters - 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 276 dwellings (17/02107/LDO) was adopted on 20 December 2017. Reserved Matters application for demonstrator plots was approved on 19 December 2016. Multiple Reserved Matters have been approved.	Graven Hill Development Company provided (November 2020) updated expected delivery rates up to 2022/23 and advised that this must be heavily caveated given the uncertainty surrounding COVID-19 and how long this will impact before some semblance of a return to normality. Expected delivery rates as: 63 (24 custom homes and 39 apartments) in 2020/21, 95 (30 custom homes and 65 apartments) in 2021/22 and 58 (31 custom homes and 27 apartments) in 2022/23.	A strategic allocation in the adopted Local Plan 2011-2031 for 2100 homes (Bicester 2). The site has been acquired by the Council and transferred to a Graven Hill Village Holding Company. Lead housebuilder - Graven Hill Development Company Ltd. Infrastructure is in place and the site is now under construction. A revised Local Development Order for 276 plots was approved in December 2017 which will help facilitate the delivery of initial self-build dwellings on the site. Several of these plots are now under construction. The remaining 200 homes will be provided on land at Langford Park. The 2019 AMR identified 200 completions will be expected during 2020/21. The Council's monitoring for quarters 1-2 (20/21) suggests that this is unlikely to be achieved, primarily due to COVID-19. This is a self-build development with primarily 1 housebuilder, which is reflected in the expected delivery rates. This also takes into account information from the main housebuilder. Due to the level of uncertainty, the expected delivery rates have been reduced from the previous AMR.	1704	195	63	95	58	100	150	150	150	55	55	55	55	55	1181
Inside Out Interiors, 85-87 Churchhill Road, Bicester	1.18	-	Reserved Matters - Outline planning application for conversion of existing building to provide 5 no. two bed house, 1 no. two bed flat and 1 no. one bed flat. New build to provide 1 no. commercial unit with outside space  parking and cycle storage + 3 no. two bed flats (16/02461/OUT) was approved on 19 May 2017. A Reserved Matters application (19/01276/REM) for 10 dwellings was approved on 28 February 2020.	Agents (Richard Court Designs Ltd) advised (October 2020) that the development has been stop and start, but work has recently restarted.	This is a brownfield site in a very sustainable location. Reserved Matters permission is secured. Work on site has started. In interest of caution the expected delivery rate has been pushed back a year.	10	0	0	0	10	0	0	0	0	0	0	0	0	0	10
Kings End Antiques, Kings End, Bicester	0.08	-	Outline - Planning application for 10 apartments (19/02311/OUT) was approved on 10 August 2020.	Agents (Coleman Hicks Partnership) advised (September 2020) that there will be 1 housebuilder on site and that construction is expected to start in January 2021. COVID-19 has made the build programme slower on site but it is still expected to complete by March 2022. The site is expected to be completed in 2021/22.	This is a small brownfield site in a very sustainable location. Outline planning permission is secured. The expected delivery rate is to be pushed back a year to allow for sufficient lead-in time for Reserved Matters approval and construction.	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10

Appendix 2 - 2020 AMR Housing Delivery Monitor

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/20 minus units built & recorded at 31/03/20 (net)	Completions 01/04/11 to 31/03/20	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
<b>Kingsmere (South West Bicester) - Phase 1</b>	82.7	Identified in the Non-Statutory Local Plan (2011)	Full/Reserved Matters - Outline planning permission for an urban extension (1631 homes - 06/00967/OUT (1585) & 14/010207/OUT (46). Reserved Matters for the 46 dwellings (16/00192/REM) was approved on 8 June 2016. 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. The 100 homes are delivered across all the remaining parcels and were subsequently approved through various Reserved Matters applications. Application for 9 dwellings above the local centre (17/01849/F) was approved on 9 January 2018. A separate application for 57 dwellings (18/01721/OUT) is approved subject to legal agreement on 13 February 2020. Reserved Matters approvals ongoing. Total number of homes - 1799 dwellings.	Countryside Properties on behalf of the housebuilders advised (October 2020) that there are currently 3 housebuilders on site. Build-out rate is generally assumed at 4 sales a month for each sales outlet. Due to COVID-19 there was a break of over 6 weeks in site construction activities in March/April 2020 which has reduced the delivery of homes in 2020. Sales rates are now at pre-COVID levels, but cannot say if this is due to Government's incentives such as the Help to Buy extension and the stamp-duty holiday, nonetheless sales are back to expected levels in most cases.	Countryside Properties joint venture. There are currently 3 housebuilders on site (Bovis Homes, Bellway Homes and Linden Homes). The site is under construction and is very advanced with over 80% of the site already delivered. The 2019 AMR identified 200 completions will be expected during 2020/21. The Council's monitoring for quarters 1-2 (20/21) suggests that this is unlikely to be achieved, primarily due to COVID-19. In interest of caution the expected delivery rates have been reduced.	273	1434	100	100	50	50	50	15	0	0	0	0	0	1799
<b>Land South of Church Lane (Old Place Yard and St Edburgs)</b>	0.63	Identified for 15 dwellings in the Non-Statutory Local Plan (2011)	Full - 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. A separate full planning application (20/02405/F) for erection of terrace of 3no affordable housing units on site of dis-used library is pending.	Council led scheme. CDC Housing advised (October 2020) that a planning application for 3 homes is due to go to Planning Committee in December 2020. The site is expected to start in mid-2021 with a 12 month build programme. There has been no impact from COVID-19.	This is a brownfield site in a very sustainable location. The 11 approved homes were completed in June 2018. The former Bicester Library still remains vacant. Development principles approved in June 2007. The former library is owned by Cherwell District Council and a planning application for 3 homes is expected to be determined by end of the year. In interest of caution the expected delivery rate has been pushed back a year.	0	11	0	0	3	0	0	0	0	0	0	0	0	14
<b>North West Bicester Eco-Town Exemplar Project</b>	22.4	Local Plan allocation (2015) - Bicester 1 Identified in Annex A of the Eco-Towns PPS (2009).	Full - 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).	Housebuilder (A2Dominion) was contacted but no update was received.	The site is currently under construction by A2Dominion and Crest Nicholson. This is the first stage of Council endorsed eco-development. The new primary school (Gagle Brook) and the Eco-Business Centre have been completed. More than half of the permitted homes have already been delivered. The 2019 AMR identified 56 completions will be expected during 2020/21. The Council's monitoring for quarters 1-2 (20/21) suggests that this is unlikely to be achieved. In interest of caution the expected delivery rates have been updated.	167	225	25	50	50	42	0	0	0	0	0	0	0	392
<b>North West Bicester Phase 2</b>	322.6	Local Plan allocation (2015) - Bicester 1	Outline/Full - 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 for employment use and 4.5ha of residential land was allowed on appeal on 28 November 2017. (Albion Land). Application for 1700 dwellings (14/02121/OUT) (P3Eco Ltd) was approved on 30 January 2020.  Resolutions to approve: 14/01641/OUT for 900 dwellings (A2Dominion) and 14/01384/OUT for 2600 dwellings (A2Dominion).  Outline planning application for 75 dwellings (18/00484/OUT-SGR (Bicester)1 Ltd) is pending consideration.  Application 14/01968/F 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 was approved on 21 August 2019.	14/01641/OUT (900 homes) and 14/01384/OUT (2600 homes) - Housebuilder, A2Dominion who was the main residential developer advised (October 2020) that they will not be taking their site forward as originally intended and therefore no longer act as a lead developer on site. There is a not a build programme for their site at Aldershott Farm (900 homes) and the site is currently under review.  17/00455/HYBRID (150 homes) - Property and commercial developer (Albion Land) advised (October 2020) that the build-out rate is totally beyond their control, and that building can only proceed upon the completion of the strategic link road. There has been no impact from COVID-19.  14/02121/OUT (1700 homes) - Applicants (P3Eco Ltd) advised (October 2020) outline planning permission is secured for 1700 homes on land known as Himley Village. Phase 1 for 500 homes is expected to deliver homes during 2021/22. It is assumed that a new strategic highway is open to traffic in 2022/23 which would allow Phase 2 for 1200 homes to start. Phase 1 is expected to be completed in 2024/25. A housebuilder has been secured for Phase 1 and it is expected that there will several housebuilders on site at different stages. A Reserved Matters application for Phase 1 is expected to be submitted in early 2021 with construction commencing by end of 2021. COVID-19 has delayed the start date by at least 6 months and slower build-out rates are assumed until greater certainty about levels of demand. Provided updated expected delivery rates for their land as follows: 50 in 2021/22, 150 in 2022/23 and 2023/24, 250 in 2024/25, 150 in 2025/26 and 2026/27, 180 in 2027/28 and 2028/29, 220 in 2029/30 and 220 in 2030/31.  18/00484/OUT (75 homes) - Agents (Quod) was contacted but no update was received.	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). Main residential developer is A2 Dominion with other housebuilders expected on site. The tunnels are still expected to be delivered by April 2021 followed by the delivery of roads in 2022. There are currently 2 outline permissions for 150 and 1700 homes with other outline applications with resolutions to approve. There is already a housebuilder secured for phase 1 of the 1700 homes who is keen to start on site. The expected delivery rates allow for sufficient lead-in time for Reserved Matters approvals. There are multiple landowners developing on individual parcels which is reflected in the expected delivery rates. Ongoing discussions between the Council and the various applicants.	1850	0	0	0	50	150	175	375	375	400	380	380	420	2705
<b>South East Bicester</b>	40	Local Plan allocation (2015) - Bicester 12	Outline - 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 approved on 25 October 2018 subject to legal agreement.	Agents (Boyer Planning) advised (November 2020) that infrastructure commitment leading to first dwelling constructed is expected in 2023/24. Site is presently pending outline planning permission subject to legal agreement with infrastructure start on/off during 2022/23. There is likely to be 2-3 housebuilders on site. Provided expected delivery rates as: 50 in 2023/24, 100 in 2024/25, 150 in years 2025/26 and 2026/27, 200 in years 2027/28-2030/31.	Site is promoted by Boyer Planning on behalf of Redrow Homes/Wates. The Council is in ongoing dialogue with the agents on finalising the legal agreement. The expected delivery rates have been pushed back a year to allow sufficient time for Outline and Reserved Matters approvals and taking into account information from the agents.	0	0	0	0	0	50	100	150	150	200	200	200	200	1250



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South West Bicester Phase 2	36.88	Local Plan allocation (2015) - Bicester 3	Outline/Reserved Matters - Application 13/00847/OUT for 709 dwellings was approved on 30 May 2017. A Reserved Matters application for 247 dwellings (18/00647/REM) was approved on 16 October 2018. A separate Reserved Matters for 176 dwellings (18/01777/REM) was approved on 1 March 2019. Reserved Matters application (19/02225/REM) for 226 dwellings was approved on 16 March 2020.	The site is currently being developed by 4 housebuilders. Housebuilders (Barratt and David Wilson Homes) advised (October 2020) that they control the land for 226 homes and can only comment on this. Construction had started in summer 2020 and the build-out rate is expected to be 65 homes per year. The construction capacity on site has reduced due to social distancing requirements in general terms but is too early to say how this is impacting delivery of the site. It is unknown what measures will be in place in the future. Provided updated expected delivery rates as: 2 in 2020/21, 65 in 2021/22, 65 in 2022/23, 65 in 2023/24 and 29 in 2024/25. Housebuilder (Ashberry Homes) provided (October 2020) updated expected delivery rates for their parcel as: 52 in 2020/21, 34 in 2021/22 and 30 in 2022/23. Housebuilder (CALA Homes) was contacted but no update was received.	Countryside Properties joint venture. This is phase 2 of the Kingsmere development which is at an advanced build stage. Reserved Matters approvals secured. The site is currently under construction with 4 housebuilders (Ashberry, Bellway, CALA and David Wilson). In interest of caution due to COVID-19 the updated expected delivery rates takes into account information from housebuilders and the Council's monitoring for quarters 1 and 2 (20/21).	697	12	75	150	200	200	50	22	0	0	0	0	0	709
Windfall Allowance (<10 dwellings)					Projection based on 2018 HELAA. 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 homes are also recorded.	31	139	10	10	10	10	5	5	5	5	5	5	5	214
<b>2B Bicester - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals</b>						<b>4732</b>	<b>2016</b>	<b>273</b>	<b>405</b>	<b>441</b>	<b>627</b>	<b>685</b>	<b>897</b>	<b>815</b>	<b>738</b>	<b>640</b>	<b>640</b>	<b>680</b>	<b>8857</b>
<b>Bicester - Specific, Developable Sites (10 or more dwellings) - Identified developable sites not yet considered to be deliverable</b>																			
Cattle Market	0.79	Identified for 40 dwellings in the Non-Statutory Local Plan (2011)		Council owned site. CDC Parking Services advised (October 2020) that there are no plans in place to amend the use of Cattle Market car park. Currently in the process of installing approximately 12 electric vehicle chargers with access for a further 4 at a later date. Parking tariffs increased from August 2020 to mirror the charges in Banbury.	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 homes 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). HELAA (2018) site HELAA264. The 2018 HELAA has considered the site to be developable. 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. Expected delivery rates to remain unchanged. Site to be kept under review/	0	0	0	0	0	20	20	0	0	0	0	0	0	40
St. Edburg's School, Cemetery Road	0.7				Planning application 17/01578/OUT for erection of 10 dwellings was received in July 2017 and was withdrawn in September 2017. Due to the uncertainty of the site, it has been 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. Development principles approved in October 2008. HELAA (2018) site HELAA262. The site is included in the Council's 2018 Brownfield Land Register. Expected delivery rate has been pushed back 1 year to allow more lead-in time. The site to be kept under review.	0	0	0	0	0	10	0	0	0	0	0	0	0	10
<b>2C Bicester - Specific, Developable Sites Sub-Totals</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>
<b>2D Bicester - Remaining Allocation - Non-Strategic Sites</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2A BICESTER - COMPLETED IDENTIFIED SITES</b>						<b>0</b>	<b>387</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>387</b>
<b>2B BICESTER - DELIVERABLE (AVAILABLE, SUITABLE &amp; ACHIEVABLE) SITES</b>						<b>4732</b>	<b>2016</b>	<b>273</b>	<b>405</b>	<b>441</b>	<b>627</b>	<b>685</b>	<b>897</b>	<b>815</b>	<b>738</b>	<b>640</b>	<b>640</b>	<b>680</b>	<b>8857</b>
<b>2C BICESTER - SPECIFIC, DEVELOPABLE SITES</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>
<b>2D BICESTER - REMAINING ALLOCATION FOR NON-STRATEGIC SITES</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2E BICESTER - HOUSING LAND AVAILABILITY TOTALS (2A + 2B + 2C + 2D)</b>						<b>4732</b>	<b>2403</b>	<b>273</b>	<b>405</b>	<b>441</b>	<b>657</b>	<b>705</b>	<b>897</b>	<b>815</b>	<b>738</b>	<b>640</b>	<b>640</b>	<b>680</b>	<b>9294</b>

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<b>3. OTHER AREAS</b>																			
<b>Other Areas - Completed Identified Sites (10 or more dwellings)</b>																			
1-20 Lakesmere Close, Kidlington	0.32	-	Prior Approval - 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	22	0	0	0	0	0	0	0	0	0	0	0	22
4 The Rookery, Kidlington	0.5	-	Full - 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	30	0	0	0	0	0	0	0	0	0	0	0	30
Ambrosden Court, Merton Road, Ambrosden	1.62	-	Reserved Matters - 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.	-	Site completed in September 2017 (2017/18).	0	44	0	0	0	0	0	0	0	0	0	0	0	44
Chestnut Close, Launton	0.36	-	Full - Application 13/00186/F for 11 dwellings was approved on 4 September 2013.	-	Site completed in September 2015 (2015/16).	0	11	0	0	0	0	0	0	0	0	0	0	0	11
Cotefield Farm, Bodicote	4.1	-	Full/Reserved Matters - 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.	-	Site completed in December 2018 (2018/19).	0	86	0	0	0	0	0	0	0	0	0	0	0	86
DJ Stanton (Engineering) Ltd Station Road, Hook Norton	1.88	-	Full - Permission for 37 units (09/01450/F, 11/00585/F & 12/00472/F approved.	-	Site completed in September 2015 (2015/16).	0	37	0	0	0	0	0	0	0	0	0	0	0	37
Former DLO Caversfield	9.52	-	Full - 11/00151/F - approved on 16 December 2011 - 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).	0	200	0	0	0	0	0	0	0	0	0	0	0	200
Former Little Bourton Service Station (now Pinson Close), Southam Road, Little Bourton	0.55	-	Full/Reserved Matters - 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. Permission for a further 2 dwellings instead of a shop and flat (10/00002/F).	-	Site completed in August 2012 (2012/13).	0	5	0	0	0	0	0	0	0	0	0	0	0	5
Land adjoining and South of St Christopher Lodge, Barford Road, Bloxham	2.65	-	Reserved Matters - 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).	0	75	0	0	0	0	0	0	0	0	0	0	0	75
Land Adjoining Fenway & West Of Shepherd's Hill, Steeple Aston	0.43	-	Full - Planning application (12/01611/F) for 12 dwellings was approved on 24 July 2013.	-	Site completed in March 2014 (2013/14).	0	12	0	0	0	0	0	0	0	0	0	0	0	12
Land at Station Road, Enslow	0.58	-	Full - Planning application for 14 dwellings (15/00822/F) was approved on 21 November 2016.	-	Site completed in December 2019 (2019/20).	0	14	0	0	0	0	0	0	0	0	0	0	0	14
Land East Of Deene Close, Aynho Road, Adderbury	3.14	-	Full - 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).	0	60	0	0	0	0	0	0	0	0	0	0	0	60

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Land North of The Bourne and adjoining Bourne Lane, Hook Norton	3.7	-	Reserved Matters - 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).	0	66	0	0	0	0	0	0	0	0	0	0	0	0	66
Land North of Gaveston Gardens, Deddington	3.79	-	Reserved Matters - 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.	-	Site completed in December 2018 (2018/19).	0	85	0	0	0	0	0	0	0	0	0	0	0	0	85
Land North of Milton Road, Adderbury	5.83	-	Full - 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 9 November 2017. A separate application (18/00691/F) for an additional dwelling was approved on 12 November 2018.	-	Site completed in June 2019 (2019/20).	0	37	0	0	0	0	0	0	0	0	0	0	0	0	37
Land off Banbury Road, Adderbury	0.84	-	Full - 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.	-	Site completed in March 2020 (2019/20).	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25
Land South West of Orchard Close and adjoining Murcott Road, Arncliffe	1.7	-	Reserved Matters - 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).	0	48	0	0	0	0	0	0	0	0	0	0	0	0	48
Land to the South West of Tadmarton Road, Bloxham	6.23	-	Reserved Matters - 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.	-	Site completed in September 2018 (2018/19).	0	60	0	0	0	0	0	0	0	0	0	0	0	0	60
Land to the West of Garners House, Main Street, Great Bourton	1.91	-	Full - Planning application for 43 dwellings (16/01979/F) was approved on 31 May 2017.	-	Site completed in March 2019 (2018/19).	0	43	0	0	0	0	0	0	0	0	0	0	0	0	43
North of Cassington Road (land adjacent to Exeter Farm), Yarnton	5.87	Identified for 135 dwellings in the Non-Statutory Local Plan (2011)	Full - 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 23 November 2011 (10/01302/F). Subsequent variation of conditions. Total number of homes - 115.	-	Site completed in September 2013 (2013/14).	0	115	0	0	0	0	0	0	0	0	0	0	0	0	115
Oak Farm, Milcombe	0.93	-	Reserved Matters - Outline permission (10/00967/OUT) granted on 5 April 2011 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	29	0	0	0	0	0	0	0	0	0	0	0	0	29
OS Parcel 4100 Adjoining and South of Milton Road, Adderbury	4.8	-	Reserved Matters - 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.	-	Site completed in December 2016 (2016/17).	0	65	0	0	0	0	0	0	0	0	0	0	0	0	65
South of Milton Road, Bloxham	1.9	-	Full - Full planning permission (09/01811/F) for 61 dwellings was approved on 26 July 2010.	-	Site completed in September 2012 (2012/13).	0	61	0	0	0	0	0	0	0	0	0	0	0	0	61
Springfield Farm, Ambrosden	8.19	-	Full - Application for 90 dwellings (89 net) (13/00344/HYBRID) was approved on 3 March 2014.	-	Site completed in September 2016 (2016/17).	0	89	0	0	0	0	0	0	0	0	0	0	0	0	89
The Green, Chesterton	4.75	-	Reserved Matters - 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. A separate application for 6 dwellings with associated means of access, car parking and landscaping was approved on 5 August 2016. Total number of homes - 50.	-	Site completed in March 2016 (2015/16).	0	50	0	0	0	0	0	0	0	0	0	0	0	0	50

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Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/20 minus units built & recorded at 31/03/20 (net)	Completions 01/04/11 to 31/03/20	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	
The Paddocks, Chesterton	3.08	-	Reserved Matters - 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.	-	Site completed in June 2019 (2019/20).	0	45	0	0	0	0	0	0	0	0	0	0	0	0	45
Thornbury House, The Moors, Kidlington	0.72	-	Full - Planning application (13/00395/F) for 54 extra care flats was approved on 30 August 2013.	-	Site completed in September 2015 (2015/16).	0	54	0	0	0	0	0	0	0	0	0	0	0	0	54
Yew Tree Farm, Station Road, Launton	2.58	-	Full - Application 11/01907/F for 40 dwellings (including 3 barn conversions) was approved on 11 February 2013.	-	Site completed in September 2015 (2015/16).	0	40	0	0	0	0	0	0	0	0	0	0	0	0	40
<b>3A Other Areas - Completed Identified Sites Sub-Totals</b>						<b>0</b>	<b>1508</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1508</b>
<b>Other Areas - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings) - 'Contributing to the '5 year land supply'</b>																				
2 - 4 High Street, Kidlington	0.11	-	Prior Approval (18/00809/O56) - Change of Use from Class B1(a) offices to Class C3 residential - 16 No one and two bedroom and studio flats was approved on 12 July 2018.	Agents (Mike Gilbert Planning Ltd) advised (September 2020) that the housebuilder, Ede Homes have started on site in June 2020 and that the site is expected to be completed in 2021/22. There was disruption in supply chain due to COVID-19 but the expected delivery rate should remain unchanged.	This is a brownfield site in a very sustainable location. A housebuilder is involved and the site is currently under construction.	16	0	0	16	0	0	0	0	0	0	0	0	0	0	16
British Waterways Site, Langford Lane, Kidlington	0.4	-	Full - application (17/01556/F) for redevelopment of site comprising the erection of 10 residential dwellings was approved on 2 July 2018.	Applicants (Canal & River Trust) advised (October 2020) that the site has now been sold to a housebuilder who has been discharging the conditions over the last few months. It is still intended for the development to progress as programmed therefore the expected delivery rates should remain unchanged.	This is a small brownfield site in a reasonably sustainable location. The housebuilder, Aquinna Homes is involved and is in the process of having the last few conditions to be discharged. Aquinna Homes is looking to start on site soon and their website suggest that homes will be available from summer 2021 (6/11/20). Full planning permission is secured and the expected delivery rate allows a sufficient lead-in time.	10	0	0	10	0	0	0	0	0	0	0	0	0	0	10
Church Leys Field, Blackthorn Road, Ambrosden	5.6	-	Full - Planning application for 85 dwellings (16/02370/F) was approved on 25 January 2018.	Housebuilder (Bellway Homes) advised (September 2020) that construction has resumed following site shutdown during lockdown, but sales remains slow due to wider market risks/recession uncertainties. Output is generally back to full capacity but updated expected delivery rates and timescales will depend on the market going forward. The site is expected to be completed in 2021/22.	The site is currently under construction by Bellway Homes (since June 2018). The expected delivery rates updated takes into account information from Bellway Homes and the Council's monitoring for quarters 1 and 2 (20/21).	24	61	12	4	0	0	0	0	0	0	0	0	0	0	77
Co Op, 26 High Street, Kidlington	0.55	-	Full - Application (15/01872/F) for 54 dwellings was refused on 22 February 2017 but allowed on appeal on 3 January 2018.	Housebuilder (Cantay Estates) advised (September 2020) that the expected delivery rate should remain unchanged (44 in 2020/21).	This is a brownfield site in a very sustainable location. The site is currently under construction by Cantay Estates (since June 2019). Phase 1 for 8 homes is completed. Phase 2 for 44 dwellings is under construction.	46	8	44	0	0	0	0	0	0	0	0	0	0	0	52
Cotefield Farm Phase 2, Bodicote	5.4	-	Reserved Matters - Application (14/02156/OUT) for 95 homes was approved on 3 October 2016. Reserved Matters application for 37 dwellings (18/00193/REM) was approved on 28 August 2018. Reserved Matters application for 58 dwellings (18/01309/REM) was approved on 5 November 2018.	Housebuilder (Crest Nicholson) was contacted but no update was received.	The site is currently under construction by Crest Nicholson (since March 2019) with approximately 30% of the homes already built. Reserved Matters permissions secured. Show homes are opened. The 2019 AMR identified 50 completions will be expected during 2020/21. The Council's monitoring for quarters 1-2 (20/21) suggests that this is unlikely to be achieved. In interest of caution the expected delivery rates have been updated.	66	29	30	30	6	0	0	0	0	0	0	0	0	0	95

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Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/20 minus units built & recorded at 31/03/20 (net)	Completions 01/04/11 to 31/03/20	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	
Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	Outline/Full/Reserved Matters - Outline application 10/01642/OUT for 1075 homes (there are 314 existing homes, leaving a net new build of 761) 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 Full application for 43 dwellings (16/00263/F) was approved on 8 May 2017. A permission for 13 dwellings (16/00627/REM) which resulted in a net loss of 1. Applications for 297 homes (16/02446/F) and 57 homes (19/00446/F) by Dorchester were approved on 7 April 2020 and 24 December 2019. Resolution to approves for 79 homes (15/01357/F) on a greenfield site within the strategic allocation by Pye Homes. A new Hybrid application (18/00825/HYBRID) for 1175 dwellings was approved subject to legal agreement on 5 November 2020. Total number of homes on site with planning permission (including completions at 31/3/20 is 929.	Housebuilder (Dorchester Living) advised (October 2020) for their site only that achieving the assumed delivery rates in the 2019 AMR have been pushed out by slow planning decision process. The Phase 2 application was submitted in 2016 and finally had a S106 agreement signed in April 2020. The Hybrid application for 1175 dwellings was submitted in 2018 and was originally going to Planning Committee in February 2020 which was then pushed back. It is hoped for Committee approval in November 2020. This along with the long lead in times for infrastructure designs and delivery on large complex sites has significant impact on delivery rates. Dorchester have built up an inhouse team who have the capacity to deliver up to 200 dwellings a year with a business plan to construct an average of 150 dwellings per year. At present this has been held up by time delays with planning applications which has impacted the delivery rates. The ongoing delivery rates assume planning consent on the 1175 hybrid application at November Planning Committee. Due to COVID-19, construction was shut for approximately 3 weeks whilst new safe operating measures were put in place. The ongoing issues have been supply of materials especially with imported products. Also the construction has slightly been slowed by only allowing one trade in a house at a time. Demand is currently high following the Government measures such as the stamp duty cut. House types are currently being reviewed for the possibility of more working from home moving forwards. COVID-19 has impacted the beginning of the year and the delay in planning approval has reduced the delivery rate for 2020/21. Provided updated expected delivery rates as: 51 in 20/21, 100 in 21/22, 150 for years 22/23-30/31.  Housebuilders Bovis Homes and Pye Homes were contacted but no updates were received.	The site is being developed by 2 housebuilders (Dorchester Living as lead housebuilder and Bovis Homes) The site is currently under construction with over 60% of the permitted dwellings delivered. Expected delivery rates takes into account information from Dorchester Living and the Council's monitoring for quarters 1 and 2 (20/21).	331	598	75	150	150	150	150	150	150	150	150	150	150	150	2173
Kings Two Wheel Centre, 139 Oxford Road, Kidlington	0.1	-	Full - Application (18/01388/F) for demolition of existing vacant workshop and show room buildings, and erection of two and three storey building to provide 10no. dwellings (8 x 2-bed and 2 x 1-bed) was approved on 28 March 2019.	-	This is a small brownfield site in a very sustainable location. The site is currently under construction and is expected to be completed during 2020/21.	10	0	10	0	0	0	0	0	0	0	0	0	0	10	
Land adj to Cotswold Country Club and South Of properties on Bunkers Hill, Shipton On Cherwell	0.97	-	Reserved Matters - application (18/01491/OUT) for demolition of existing club house, bowling club pavilion and ancillary store, and erection of 10 no. dwellings was approved on 21 June 2019. A Reserved Matters application (19/01410/REM) was approved on 23 October 2019.	-	The site is currently under construction and is expected to be completed during 2020/21.	10	0	10	0	0	0	0	0	0	0	0	0	0	10	
Land at Tappers Farm, Oxford Road, Bodicote	2.19	-	Outline - application (18/00792/OUT) for the demolition of existing buildings and erection of up to 52 no. dwellings (now 46) with associated works and provision of open space was allowed on appeal on 30 October 2019.	Agents (Hollins Strategic Land) advised (October 2020) that the national lockdown in March 2020 due to COVID-19, the closing of housebuilder outlets and the market sentiment thereafter have delayed the marketing of the site. HSL found demand for housing locally has increased during this time, where they have been receiving unsolicited queries from members of the public interested in purchasing a property. So whilst economic uncertainty issues have caused some cautiousness from the housebuilding industry, there is increasing demand for housing with good sized gardens and open space which the site offers. Even though construction has now resumed on many sites nationally and in Cherwell, build rates will still be reduced due to social distancing on sites and the supply of trade and materials. HSL are aware of housebuilders incurring significant additional costs arising from the COVID-19 and that site durations are now expected to be extended, resulting in increased site costs. HSL have a strong track record nationally for selling sites to housebuilders quickly and have influence on the speed of reserved matters submissions. Marketing of the site will take place from October until December 2020. Interviews will take place with a preferred housebuilder selected by January 2021. If sale is conditional on approval of a reserved matters application, then HSL will insist on submission by Spring 2021. The site is expected to have 1 housebuilder. The site is expected to start in early 2022 which will allow sufficient time to market the site and Reserved Matters approval. The expected delivery rates of 20 in 2022/23 and 26 in 2023/24 appear reasonable and should remain unchanged.	Outline planning permission secured. The site is currently being marketed and it is envisaged that a housebuilder will be selected by January 2020. A Reserved Matters application will be needed. The expected delivery rate allows for sufficient lead-in time for Reserved Matters approval.	46	0	0	0	20	26	0	0	0	0	0	0	0	0	46
Land East Of Jersey Cottages Station Road, Ardley	0.357	-	Full - Planning application (18/01881/F) for erection of 13 new affordable dwellings together with associated external works, car parking and landscaping was approved on 28 March 2019.	Agents (Oakley Architects Ltd) advised (September 2020) that construction is progressing well and the houses are due to complete as schedule within the next months. Expected delivery rate to remain unchanged.	A rural exception site. The site is owned by Waterloo housing association who will be developing the site. The site is part of the Oxfordshire Housing and Growth Deal therefore will be offered funding to assist the delivery of the site. This is one of the priority sites to be delivered within a short timeframe. The site is currently under construction.	13	0	13	0	0	0	0	0	0	0	0	0	0	13	
Land North of Hook Norton Primary School And South Of Redland Farm, Sibford Road, Hook Norton	2.68	-	Reserved Matters - 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 approved on 21 December 2017.	Housebuilder (Lioncourt Homes) was contacted but no update was received.	The site is currently under construction and is expected to be completed during 2020/21.	10	44	10	0	0	0	0	0	0	0	0	0	0	54	

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Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/20 minus units built & recorded at 31/03/20 (net)	Completions 01/04/11 to 31/03/20	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	
Land North Of Oak View, Weston On The Green	0.89	The site is included in the Weston on the Green Neighbourhood Plan for 20 dwellings.	Reserved Matters - 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. A variation of condition application (17/01458/OUT) to amend the details to layout, appearance, access and landscaping; including alterations to the Courtyard arrangement and alterations to the layout & plots was approved on 8 May 2018. An additional 4 dwellings was approved on 30 July 2019 (18/02066/F).	Agent (Msquare Architects) was contacted but no update was received.	This is a reasonably small greenfield site with Reserved Matters permission. In interest of caution the expected delivery rate has been pushed back 2 years to allow time for marketing of the site and for a housebuilder to start on site.	24	0	0	0	24	0	0	0	0	0	0	0	0	0	24
Land North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris	3.7	-	Outline - application (18/01894/OUT) for up to 25 dwellings with associated open space, parking and sustainable drainage was allowed on appeal on 23 December 2019.	Agents (Land & Partners Ltd) advised (October 2020) that it is realistic to assume 25 homes will be built in 2022/23, but in fact anticipate an earlier start date towards the beginning of 2022 (2021/22). The site is currently being marketed and there has been significant interest. A housebuilder will be selected in November this year. It is expected that all 25 homes could be constructed across 12 months. The site is expected to start in summer 2021 subject to Reserved Matters approval, which the selected housebuilder will submit. No impact from COVID-19 as there is significant housebuilder interest and it is anticipated that any short term supply chain issues will be resolved by the start date of construction. Interest in rural and village homes has greatly increased as a result of lifestyle changes associated with COVID-19 and so there is no reduction in demand. The demand remains strong.	Outline planning permission secured. The site is currently being marketed and it is envisaged that a housebuilder will be selected by end of the year. A Reserved Matters application will be needed. The expected delivery rate allows for sufficient lead-in time for Reserved Matters approval.	25	0	0	0	25	0	0	0	0	0	0	0	0	0	25
Land North of Station Road, Bletchington	3.92	-	Full/Reserved Matters - 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.	Housebuilder (ZeroC) advised (October 2020) that the impact of COVID-19 procedures has slowed delivery of each home but demand from buyers is strong so more homes are being built. It is taking longer to build a single home due to social distancing requirements. A general COVID-19 disruption period has been considered in the build programme.	The site is currently under construction by ZeroC with 23 homes remaining to be built. Construction has been slower than expected. The updated expected delivery rates takes into account information from the housebuilder on site and the Council's monitoring for quarters 1 and 2 (20/21).	23	38	5	15	3	0	0	0	0	0	0	0	0	0	61
Land North of The Green and adj. Oak Farm Drive, Milcombe	1.43	-	Reserved Matters - Outline application 15/02068/OUT for 40 dwellings was approved on 25 October 2017. A Variation of Condition (19/00045/OUT) in relation to footpath links and open space/play spaces was approved on 14 October 2019. Reserved Matters (19/00046/REM) for 40 dwellings was approved on 22 January 2020.	The site was recently acquired by Living Space Housing, and Paradigm as the housebuilder (October 2020).	Reserved Matters permission is secured. The site has recently been purchased and will be developed for 100% affordable homes by Paradigm. A press article from Living Space Housing (29/10/20) suggest that construction work will commence in November 2020 with the scheduled first homes to be available for occupation before the end of 2021.	40	0	0	15	15	10	0	0	0	0	0	0	0	0	40
Land South and Adj. to Cascade Road, Hook Norton	0.4	-	Full - Application (20/00286/F) for development including 12 No Passivhaus homes along with associated works including community building, landscaping, parking, vehicular and pedestrian accesses was approved subject to legal agreement on 21 May 2020.	Agents (Ridge and Partners) advised (November 2020) that they no longer have contact with the client and therefore is unable to provide an update.	A small greenfield site in a sustainable village. The Council's Development Management officer leading on the site advised (November 2020) that there are ongoing discussions with the applicant on the legal agreement and that planning permission should be issued by end of 2020.	0	0	0	0	0	12	0	0	0	0	0	0	0	0	12
Land South of Milton Road, Bloxham	5.4	-	Reserved Matters - 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.	Housebuilder (Miller Homes) was contacted but no update was received.	The site is currently under construction by Miller Homes and is expected to be completed during 2020/21.	17	68	17	0	0	0	0	0	0	0	0	0	0	0	85
Land to the South and adjoining to South Side, Steeple Aston	0.93	-	Full - Application (19/02948/F) for erection of 10 No two storey residential dwellings was approved subject to legal agreement on 12 March 2020.	Housebuilder (Rectory Homes) advised (November 2020) that the full planning permission is expected to be issued in December 2020. Commencement of development in quarter 1 of 2021. Provided expected delivery rates as 5 in 2021/22 and 5 in 2022/23.	There is currently a resolution to approve for 10 homes. The housebuilder, Rectory Homes will be developing the site. The expected delivery rates takes into account information from the housebuilder on site.	0	0	0	5	5	0	0	0	0	0	0	0	0	0	10
South East Of Launton Road And North East Of Sewage Works Blackthorn Road, Launton	5.34	-	Reserved Matters - application (17/01173/OUT) for development of up to 72 dwellings with associated large area of public open space was allowed at appeal on 18 September 2018. A Reserved Matters application for 65 dwellings (19/02419/REM) submitted by Mulberry Homes was approved on 30 April 2020.	Housebuilder (Mulberry Homes) was contacted but no update was received.	The site has been purchased by the housebuilder, Mulberry Homes. Reserved Matters permission secured. The site is under construction. Mulberry Homes website is advertising homes will be available in 2021 and a press article in the Bicester Advertiser on 4/11/20 stated that the marketing suite and showhomes are expected to open in Spring 2021. The expected delivery rates to remain unchanged.	72	0	0	15	30	20	0	0	0	0	0	0	0	0	65
Stone Pits, Hempton Road, Deddington	1.02	-	Outline - application (18/02147/OUT) for up to 21 dwellings comprising 1, 2, 3 and 4 bedroom dwellings was approved on 6 April 2020.	Agents (Webb Developments) advised (October 2020) that they are in discussion with a developer regarding the sale of the site. Estimate that the site could start delivering homes in January 2022 with all 21 homes completed by December 2022.	Outline planning permission secured. Progress being made with a housebuilder. A Reserved Matters application will be needed. The expected delivery rate allows for sufficient lead-in time for Reserved Matters approval.	0	0	0	0	21	0	0	0	0	0	0	0	0	0	21

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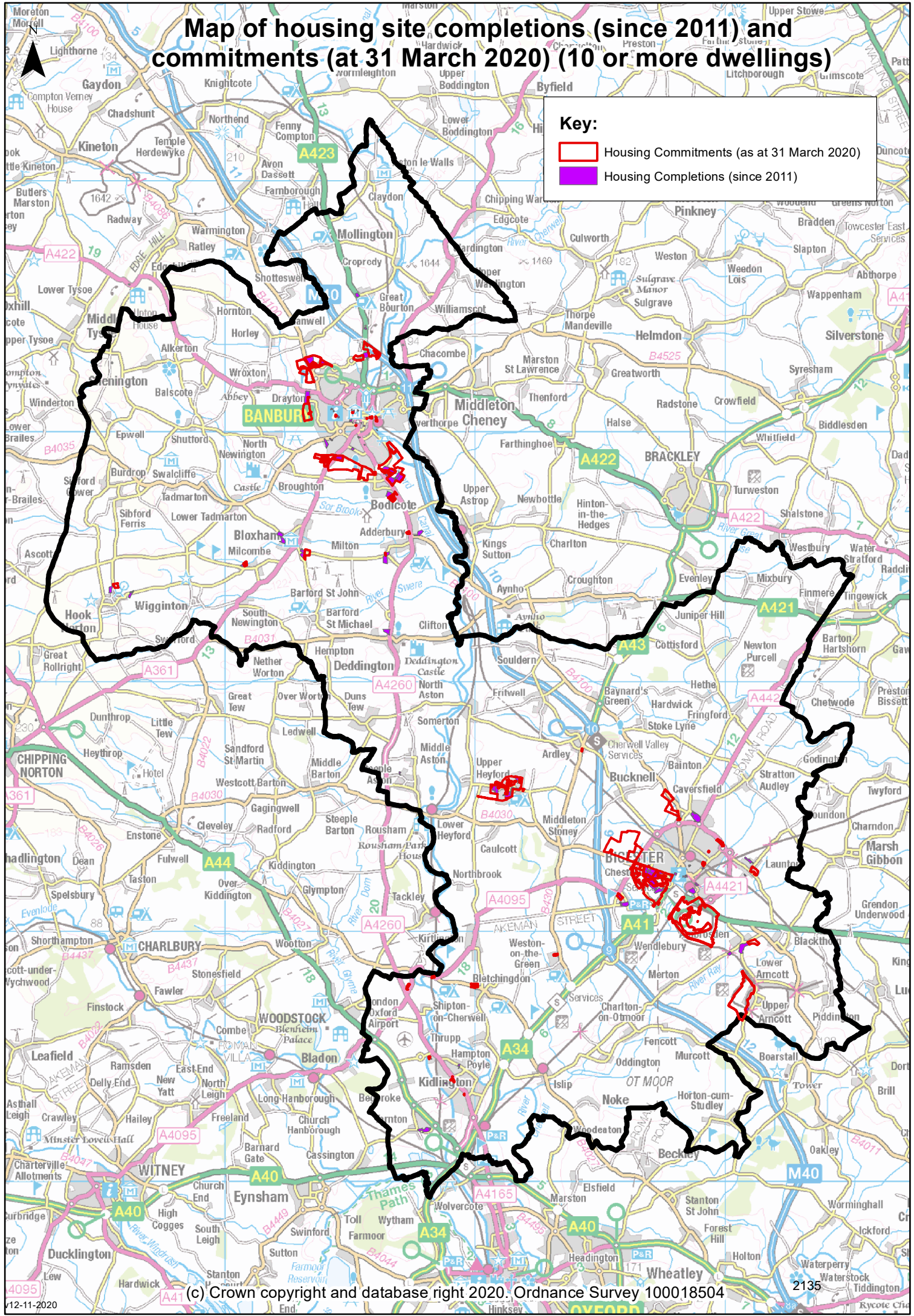
Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/20 minus units built & recorded at 31/03/20 (net)	Completions 01/04/11 to 31/03/20	Projection 20/21	Projection 21/22	Projection 22/23	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	
Taylor Livock Cowan, Suite F Kidlington Centre, High Street, Kidlington	0.05	-	Full - application (18/00587/F) for the erection of ten residential flats with associated undercroft car parking, cycle storage and bin storage was approved on 6 November 2019.	Agents (Edgars Ltd) advised (October 2020) that they have not heard from the client about progressing the site, and they have not been instructed to discharge the conditions. Unable to provide an update at this stage.	This is a small brownfield site in a very sustainable location. Full planning permission is secured. In interest of caution the expected delivery rate has been pushed back a year to allow for sufficient lead-in time for construction.	10	0	0	0	10	0	0	0	0	0	0	0	0	10	
The Leys Community, Sandy Lane, Yarnton	1.3	-	Full - application (20/01561/F) for erection of 10no dwellings (C3 Use Class) and Care Home (C2 Use Class), new access, parking, landscaping, demolition and other ancillary works was approved subject to legal agreement on 8 October 2020.	Site has recently received a resolution to approve.	There is currently a resolution to approve for 10 homes. The expected delivery rates allows for sufficient lead-in time for construction.	0	0	0	0	0	10	0	0	0	0	0	0	0	10	
Windfall Allowance (<10 dwellings)					Projection based on 2018 HELAA. 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 homes are also recorded.	262	688	61	61	61	61	30	30	30	30	30	30	30	1142	
<b>3B Other Areas - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals</b>						<b>1055</b>	<b>1534</b>	<b>287</b>	<b>321</b>	<b>370</b>	<b>289</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>4061</b>	
<b>Other Areas - Specific, Developable Sites (10 or more dwellings) - Identified developable sites not yet considered to be deliverable</b>																				
Land at Merton Road, Ambrosden	4.12	-	Outline - application (18/02056/OUT) for 84 dwellings was allowed on appeal on 9 September 2019.	Agents (Gladman) was contacted but no update was received.	Site was marketed in summer 2020 and is currently under offer. Outline planning permission is secured. A Reserved Matters application is needed. The expected delivery rates have been pushed back a year to allow for a sufficient lead-in time. Site to be kept under review.	84	0	0	0	30	30	24	0	0	0	0	0	0	84	
Land South of Home Farm House, Clifton Road, Deddington	0.85	-	Outline - application (19/00831/OUT) for up to 15 dwellings was allowed on appeal on 19 October 2020.	Site has recently received outline planning permission.	Outline planning permission is recently secured. A small greenfield site near a sustainable village. Expected delivery rates allows for sufficient lead-in time. Site to be kept under review.	0	0	0	0	15	0	0	0	0	0	0	0	0	15	
OS Parcel 9507 South of 26 and adjoining Fewcott Road, Fritwell			Outline - Application (19/00616/OUT) for the erection of up to 28 dwellings and associated site access onto Fewcott Road was approved subject to legal agreement on 18 December 2019.	Housebuilder (CALA Homes) was contacted but no update was received.	There is currently a resolution to approve for 28 homes. The application is submitted on behalf of a housebuilder (CALA Homes) who is likely to be developing the site. Expected delivery rates allows for sufficient lead-in time. Site to be kept under review.	0	0	0	0	0	15	13	0	0	0	0	0	0	28	
<b>3C Other Areas - Specific, Developable Sites Sub-Totals</b>						<b>84</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>45</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>127</b>	
<b>3D Other Areas - Remaining Allocation - Non-Strategic Sites</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>3A OTHER AREAS - COMPLETED IDENTIFIED SITES</b>						<b>0</b>	<b>1508</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1508</b>	
<b>3B OTHER AREAS - DELIVERABLE (AVAILABLE, SUITABLE &amp; ACHIEVABLE) SITES</b>						<b>1055</b>	<b>1534</b>	<b>287</b>	<b>321</b>	<b>370</b>	<b>289</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>4061</b>	
<b>3C OTHER AREAS - SPECIFIC, DEVELOPABLE SITES</b>						<b>84</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>45</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>127</b>	
<b>3D OTHER AREAS - REMAINING ALLOCATION FOR NON-STRATEGIC SITES</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>3E OTHER AREAS - HOUSING LAND AVAILABILITY TOTALS (3A + 3B + 3C + 3D)</b>						<b>1139</b>	<b>3042</b>	<b>287</b>	<b>321</b>	<b>415</b>	<b>334</b>	<b>217</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>5696</b>	
<b>4. DISTRICT TOTALS</b>																				
<b>4A DISTRICT - COMPLETED IDENTIFIED SITES (1A + 2A + 3A)</b>						<b>0</b>	<b>2343</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2343</b>
<b>4B DISTRICT - DELIVERABLE (AVAILABLE, SUITABLE AND ACHIEVABLE) SITES (YEARS 1-5) (1B + 2B + 3B)</b>						<b>8977</b>	<b>6271</b>	<b>933</b>	<b>1177</b>	<b>1432</b>	<b>1500</b>	<b>1536</b>	<b>1489</b>	<b>1332</b>	<b>1235</b>	<b>1037</b>	<b>887</b>	<b>877</b>	<b>19706</b>	
<b>4C DISTRICT - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15) (1C + 2C + 3C)</b>						<b>84</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>240</b>	<b>217</b>	<b>185</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>86</b>	<b>0</b>	<b>1073</b>	
<b>4D DISTRICT - REMAINING ALLOCATION FOR NON-STRATEGIC SITES</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>4E DISTRICT - HOUSING LAND AVAILABILITY TOTALS (4A + 4B + 4C + 4D)</b>						<b>9061</b>	<b>8614</b>	<b>933</b>	<b>1177</b>	<b>1477</b>	<b>1740</b>	<b>1753</b>	<b>1674</b>	<b>1432</b>	<b>1335</b>	<b>1137</b>	<b>973</b>	<b>877</b>	<b>23122</b>	

## **Appendices**

**Appendix 3: Map of housing site completions (since 2011) and commitments (at 31 March 2020)  
(10 or more dwellings)**



# Map of housing site completions (since 2011) and commitments (at 31 March 2020) (10 or more dwellings)



**Key:**

- Housing Commitments (as at 31 March 2020)
- Housing Completions (since 2011)

## **Appendices**

### **Appendix 4: Adopted Local Plan 2011-2031 Monitoring Framework**

## Appendix 4: Adopted Local Plan 2011-2031 Monitoring Framework

### A Strategy for Development in Cherwell

Policy Reference	Policy Title	Local Plan Indicators	Target
PSD 1	Presumption in favour of Sustainable Development	Monitoring of PSD1 is undertaken by Sustainability Indicators	Monitoring of PSD1 is undertaken by Sustainability Indicators

### Policies for Development in Cherwell

#### Theme One: Policies for Developing a Sustainable Local Economy

Policy Reference	Policy Title	Local Plan Indicators	Target
SLE 1	Employment Development	Employment commitments and completions on allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas)	100% take up of allocations by the end of the plan period
SLE 1	Employment Development	Employment commitments and completions on non-allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas)	Yearly increase in employment use class commitments and completions
SLE 1	Employment Development	Completions resulting in a loss of employment use to non employment use per sub area (Banbury, Bicester, Kidlington, Rural Areas)	No overall net loss of employment land
SLE 2	Securing Dynamic Town Centres	Town centre use (including use classes A1-A5, B1a, D2) completions within and outside of each of the town centres	No net loss of town centre use floor space within town centres
SLE 2	Securing Dynamic Town Centres	No. of retail impact assessments submitted with planning applications	100% of applications over the thresholds set out in Policy SLE2
SLE 3	Supporting Tourism Growth	Completed tourism developments (including D use class uses, Sui Generis uses)	An annual increase in completed tourism developments over the plan period
SLE 3	Supporting Tourism Growth	Number of visitors to tourist attractions in the District	An annual increase over the plan period
SLE 3	Supporting Tourism Growth	Number of visitors to tourist attractions in the District	An annual increase over the plan period

SLE 4	Improved Transport and Connections	Completed transport improvement schemes	Timely provision of transport infrastructure in accordance with strategic site delivery and as set out in the IDP
SLE 4	Improved Transport and Connections	Developer contributions to transport infrastructure	To meet development needs, as set out in the IDP
SLE 5	High Speed Rail 2 – London to Birmingham	Level of Council involvement with the proposed High Speed Rail Link	Respond to all relevant Government consultations on HS2  Respond to all planning applications relating to HS2.

### Theme Two: Policies for Building Sustainable Communities

Policy Reference	Policy Title	Local Plan Indicators	Target
BSC 1	District Wide Housing distribution	Housing commitments and completions per sub area (Banbury, Bicester, Kidlington, rural areas)	As set out in Policy BSC1
BSC 2	The Effective and Efficient Use of Land	% of residential completions on previously developed land	As set out in Policy BSC2
BSC 2	The Effective and Efficient Use of Land	Net housing density of completions	As set out in Policy BSC2
BSC 3	Affordable Housing	Net affordable housing completions/acquisitions per tenure	As set out in Policy BSC3
BSC 3	Affordable Housing	No. of self-build completions	An annual increase in the number of self-build completions
BSC 4	Housing Mix	Number of completed dwellings per number of bedrooms	As set out in Policy BSC4
BSC 4	Housing Mix	Number of 'extra care' completions	As set out in Policy BSC4
BSC 5	Area Renewal	Completed development per type in the 'area of renewal'	Improvements in levels of deprivation in the District
BSC 5	Area Renewal	The 'Brighter Futures in Banbury' Performance Measures Package Reports	Positive trends across all the Programme's indicators
BSC 6	Travelling Communities	Completed/Lost Gypsy & Traveller Plots/Travelling Showpeople Pitches, by location (location criteria as set out in Policy BSC6)	Provision for new pitches to meet identified shortfall as set out in Policy BSC6

BSC 7	Meeting Education Needs	Completed education infrastructure	Timely provision of education infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 7	Meeting Education Needs	Developer contributions to education infrastructure	To meet development needs, as set out in the IDP
BSC 8	Securing Health and Well Being	Completed health care infrastructure	Timely provision of health infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 8	Securing Health and Well Being	Developer contributions to health care infrastructure	To meet development needs, as set out in the IDP
BSC 8	Securing Health and Well Being	Completions at Bicester Community Hospital	Replacement of Bicester Community Hospital within the plan period
BSC 9	Public Services and Utilities	Completed public services/utilities infrastructure	Timely provision of public services/utilities infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 9	Public Services and Utilities	Developer contributions to public services/utilities	To meet development needs, as set out in the IDP
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Amount, type and location of open space/sport/recreation facilities	No net loss of open space/outdoor sport/recreation sites
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Areas deficient in recreation provision by type and amount	Annual improvements over the plan period
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Completed built development on (former) sites of open space, outdoor sport and recreation	No net loss of open space/outdoor sport/recreation sites
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Open spaces in the District meeting quality standards	A yearly improvement in the quality of sites/facilities
BSC 11	Local Standards of Provision - Outdoor Recreation	Developer contributions to open space/sport/recreation facilities per typology	As set out in policy BSC11
BSC 12	Indoor Sport, Recreation and Community	Developer contributions to open space/sport/recreation facilities per typology	As set out in policy BSC12

	Facilities		
BSC 12	Indoor Sport, Recreation and Community Facilities	Completed community facilities infrastructure	As set out in policy BSC12

### Theme Three: Policies for Ensuring Sustainable Development

Policy Reference	Policy Title	Local Plan Indicators	Target
ESD 1	Mitigating and Adapting to Climate Change	Carbon emissions in the District per capita	Reductions over the plan period
ESD 1	Mitigating and Adapting to Climate Change	Permissions granted contrary to Environment Agency advice on Flood Risk grounds	No permissions granted contrary to EA advice on flood risk grounds
ESD 1	Mitigating and Adapting to Climate Change	Access to services and facilities by public transport, walking and cycling	Improvement over the plan period, linked to Oxfordshire LAA target (National Indicator 175)
ESD 2	Energy Hierarchy	Number of Energy Statements submitted	As set out in Policy ESD2 i.e. required for all major applications
ESD 3	Sustainable Construction	% of new dwellings completed achieving water use below 110 litres/person/day	As set out in Policy ESD3
ESD 3	Sustainable Construction	Completed non residential development achieving BREEAM Very Good, BREEAM Excellent	As set out in Policy ESD3
ESD 4	Decentralised Energy Systems	Number of District Heating Feasibility Assessments submitted	As set out in Policy ESD4 i.e. required for all applications for 100 dwellings or more
ESD 4	Decentralised Energy Systems	Number of permitted District heating schemes in the District	Increase over the plan period
ESD 5	Renewable Energy	Permitted renewable energy capacity per type	Increase over the plan period
ESD 6	Sustainable Flood Risk Management	Permissions granted contrary to Environment Agency advice on flood risk grounds	No permissions granted contrary to EA advice on flood risk grounds
ESD 6	Sustainable Flood Risk Management	Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse	As set out in Policy ESD6 i.e. required for all proposals meeting the locational criteria
ESD 7	Sustainable Drainage	Completed SuDS schemes in the District	Annual increase over the plan period

	Systems (SuDS)		
ESD 8	Water Resources	Number of permissions granted contrary to Environment Agency advice on water quality grounds	No permissions granted contrary to EA advice on water quality grounds
ESD 9	Protection of the Oxford Meadows SAC	Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment	No permissions granted contrary to consultee (EA, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Total LWS/LGS area	A net gain in total areas of biodiversity importance in the District
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority habitats by number & type	An annual increase over the plan period
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority species by number & type	A net gain in priority species by number and type
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Ecological condition of SSSIs	100% of SSSI units in favourable or unfavourable recovering condition
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Distribution and status of farmland birds	A yearly increase in the District index of farmland bird presence
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Distribution and status of water voles	A yearly increase in the presence of water voles
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Permissions granted contrary to tree officer advice	No permissions granted contrary to tree officer advice
ESD 10	Protection and	Permissions granted contrary to	No permissions granted

	Enhancement of Biodiversity and the Natural Environment	biodiversity consultee advice	contrary to biodiversity consultee advice
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Number of Ecological Surveys submitted with applications	Ecological Surveys to accompany all planning applications which may affect a site, habitat or species of known or potential ecological value
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Local Sites in Positive Conservation Management	A net gain in Local Sites in Positive Conservation Management
ESD 11	Conservation Target Areas	Total amount of Natural Environment and Rural Communities (NERC) Act s41 Habitats of Principal Importance within active Conservation Target Areas (CTAs)	A net gain of relevant NERC Act Habitats in active CTAs within the District
ESD 11	Conservation Target Areas	Permissions granted in Conservation Target Areas contrary to biodiversity consultee advice	No permissions granted in Conservation Target Areas contrary to biodiversity consultee advice
ESD 12	Cotswolds AONB	Built development permitted in the AONB	No major development in AONB
ESD 12	Cotswolds AONB	Permissions granted contrary to the advice of the AONB Management Board	No permissions granted contrary to the advice of the AONB Management Board
ESD 13	Local Landscape Protection and Enhancement	Number and location of urban fringe restoration/improvement schemes completed	An annual increase over the plan period
ESD 13	Local Landscape Protection and Enhancement	Permissions granted contrary to Landscape Officer advice	No permissions granted contrary to Landscape Officer advice
ESD 14	Oxford Green Belt	Completed development (per type) in the Green Belt	All development in Green Belt to comply with Policy ESD14
ESD15	The Character of the Built Environment	Permissions granted contrary to the advice of English Heritage/consultee advice on heritage grounds	All development impacting on non designated/designated heritage assets to comply with ESD15
ESD15	The Character of the Built Environment	Permissions granted contrary to design consultee advice on design grounds	No permissions granted contrary to design consultee advice on design



			grounds
ESD15	The Character of the Built Environment	% of permitted and completed developments with Design and Access Statements (that address the criteria of policy ESD15).	All new developments to complete a Design and Access Statement
ESD15	The Character of the Built Environment	Number of new (and reviews of) conservation area appraisals	Review 6 Conservation Areas annually
ESD16	The Oxford Canal	Completed transport/recreation/leisure/tourism uses within 1km of the Oxford Canal	Increase over the plan period
ESD16	The Oxford Canal	Permissions granted contrary to consultee advice on heritage grounds	No permissions granted contrary to consultee advice on heritage grounds
ESD17	Green Infrastructure	Completed green infrastructure schemes	A net gain in green infrastructure provision over the plan period
ESD17	Green Infrastructure	Developer contributions to green infrastructure	To meet development needs and as identified in IDP/Green Infrastructure Strategy

## Policies for Cherwell's Places

### Bicester

Policy Reference	Policy Title	Local Plan Indicators	Target
Bicester 1	North West Bicester Eco-Town	Housing, infrastructure, employment completions at North West Bicester	As set out in policy Bicester 1 (and agreed masterplan/detailed planning documents)
Bicester 1	North West Bicester Eco-Town	Environmental standards of completed development at NW Bicester	As set out in policy Bicester 1
Bicester 1	North West Bicester Eco-Town	Embodied impacts of construction to be monitored, managed and minimised	As set out in policy Bicester 1
Bicester 1	North West Bicester Eco-Town	Sustainability metrics to be agreed and monitored	As set out in policy Bicester 1
Bicester 2	Graven Hill	Housing, infrastructure, and employment completions at Graven Hill	As set out in policy Bicester 2 (and agreed masterplan/detailed planning documents)
Bicester 3	South West Bicester Phase 2	Housing and infrastructure completions at South West	As set out in policy Bicester 3 (and agreed

		Bicester Phase 2	masterplan/detailed planning documents)
Bicester 4	Bicester Business Park	Completed employment development at Bicester Business Park	As set out in policy Bicester 4 (and agreed masterplan/detailed planning documents)
Bicester 5	Strengthening Bicester Town Centre	Permitted residential development at ground floor level in Bicester Town Centre	No residential floorspace permitted at ground floor level
Bicester 5	Strengthening Bicester Town Centre	Town centre vacancies	No increase in vacancy rates over the plan period
Bicester 5	Strengthening Bicester Town Centre	Diversity of uses	Maintain or improve the balance of uses within the town centre over the plan period
Bicester 5	Strengthening Bicester Town Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Bicester Town Centre	No net loss of town centre use floorspace within Bicester Town Centre
Bicester 6	Bure Place Town Centre Redevelopment Phase 2	Completions (plot level) at Bicester Town Centre Phase 1 & 2	Development to accord with Policy BIC6 and agreed masterplan/detailed planning documents for the site
Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Urban edge park schemes in Bicester	An annual increase in such schemes over the plan period
Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Community woodland provision in Bicester	An annual increase in provision over the plan period
Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Type of permitted/completed development at Stratton Audley Quarry	In accordance with a planning consent
Bicester 8	Former RAF Bicester	Completed development at former RAF Bicester	Development to accord with any agreed masterplan/detailed planning documents
Bicester 9	Burial Site Provision in Bicester	Developer contributions for Burial Site in Bicester	To meet needs and as set out in IDP
Bicester 10	Bicester Gateway	Employment and infrastructure completions at Bicester Gateway site	As set out in Policy Bicester 10 (and agreed masterplan/detailed planning documents)
Bicester 11	Employment Land at North East Bicester	Employment and infrastructure completions at Employment	As set out in Policy Bicester 11 (and agreed

		Land at North East Bicester	masterplan/detailed planning documents)
Bicester 12	South East Bicester	Employment, housing and infrastructure completions at South East Bicester	As set out in Policy Bicester 12 (and agreed masterplan/detailed planning documents)
Bicester 13	Gavray Drive	Housing and infrastructure completions at Gavray Drive	As set out in policy Bicester 13 (and agreed masterplan/detailed planning documents)

## Policies for Cherwell's Places

### Banbury

Policy Reference	Policy Title	Local Plan Indicators	Target
Banbury 1	Banbury Canalside	Employment, housing and infrastructure completions at Canalside	As set out in Policy Banbury 1 and Canalside SPD (i.e. masterplan/detailed planning documents)
Banbury 1	Banbury Canalside	Progress on completing the Canalside Supplementary Planning Document	As set out in an up to date Local Development Scheme
Banbury 2	Hardwick Farm, Southam Road (East and West)	Housing and infrastructure completions at Southam Road	As set out in Policy Banbury 2 (and agreed masterplan/detailed planning documents)
Banbury 3	West of Bretch Hill	Employment, housing and infrastructure completions at West of Bretch Hill	As set out in Policy Banbury 3 (and agreed masterplan/detailed planning documents)
Banbury 4	Bankside Phase 2	Housing and infrastructure completions at Bankside Phase 2	As set out in Policy Banbury 4 (and agreed masterplan/detailed planning documents)
Banbury 5	Land North of Hanwell Fields	Housing and infrastructure completions at Land North of Hanwell Fields	As set out in Policy Banbury 5 (and agreed masterplan/detailed planning documents)
Banbury 6	Employment Land West of the M40	Employment and infrastructure completions at Land West of the M40	As set out in policy Banbury 6 (and agreed masterplan/detailed planning documents)
Banbury 7	Strengthening Banbury Town Centre	Permitted residential development at ground floor level in Banbury Town Centre	No residential floorspace permitted at ground floor level

Banbury 7	Strengthening Banbury Town Centre	Town centre vacancies	No increase in vacancy rates over the plan period
Banbury 7	Strengthening Banbury Town Centre	Diversity of uses	Maintain or improve the balance of uses over the plan period
Banbury 7	Strengthening Banbury Town Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Banbury Town Centre	No net loss of town centre use floorspace within Banbury Town Centre
Banbury 8	Bolton Road Development Area	Housing, Retail and Leisure Completions on the Bolton Road site	In accordance with Policy Banbury 8 and the Masterplan/detailed planning documents for the site
Banbury 9	Spiceball Development Area	Completions at the Spiceball Development Area	In accordance with Policy Banbury 9 and the Masterplan/detailed planning documents for the site
Banbury 10	Bretch Hill Regeneration Area	Completed development in the Bretch Hill Regeneration Area by type	Increase over the plan period
Banbury 11	Meeting the Need for Open Space, Sport & Recreation	Completed open space/sport/recreation facility provision within Banbury	As set out in Policy BSC10 and BSC11
Banbury 12	Meeting the Need for Open Space, Sport & Recreation	Completions at the relocation site for Banbury United FC	As set out in policy Banbury 12, to be achieved over the plan period
Banbury 13	Burial Site Provision in Banbury	Developer contributions for Burial Site in Banbury	To meet needs and as set out in the IDP
Banbury 14	Cherwell Country Park	Progress on delivering the Cherwell Country Park	As set out in Policy Banbury 11
Banbury 15	Employment Land North East of Junction 11	Employment and infrastructure completions at Employment Land North East of Junction 11	As set out in policy Banbury 15 (and agreed masterplan/detailed planning documents)
Banbury 16	Land South of Salt Way: West	Housing and infrastructure completions at Land at South of Salt Way: West	As set out in policy Banbury 16 (and agreed masterplan/detailed planning documents)
Banbury 17	Land South of Salt Way: East	Housing and infrastructure completions at Land at South of Salt Way: East	As set out in policy Banbury 17 (and agreed masterplan/detailed planning documents)
Banbury	Land at Drayton	Housing and infrastructure	As set out in policy Banbury 18

18	Lodge Farm:	completions at Land at Drayton Lodge Farm	(and agreed masterplan/detailed planning documents)
Banbury 19	Land at Higham Way	Housing and infrastructure completions at Land at Higham Way	As set out in policy Banbury 19 (and agreed masterplan/detailed planning documents)

### Policies for Cherwell's Places Kidlington

Policy Reference	Policy Title	Local Plan Indicators	Target
Kidlington 1	Accommodating High Value Employment Needs	Employment completions in Kidlington (at a. Langford Lane/London-Oxford Airport and b. Begbroke Science Park)	An annual increase over the plan period
Kidlington 1	Accommodating High Value Employment Needs	Completed employment development on Green Belt land in Kidlington beyond review areas	To accord with Policy ESD14
Kidlington 2	Strengthening Kidlington Village Centre	Permitted residential development at ground floor level in Kidlington Village Centre	No residential floorspace permitted at ground floor level
Kidlington 2	Strengthening Kidlington Village Centre	Village centre vacancies	No increase in vacancy rates over the plan period
Kidlington 2	Strengthening Kidlington Village Centre	Diversity of uses	Maintain or improve the balance of uses within the town centre over the plan period
Kidlington 2	Strengthening Kidlington Village Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Kidlington Village Centre	No net loss of town centre use floorspace within Kidlington Village Centre

### Policies for Cherwell's Places Our Villages and Rural Areas

Policy Reference	Policy Title	Local Plan Indicators	Target
Villages 1	Village Categorisation	Completed development per village category and size of scheme (number of dwellings)	As set out in policy Villages 1
Villages 2	Distributing Growth Across the Rural Areas	Land allocations made in the rural areas	As set out in policy Villages 2 and to be set out in the Local Plan Part 2.

Villages 2	Distributing Growth Across the Rural Areas	Completions on allocated sites in rural areas	100% take up of allocations over the plan period
Villages 2	Distributing Growth Across the Rural Areas	Completions on non-allocated sites in rural areas	As set out in the criteria in policy Villages 1 and 2
Villages 3	Rural Exception Sites	Completions on rural exception sites	To meet needs as per Policy Villages 3
Villages 4	Meeting the Need for Open Space, Sport & Recreation	Developer contributions to open space/sport/recreation facilities in the rural areas	As set out in policy BSC11 and BSC12 and the Infrastructure Delivery Plan
Villages 4	Meeting the Need for Open Space, Sport & Recreation	Open space/sport/recreation facilities created in the rural areas	As set out in policy Villages 4, BSC11, BSC12 and the Infrastructure Delivery Plan
Villages 5	Former RAF Upper Heyford	Housing, employment and infrastructure completions at Former RAF Upper Heyford	As set out in policy Villages 5, and agreed masterplan/detailed planning documents

### The Infrastructure Delivery Plan

Policy Reference	Policy Title	Local Plan Indicators	Target
INF 1	Infrastructure	Projects provided to date in the Infrastructure Delivery Plan	Key infrastructure to be delivered in accordance with the Infrastructure Delivery Plan

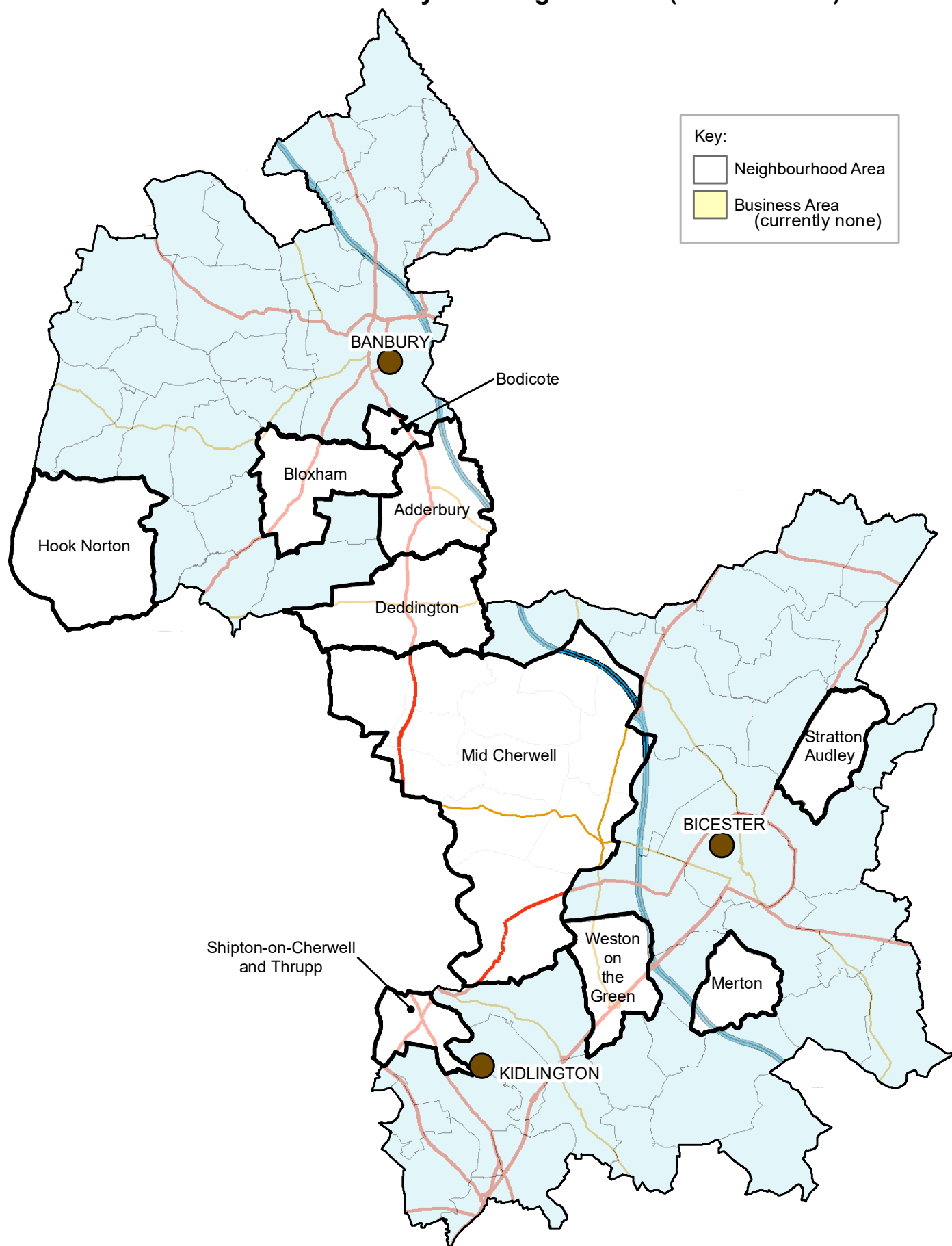
### Duty to Cooperate

Reference	Title	Local Plan Indicators	Target
DTC 1	Duty to cooperate – Partial Review of the Cherwell Local Plan Part 1	Meet milestones for Partial Review of the Cherwell Local Plan Part 1 as set out in the Local Development Scheme (Nov 2014)	Adoption of a Partial Review of the Cherwell Local Plan 2011-31 Part 1 addressing wider unmet need within the housing market area within 2 years of Local Plan Part 1 adoption.

## **Appendices**

### **Appendix 5: Neighbourhood Planning Parishes Map (March 2020)**

**Cherwell District Council  
Neighbourhood and Business Area Designations  
Under Sections 61G (8) and 61H (4)  
of the Town and Country Planning Act 1990 (As Amended)**



Key:

- Neighbourhood Area
- Business Area (currently none)





## **Appendices**

### **Appendix 6: Summary of Infrastructure Updates – December 2020**

## Bicester Projects

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
<b>Transport and movement</b>				
(1) Comp	East West Rail Phase 1 – Oxford to Bicester Village Station (formerly known as Evergreen 3) New station at Oxford Parkway (Water Eaton), upgrades to the current stations at Islip and Bicester Village and a new fast Chiltern Railways service between Oxford and London Marylebone	Supporting economic growth and new homes with better access to the national rail network	Necessary	Completed in Autumn 2015
(2) Comp	Introducing bus facilities at Bicester Village Station, including a bus turning head and new bus stops on London Road	Improving access and facilities at train stations	Critical	Completed
(7b) Comp	Ensuring delivery of high-quality public transport from all Strategic Sites to Bicester Town Centre and Rail Stations: South West Bicester Phase 1	Improving access and facilities at town centres and train stations	Critical	Completed
(7c) Comp	Ensuring delivery of high-quality public transport from all Strategic Sites to Bicester Town Centre and Rail Stations: North West Bicester Ecotown Phase 1 (Exemplar site)	Improving access and facilities at town centres and train stations	Critical	Completed
(9) Comp	Cycle parking facilities at Bicester Village station	Improving access and facilities at train stations at Bicester North. Some cycle parking has already been installed	Desirable	Completed
(10) Comp	New bus interchange hub in Manorsfield Road and 500 space multi-storey car park		Necessary	Completed in July 2013
(10a) Comp	Oxford Road corridor: Pingle Drive access	Improvements to strategic highways capacity – Reduce traffic congestion into the Tesco and Bicester Village development and implement a park and ride at South West Bicester	Necessary	Completed in January 2017
(10b) Comp	A41 Oxford Road corridor: Widening of A41 for right and left turn lanes and new signalised crossing	Improvements to strategic highways capacity – Reduce traffic congestion into the Tesco and Bicester Village development and implement a park and ride at South West Bicester	Necessary	Completed
Comp	Central corridor: Improve Queens Avenue junction with the Community College junction to provide a better pedestrian environment	To improve pedestrian environment and provide environmental improvements	Necessary	Completed
(11) Comp	Bringing Bicester area bus stops to Premium Route standard: Town Centre	To reduce traffic congestion, provide environmental improvements and increase attractiveness of the town centre	Necessary	Completed in July 2013
(13) Comp	Park & Ride to serve Bicester town centre, employment and rail stations, Bicester Village and Oxford. South West of Bicester	To reduce traffic congestion, provide environmental improvements and increase attractiveness of the town centre	Necessary	Completed in November 2015
(13a) Comp	Improvements to Middleton Stoney Road roundabout western end: Shakespeare Drive and Howes Lane roundabouts	To improve journey time reliability and traffic flow while improving access for all forms of transport	Necessary	Completed
(14a) Comp	M40 Motorway capacity enhancements: M40, Junction 9	Improvements to strategic highways capacity	Critical	Completed Spring 2015
(14b) Comp	M40 Motorway capacity enhancements: M40, Junction 10	Improvements to strategic highways capacity	Critical	Completed Spring 2015
(16) Comp	Bicester Strategic Highway Improvements: South West Peripheral Route (Vendee Drive)	Improvements to strategic highways capacity To improve journey time reliability and traffic flow while improving access for all forms of transport To facilitate integration of new development with the town	Critical	Completed in April 2012
(16a) Comp	Highway capacity improvements to peripheral routes: Western corridor. Improvements to Howes Lane / Bucknell Road Junction: North West Bicester Ecotown Phase 1	Improvements to strategic highways capacity To improve journey time reliability and traffic flow while improving access for all forms of transport To facilitate integration of new development with the town	Critical	Completed
(17a) Comp	A41 Oxford Road corridor: A41 Oxford Road / Boundary Way roundabout	Improvements to strategic highways capacity – Reduce traffic congestion into the Tesco and Bicester Village development and implement a park and ride at South West Bicester	Necessary	Completed in January 2017
(17h) Comp	Bicester pedestrian and cycle links – Footpath and appropriate signage from Priory Lane to Bicester Village Station	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Completed
Comp	Bicester pedestrian and cycle links – Pedestrian crossing over South West Perimeter Road (Vendee Drive), Oxford Road and Middleton Stoney Roads	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Completed

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
Comp	Bicester pedestrian and cycle links – Jubilee Ride 9.5-mile circular equestrian / mountain bike route to the north of Bicester	Improving public rights of way	Desirable	Completed
(19a) Comp	Town centre access improvements Phase 1: Sheep Street and Manorsfield Road junction improvements (junctions remodelled)	To improve journey time reliability and traffic flow while improving access for all forms of transport – including buses, cyclists and pedestrians to improve access to Bicester town centre and sustainable travel	Necessary	Completed in July 2013
(20) Comp	Bicester Wayfinding Project	Improve facilities for pedestrians with better legibility and wayfinding to key facilities	Desirable	Completed
(21a) Comp	Improvements to Middleton Stoney Road Roundabout western-end: Shakespeare Drive and Howes Lane roundabouts	To improve journey time reliability and traffic flow while improving access for all forms of transport	Necessary	Completed
(23) Comp	Improvements to St. John's Street and the 5-arm junction at the northern end of Field Street. to allow for 2-way traffic, linking with the Bus Interchange and Bure Place	To reduce traffic congestion and provide environmental improvements	Necessary	Completed in July 2013
(24b) Comp	Vehicle charging points installed at Bicester North Rail Station and Bure Place	To reduce pollution from road traffic.	Desirable	Completed
(26a) Comp	Bicester pedestrian and cycle links: Northwest Bicester (Phase 1- Exemplar site) to town centre - implementation of new cycle route on the B4100 from site to Lord's Lane junction and across Lord's Lane	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Completed
(26e) Comp	Bicester Pedestrian and cycle links Bridge Over Railway - Tubbs Crossing	Bridge to facilitate access over railway replacing level crossing	Necessary	Completed
(4b) Del	London Road level crossing solution – pedestrian/cycle link	To avoid severance of town centre from the development areas to the south east of the town	Necessary	Project DELETED from IDP given its removal from OCC capital programme. A scheme remains for road access: 3b London Road level crossing - vehicular solution
1	East West Rail Phase 2 - Oxford to Milton Keynes, Bletchley to Bedford	Supporting economic growth and new homes with better access to the national rail network.	Necessary	Public Inquiry into the western section to take place in February 2019. Advance works are already started (removal of track) under existing Network Rail powers.
(7) Comp	Cycle parking facilities at Bicester North station	Improving access and facilities at train stations at Bicester North. Some cycle parking has already been installed	Desirable	Completed
(14a) Comp	Electric vehicle initiatives. Charging points at Bicester North and Bicester Village Stations, Elmsbrook, Sainsbury's at Pioneer Square, Bicester Little Chef and Grovesbury Cars	To reduce pollution from road traffic.	Desirable	Completed
(15a) Comp	Car Club at Elmsbrook (NW Bicester Phase 1)	To reduce pollution from road traffic.	Desirable	Completed
Pipeline	A34 Oxford to Cambridge Expressway	Improvements to strategic highways capacity	TBC	Part of the Government's Road Investment Strategy, commissioned by the Department for Transport  Preferred corridor B 'east-West Rail route' announced in September 2018 Announcement of preferred route in 2020 Commencement of work in 2025 Expressway opening in 2030
Pipeline	Investigating and delivering better cycle routes to Bicester Village station.	Improving access and facilities at train stations at Bicester North. Some cycle parking has already been installed	Desirable	Projects to be aligned with the Bicester Sustainable Transport Strategy published in October 2015 with project plan currently under development
Pipeline	Investigating and delivering better cycle routes to Bicester North station.	Improving access and facilities at train stations at Bicester North. Some cycle parking has already been installed	Desirable	Projects to be aligned with the Bicester Sustainable Transport Strategy published in October 2015 with project plan currently under development
Pipeline	Strategic Road Network: A new motorway junction at Arncott, Bicester (new motorway junction and link road)	Improvements to strategic highways capacity	TBC	Garden town project investigating a motorway option to take strategic highway traffic away from the town and reduce congestion on key links. Currently at project development stage
Pipeline	Highway capacity improvements to peripheral routes: eastern corridor.  Skimmingdish Lane dualling and signalisation of junctions.	Improvements to strategic highways capacity	Critical	Progression of IDP scheme 9a
Pipeline	Highway capacity improvements to peripheral routes: eastern corridor. Provision of a new south east link road (western end)	Improvements to strategic highways capacity	Critical	South East link road option now identified by OCC. Both projects are now part of IDP scheme 9c

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
				Highway capacity improvements to peripheral routes: southern corridor Provision of new highway link in the form of a south east perimeter road
Pipeline	Highway capacity improvements to peripheral routes: eastern corridor. Provision of a new south east link road -section from A41 Pioneer Road junction to Gavray Drive junction on Wretchwick Way	Improvements to strategic highways capacity	Critical	South East link road option now identified by OCC. Both projects are now part of IDP scheme 9c Highway capacity improvements to peripheral routes: southern corridor Provision of new highway link in the form of a south east perimeter road
Pipeline	The Causeway	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle / footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel	Necessary	Projects to be aligned with the Bicester Sustainable Transport Strategy published in October 2015 with project plan currently under development.
Pipeline	Increasing long term highway capacity. New M40/Southam Road slip roads	Improvements to strategic highways capacity	TBC	Whilst a new link road east of M40 J11 (Overthorpe Road to A422) was an option to increase long term highway capacity reported in the 2018 IDP, OCC are currently exploring a solution incorporating new slip roads onto the M40 at Southam Road. Optioneering for this proposal will take place during 2019/20; consultation will be undertaken at the project level and through LTCP5.
<b>Education</b>				
(22) Comp	Primary school (1 x 2FE) - North West Bicester phase 1 – Exemplar site (Elmsbrook)  Gagle Brook Primary School	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	School opened in 2018 as a 1 FE. Timing of expansion to 2FE will depend on housing delivery.
(31) Comp	Expansion and relocation of St Edburg's Primary - Southwest Bicester phase 1 (Kingsmere)  2FE with inclusive Foundation Stages	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed
(33a) Comp	New secondary school provision to accommodate growth to 2031: Expansion of The Cooper School	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed
28a New	Expansion of Bardwell School	Expand SEN Education provision to match the needs of residents and businesses.	Necessary	Expansion of Bardwell School is planned to provide 16 additional places from September 2021.
(33d) Comp	Bicester Technology Studio	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed
<b>Utilities</b>				
(34) Comp	Waste water treatment - foul drainage Upgrading sewage treatment works near Horton and Horley	Ensure utilities infrastructure grows at the same rate as communities	Critical	Completed
(42) Comp	Biomass Boiler - Bicester Leisure Centre	Ensure utilities infrastructure grows at the same rate as communities	Desirable	Completed
(43) Comp	Bicester Green Reuse Centre McKay Trading Estates	Ensure utilities infrastructure grows at the same rate as communities	Necessary	Completed
33 a, b, c	Reinforcement of existing electricity network: East Claydon to Bicester	Ensure utilities infrastructure grows at the same rate as communities	Critical	The entire 18.6km route from East Claydon to the new grid substation at Bicester North is now ducted, with over 80% of this being cabled and jointed successfully. The next phase is to build the resilience of the local electricity infrastructure, this has commenced.
34a Comp	Bicester Green Reuse Centre temporary relocation to Claydon's Yard	Ensure utilities infrastructure grows at the same rate as communities	Necessary	Temporary relocation
35a	CHP and use of heat from Ardley Energy Recovery Facility: North West Bicester  12.5 MW supply capacity from Ardley 5.3 km transmission length	Ensure utilities infrastructure grows at the same rate as communities	Desirable	Feasibility completed, project no being pursued at this stage.
33a	Reinforcement of existing electricity network: East Claydon to Bicester	Ensure utilities infrastructure grows at the same rate as communities	Critical	Completed October 2019

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
Comp	Establishing a new 132/33kV and 33/11kV substation to provide supply to existing and future loads			
33b Comp	Reinforcement of existing electricity network: East Claydon to Bicester Creating two new underground 33kV circuits to supply the existing 33/11kV Bicester substation	Ensure utilities infrastructure grows at the same rate as communities	Critical	Completed October 2019
33c Comp	Reinforcement of existing electricity network: East Claydon to Bicester 132kV Network Reinforcement Scheme Installing a new dual 132kV underground circuit from East Claydon to Bicester North	Ensure utilities infrastructure grows at the same rate as communities	Critical	Completed October 2019
<b>Flood risk</b>				
(45) Comp	Realignment of the River Bure	Reduce probability of flooding	Critical	Completed
<b>Emergency and rescue services</b>				
39 New	Infrastructure required to directly serve new development including fleet, staff, set up costs and kit, upgrades to existing radio and emergency centre call capacity and siting of ANPR cameras	Ensure emergency and rescue infrastructure grows at the same rate as communities	Necessary	
<b>Health</b>				
(48) Comp	Conversion of existing non-GP space at Bicester Health Centre to create the additional capacity needed in East Bicester and Upper Heyford	Ensure health infrastructure grows at the same rate as communities	Critical	Completed
(50a) Comp	Bicester Community Hospital	Ensure health infrastructure grows at the same rate as communities	Critical	Completed in December 2014
<b>Community Infrastructure</b>				
(55) Comp	Civic Building within the Town Centre Redevelopment: Relocated and expanded library	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed
(56) Comp	Adult Learning Service within the Town Centre Redevelopment – Bicester Adult Learning Centre	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed
43	Sports Facilities Strategy, October 2018 The strategy identifies future needs for sport and recreation up to 2031.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Sports Facilities Strategy completed. Projects to address needs to be identified in 2019
(43d) Comp	Community facility/centre - South West Bicester Phase 1 (Kingsmere) South West Bicester Phase 2 – expected to be served by provision at SW Phase 1 with an increase in size to accommodate increased use.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in September 2018
(44) Del.	Increased floor area of community facilities built to support increased demand for Adult Learning 40m2 increased floor space at 2 centres	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies
(45) Del.	Older People's Resource Centre integrated within a new Extra Care Housing development	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies
(46) Del.	Early Years Facilities. Increased floor area of community facilities Increase of 30m2 at four centres	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies
(48) Del.	Early Intervention Hub - Expansion of facilities in the town centre Increase of 15m2 at four centres	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies
(49) Del.	Expansion of Registration Service	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies
(50) Del.	Expansion of Health and Wellbeing Centre, Launton Road	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies
(43d) Comp	Community facility/centre - South West Bicester Phase 1 (Kingsmere) South West Bicester Phase 2 – expected to be served by provision at SW Phase 1 with an increase in size to accommodate increased use.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in September 2018
(47) Comp	The provision of public art to enhance the quality of the place, legibility and identity. Installation of 'The Magical Forest' public art featuring silver birch lit trees forming an entrance feature to Bicester Village (on the former Tesco site)	Improve health, social and cultural wellbeing	Desirable	Completed
47 New	Exploring the potential development of a multi-service community hub through the extension and remodelling of adjacent county sites in Launton Road	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Desirable	Community spaces audit carried out in 2020
<b>Open space, recreation</b>				

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
<b>and biodiversity</b>				
53	Playing Pitches and Sports Facilities strategies. Identify future needs for sport and recreation up to 2031 taking into account the housing requirements in the adopted Cherwell Local Plan 2011-2031 (Part 1)	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Playing Pitches and Sports Facilities strategies completed in 2018. Projects addressing need to be identified in 2019.
(53c) Comp	Whitelands Sports Village Phase 1 and 2 P1- construction of grass pitches (full size rugby compliant) P2- pavilion and car park P3a – 3G synthetic pitch	Ensure play and sports infrastructure grows at the same rate as communities and develop competition level facilities	Necessary	Completed
54 Del	Exploring a compact athletics facility linked to new school provision at South West Bicester	Ensure play and sports infrastructure grows at the same rate as communities.	Necessary	Project DELETED from IDP as it is no longer being pursued due to the viability of the site
61 New	Wild Bicester project	To improve the management of habitat/green spaces and the connection of people with nature	Desirable	
Pipeline	Ecological enhancement and restoration opportunities in the Rivers Cherwell and Ray Catchment Areas (Rivers Cherwell and Ray Catchment Plan)	To identify ecological enhancement and restoration opportunities in the catchments and prioritise them	Desirable	Rivers Cherwell and Ray Catchment Plan due to be agreed by the Cherwell and Ray Catchment Partnership. Funding will be sought by the partnership to carry out the work

## Banbury Projects

No. Project	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Update
<b>Transport and movement</b>				
(3) Comp.	Multi-storey car parks to serve Banbury railway station (700 space)	Deliver new railway station car park without increasing traffic congestion	Desirable	Completed
(3) Comp	Calthorpe Street Multi-storey car park	Rationalisation of existing car parking sites to be replaced with new multi-storey parking integrated into the planned commercial and employment areas	Necessary	Completed
(10a) Comp.	Delivering bus stop improvements to a Premium Route standard: Routes S4	New or improved bus services  Improve the transport and movement networks into and through the town	Necessary	Completed
(10b) Comp.	Delivering bus stop improvements to a Premium Route standard: Routes B1, B2, B5 and B8	New or improved bus services  Improve the transport and movement networks into and through the town	Necessary	Completed
(16b) Comp.	Vehicle charging point installed at Banbury Railway Station	To reduce pollution from road traffic.	Desirable	Completed
(24) Comp.	Grimsbury environmental improvements - East Street and Centre Street	Improvements to public realm	Necessary	Completed in February 2013.
(9a) Comp.	Bus service from Bankside developments (Longford Park)	New or improved bus services	Critical	Completed, service commenced in November 2017.
(7) Comp	Developing interurban services through enhancements or new services: Improving the Oxford to Banbury bus service (especially on the Banbury to Deddington section) and quality of bus, along with equipping vehicles with real-time information equipment Improve the frequency of the Deddington to Banbury bus service.	New or improved bus services	Necessary	Improvements made to Banbury to Oxford S4 service.  Deddington Service has been withdrawn for commercial unviability reasons.
(8) Comp	Improve the frequency of the Bloxham to Banbury bus service	New or improved bus services	Desirable	Frequency has been stabilised at one bus per hour
(9b) Comp	Bus link between Bridge Street and Tramway Road to better serve the railway station, Canalside redevelopment and Longford Park (Bankside);	New or improved bus services  Improve the transport and movement networks into and through the town	Necessary	New service to Warwick Road (B9 service) also serving the western end of Dukes Meadow Drive. New B4 route serves the eastern end of Dukes Meadow Drive. Community Transport Service now covering the Daimler A venue section of the B8 service.
(9c) Comp	Bus service from Hardwick Farm/Southam Road to town centre	New or improved bus services  Improve the transport and movement networks into and through the town	Necessary	Completed
(9d) Comp	Bus service linking development sites to the town centre via Highlands and Longelandes Way	New or improved bus services  Improve the transport and movement networks into and through the town	Necessary	Completed
12	Improving the routeing, quality and level of bus services and facilities to employment areas and new residential areas.	New or improved bus services  Improve the transport and movement networks into and through the town	Desirable	A trial service started in November 2017 to extend the B5 service from Bretch Hill across to Ermont Way during peak periods. It has not been a popular service and is being withdrawn in January 2019.
(19b) Comp	Provide footways and cycleways from all Strategic Sites: Improve track from Hanwell Fields to A361 Southam Road with surface and safety improvements for walking and cycling.	Improving cycling and walking routes  Provide sustainable movement routes for pedestrians and cyclists	Desirable	Completed
(22) Comp	Potential crossing upgrades. Cycle and pedestrian way on Dukes Meadow Drive and Southam Road	Improving cycling and walking routes  Provide sustainable movement routes for pedestrians and cyclists	Desirable	Completed
Pipeline	Increasing long term highway capacity: Link Road East of M40 J11 (Overthorpe Road to A422)	Improving capacity of the highways network and anticipated traffic growth at M40 Junction 11	TBC	New schemes from LTP4
Pipeline	Increasing long term highway capacity: Potential link road crossing from Tramway to Higham Way or a South East Link Road	Improving capacity of the highways network and anticipated traffic growth at M40 Junction 11	TBC	New schemes from LTP4

No. Project	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Update
<b>Education</b>				
(32) Comp	2FE primary school - Bankside Phase 1 & 2 (Longford Park Primary School	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Longford Park Primary School opened in September 2017 as a 1.5 FE school. Expansion to 2FE not yet scheduled. It will depend on housing delivery.
33	Expansion of one or more existing schools to the equivalent of at least 1FE primary school (to serve Warwick Rd & Bretch Hill and Drayton Lodge Farm)	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Recent expansions of Hill View and Hanwell Fields provide sufficient capacity for now; further expansion may still be required in the longer term
(36) Comp	School expansions at Hanwell Fields Primary School and Hill View Primary School	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed
(35) Comp	School expansion to 2 FE at Queensway Primary School	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed
33 Del	1 FE primary school - Hardwick Farm/Southam Road	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Project DELETED from IDP as it is no longer required
<b>Utilities</b>				
(34) Comp	Waste water treatment - foul drainage Upgrading sewage treatment works near Horton and Horley	Ensure utilities infrastructure grows at the same rate as communities	Critical	Completed
42 New	Reinforcement of existing electricity network: Banbury to Bloxham	Ensure utilities infrastructure grows at the same rate as communities	Critical	The grid in Bloxham does not have enough demand load and with Epwell having too much generation is feeding electricity back the wrong way. Banbury also needs increased demand but has spare capacity for generation. Upgrade expected to take two years to complete and will involve linkages going through the road system through the centre of Banbury. Will take effect from 2023.
Pipeline	Potential water conservation measures resulting from emerging Water Cycle Study supporting new Local Plans	Ensure utilities infrastructure grows at the same rate as communities and respond to Climate change and Water Stress	Necessary	New schemes to be explored
<b>Flood risk</b>				
(42) Comp	Banbury Flood Alleviation scheme	Reduce probability of flooding	Critical	Completed in 2012
<b>Emergency and rescue services</b>				
51 New	Infrastructure required to directly serve new development including fleet, staff, set up costs and kit, upgrades to existing radio and emergency centre call capacity and siting of ANPR cameras	Ensure emergency and rescue infrastructure grows at the same rate as communities	Necessary	TBC
<b>Health</b>				
No updates				
<b>Community Infrastructure</b>				
(59) Comp	Improvements to Woodgreen Leisure Centre	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed
(58) Comp	Improvements to the Sunshine Centre Phase 1 – Internal works	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed
56	Sports Facilities Strategy, October 2018 The strategy identifies future needs for sport and recreation in Cherwell to 2031.	Ensure social infrastructure grows at the same rate as communities	Necessary	Strategy completed. Projects addressing need to be identified in 2019.
56	Sports Facilities Strategy, October 2018 The strategy identifies future needs for sport and recreation in Cherwell to 2031.	Ensure social infrastructure grows at the same rate as communities	Necessary	Strategy completed. Projects addressing need to be identified in 2019.
(65) Comp	Expansion of the Health & Wellbeing Centre - Stanbridge House Re-provision of Banbury Resource Centre as part of new extra care	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed



No. Project	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Update
57b Comp	Community facility/centre - Bankside (Longford Park)  It may be preferable for Bankside Phase 2 to contribute towards enhancements of community facilities as part of Bankside Phase 1	Ensure social infrastructure grows at the same rate as communities	Necessary	Facility completed and open 2019/20.
58a Comp	Improvements to the Sunshine Centre Phase 2 – extension and internal landscaping	Ensure social infrastructure grows at the same rate as communities	Necessary	Improvements completed 2019/20
63 Comp	Provision of public art to enhance the quality of the place, legibility and identity: Installation of public artwork at Oxford and Cherwell College, Broughton Road, Banbury	Improve health, social and cultural wellbeing	Desirable	Completed in 2019/20
65 Comp	Provision of public art to enhance the quality of the place, legibility and identity: Installation of public artwork at Broughton Road, Banbury	Improve health, social and cultural wellbeing	Desirable	Completed in 2019/20
60	Exploring provision of community hub facilities that enable multi agency facilities to be co-located including provision of library accommodation of an appropriate size.	Project changed from increasing size of existing library to facilitating community hub facilities with library accommodation		
(61) Del.	Adult Learning Service – Spiceball Development Area	Project DELETED - No longer pursued by County Council, it does not directly affect implementation of local plan policies.		
(62) Del.	Early Intervention Centre – Increase of 15m2 at two centres	Project DELETED - No longer pursued by County Council, it does not directly affect implementation of local plan policies.		
(63) Del.	Registration Service – Bodicote House	Project DELETED - No longer pursued by County Council, it does not directly affect implementation of local plan policies.		
(65) Del.	Increased floor area of community facilities built to support increased demand for Adult Learning 40 m2 increased floor space at one centre	Project DELETED - No longer pursued by County Council, it does not directly affect implementation of local plan policies.		
(66) Del.	Early Years Facility Increased floor area of community facilities 30 m2 increased floor space at 4 centres	Project DELETED - No longer pursued by County Council, it does not directly affect implementation of local plan policies.		
57a Del	Community facility/centre - Hardwick Farm, Southam Road	Ensure social infrastructure grows at the same rate as communities	Necessary	Project DELETED from IDP as it is no longer required. Funding diverted to updating Hanwell Fields Community Centre.
59b Del	Exploring the potential for a swimming pool cover/telescopic roof at Woodgreen Leisure Centre to enable all year-round use	Ensure social infrastructure grows at the same rate as communities	Necessary	Project DELETED from IDP as benefits analysis reviewed and option not to be pursued.
64 Del	Provision of public art to enhance the quality of the place, legibility and identity: Installation of public artwork at Crown House, Bridge Street, Banbury	Improve health, social and cultural wellbeing	Desirable	Project DELETED from IDP as it is no longer required as public art programme cut to ensure scheme viability
66 New	Indoor tennis provision: 3 courts by 2031	Ensure social infrastructure grows at the same rate as communities	Necessary	Scheme being developed. Awaiting LTA position on available funding.
67 New	North Oxfordshire Academy 3G pitch provision	Ensure social infrastructure grows at the same rate as communities	Desirable	S106 part funded scheme for delivery in 2021.
<b>Open space, recreation and biodiversity</b>				
73	Playing Pitches and Sports Facilities Strategies Identify future needs for sport and recreation up to 2031 taking into account the housing requirements in the adopted Cherwell Local Plan 2011-2031 (Part 1) (2015).	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Playing Pitches Strategy and Sports Facilities Strategy completed. Projects to address forecasted need to be identified in 2019.
76d Comp	Sports provision – North of Hanwell Fields 1 Junior football pitch	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Completed in 2019/20
78 New	Salt Way Action Group (SWAG) management plan	Enhance natural environment by maximising opportunities for improving biodiversity	Desirable	Management plan in place. Projects include tree and wildflower planting, hedgerow creation and pond restoration.
Pipeline	Ecological enhancement and restoration opportunities in the Rivers Cherwell and Ray Catchment Areas (Rivers Cherwell and Ray Catchment Plan)	To identify ecological enhancement and restoration opportunities in the catchments and prioritise them	Desirable	Rivers Cherwell and Ray Catchment Plan due to be agreed by the Cherwell and Ray Catchment Partnership. Funding will be sought by the partnership to carry out the work

## Kidlington and Rural Areas Projects

No. Project	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Update
<b>Transport and movement</b>				
(3a) Comp	Oxford Parkway - New station at Water Eaton as part of the East West Rail Phase 1 (Evergreen 3 project) The station is served every 30 minutes by trains running in both directions between Oxford and London Marylebone. The	Supporting economic growth and new homes with better access to the national rail network.	Desirable	Completed
(3b) Comp	Improved Park & Ride and highway to support the new stations	Supporting economic growth and new homes with better access to the national rail network.	Desirable	Completed
(4a) Comp	Integration of bus and rail transport: Extending the existing Oxford Plus bus zone to include Water Eaton station	Ensuring delivery of high-quality public transport. Integration of rail and bus transport	Desirable	Completed
(4b) Comp	Integration of bus and rail transport: Bus link to the rail network (probably via Water Eaton station)	Ensuring delivery of high-quality public transport. Integration of rail and bus transport	Necessary	Completed
(4c) Comp	Direct bus services from Kidlington and/or Water Eaton to serve Oxford's Eastern Arc	Ensuring delivery of high-quality public transport. Integration of rail and bus transport	Necessary	Completed. 700 Service runs from Kidlington to Oxford Parkway, JR and Churchill Hospital
Pipeline	Oxford Corridor Phase 2 Project  Nationally significant improvements to the 'corridor' Didcot to Banbury / Leamington, linking to other main 'arteries' at Birmingham/Coventry / Nuneaton  The project is also an 'enabler' via works in the Oxford station area for East West Rail 2 trains from Oxford to Bicester/Bletchley/Milton Keynes/Bedford.	Delivering increased train paths which will allow more trains to run and with less conflict/delay between trains.  Ensure that the level crossing risk overall on the 'corridor' is less going forward. The increased number of trains cannot be achieved without closure of Yarnton Lane and Sandy Lane Automatic Half Barrier (AHB) crossings AHB crossings	TBC	TBC
<b>Education</b>				
(17a) Comp	Heyford Park Free School - Providing 500 secondary and sixth form school places	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Critical	Completed
19 (25)	Permanent expansion to 1 FE: Launton CE Primary School, Launton	Project not currently being progressed – capacity currently exists at schools in Bicester		
(21) Comp	Expansion of Christopher Rawlins CE (VA) Primary School, Adderbury	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Critical	Completed
23 Comp	Expansion of Warriner School, Bloxham	Expand the schools and colleges provision to match the needs of residents and businesses.  Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed in 2019/20
<b>Utilities</b>				
No updates				
<b>Flood risk</b>				
EA considering projects for future capital works at the time of this update				

No. Project	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Update
<b>Emergency and rescue services</b>				
33 New	Infrastructure required to directly serve new development including fleet, staff, set up costs and kit, upgrades to existing radio and emergency centre call capacity and siting of ANPR cameras	Ensure emergency and rescue infrastructure grows at the same rate as communities	Necessary	TBC
<b>Health</b>				
No updates				
<b>Community Infrastructure</b>				
Comp	Chester ton Community Hall	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in 2016
37	Sports Facilities Strategy 2018 Identifies future needs for sport and recreation up to 2031 taking into account the housing requirements in the adopted Cherwell Local Plan 2011-2031 (Part 1)	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Sports Facilities Strategy completed. Projects to addressing need to be identified in 2019.
Comp	Chesterton Community Hall – Provision of a new community hall	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in 2016
Comp	Retained sports hall at Former RAF – Upper Heyford for educational and community use	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed
38	Creation of a new community hub at Former RAF Upper Heyford that has the capability to accommodate multiple community related services including access to library, children and adult facilities	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Desirable	Seeking the provision of a community space capable of accommodating community uses including library access rather than a stand-alone library provision. It does not directly affect implementation of local plan policies.
(37c) Comp	Improvements to Ellen Hinde Hall, Bloxham	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed
(39) Comp	The provision of public art to enhance the quality of the place, legibility and identity. Installation of metal sculpture on the Sainsbury's roundabout in Kidlington	Improve health, social and cultural wellbeing	Desirable	Completed
37b Comp	Extension to The Windmill Centre, Deddington	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in 2019/20
37c Comp	Improvements to Ex-Servicemen's Community Hall, Bloxham	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in 2019/20
39 New	Development of leisure provision at Kidlington Leisure Centre, including focus on additional learner pool provision	Improve health, social and cultural wellbeing	Desirable	Development of leisure provision on existing footprint of land. Focus on additional learner pool provision.
40 New	Conversion of grass pitch into 3G pitch at Stratfield Brake to increase year round use of facilities	Improve health, social and cultural wellbeing	Desirable	
<b>Open space, recreation and biodiversity</b>				
Comp	Refurbishment and increase of community use including daytime use and functions at Stratfield Brake	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Completed in September 2017
46	Playing Pitch Strategy 2018  Identifies future needs for sport and recreation up to 2031 taking into account the housing requirements in the adopted Cherwell Local Plan 2011-2031 (Part 1)	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Playing Pitches Strategy completed. Projects addressing need to be identified in 2019.
47	Playing Pitch Strategy 2018  Identifies future needs for sport and recreation up to 2031 taking into account the housing requirements in the adopted Cherwell Local Plan 2011-2031 (Part 1)	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Playing Pitches Strategy completed. Projects addressing need to be identified in 2019.
48	Playing Pitch Strategy 2018  Identifies future needs for sport and recreation up to 2031 taking into account the housing requirements in the adopted Cherwell Local Plan 2011-2031 (Part 1)	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Playing Pitches Strategy completed. Projects addressing need to be identified in 2019.
49	Playing Pitch Strategy 2018	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Playing Pitches Strategy completed. Projects addressing need to be identified in 2019.

No. Project	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Update
	Identifies future needs for sport and recreation up to 2031 taking into account the housing requirements in the adopted Cherwell Local Plan 2011-2031 (Part 1)			
(48b) Comp	Expansion of the Windmill Centre's multi use games area (MUGA), Deddington	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Completed, September 2018
(47) Comp	Provision of multi-use games area (MUGA) at Warrinor School, Bloxham for educational and community use	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Completed
54a	Restoration, maintenance and new habitat creation at Upper and Lower Cherwell Conservation Target Areas: RSPB Upper Thames Wader Project Annual project	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats.	Desirable	Working with 7 farms in the two CTAs, totalling 630ha of wet grassland and/or hay meadow in the floodplain since April 2016. CDC funds the RSPB Upper Thames Wader Project on an annual basis. On-going project with yearly completions of work. The project provided support and advice on the creation, restoration and maintenance of wet grassland habitats.
Pipeline	Ecological enhancement and restoration opportunities in the Rivers Cherwell and Ray Catchment Areas (Rivers Cherwell and Ray Catchment Plan)	To identify ecological enhancement and restoration opportunities in the catchments and prioritise them	Desirable	Rivers Cherwell and Ray Catchment Plan due to be agreed by the Cherwell and Ray Catchment Partnership. Funding will be sought by the partnership to carry out the work



## **Appendix 57**

### **Green Square Letter**



Christian Orr, MTCP,  
Land & Planning Executive,  
Hollins Strategic Land,  
Suite 4, 1 King Street,  
Manchester,  
M2 6AW.

17<sup>th</sup> February 2021.

**Land Off Berry Hill Road, Adderbury - Planning Application 17/02394/OUT.**

Dear Christian,

We have been looking for sites in Cherwell, Oxfordshire to follow on from our recent purchase and completion of land located off Oxford Road in Bodicote for 46 dwellings.

We have noticed your application submitted off Berry Hill Road in Adderbury for up to 40 dwellings.

From our experience there is a strong demand for housing within the area, it is also an attractive area to live. We have an ambitious delivery timetable for our site in Bodicote, and we would be very interested in building out your site in Adderbury.

To this effect, I would like to formally register GreenSquare Homes interest in acquiring the land on receipt of planning approval.

I would of course welcome the opportunity to meet with you to discuss acquisition.

I look forward to hearing from you.

Yours sincerely,



pp

Wyn Bevan.  
Land and Planning Manager.

GreenSquare Homes, GreenSquare Group.  
Methuen Park, Chippenham, SN14 0GU

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