

NOTES **PLAN 6**

- ▭ Site Location
- ADDERBURY STORES WALKING ROUTE (1,520 METRES)
- ADDERBURY POST OFFICE (1,530 METRES)
- ADDERBURY STORES WALKING ROUTE USING PROW'S (920 METRES)
- ADDERBURY POST OFFICE USING PROW'S (930 METRES)
- SQUIRES HAIRDRESSERS (1,650 METRES)
- SQUIRES HAIRDRESSERS USING PROW'S (1,050 METRES)

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT: **HOLLINS STRATEGIC LAND**

PROJECT: **BERRY HILL ROAD, ADDERBURY**

DRAWING TITLE: **WALKING ROUTE TO RETAIL FACILITIES**

SCALES: **NTS @ A3**

DRAWN: GM	CHECKED: SM	DATE: MAY 20
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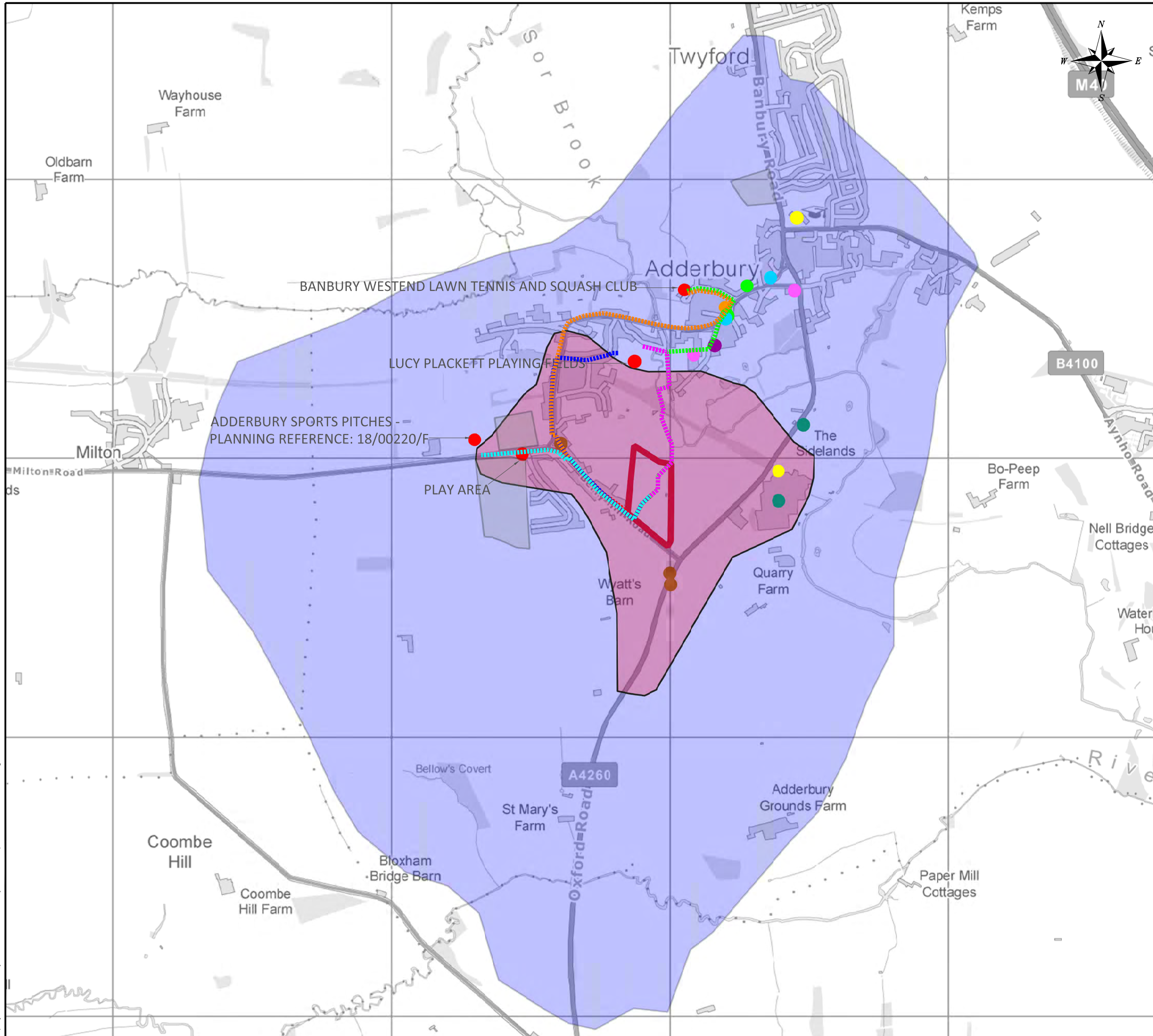
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DRAWING NUMBER: 1899-10	REVISION: -
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NOTES PLAN 7

Site Location

- PLAY AREA (630 METRES)
- LUCY PLACKETT PLAYING FIELDS (990 METRES)
- BANBURY WESTEND LAWN TENNIS AND SQUASH CLUB (1,740 METRES)
- LUCY PLACKETT PLAYING FIELDS USING PROW'S (700 METRES)
- BANBURY WESTEND LAWN TENNIS AND SQUASH CLUB USING PROW'S (1,130 METRES)
- ADDERBURY SPORTS PITCHES - PLANNING REFERENCE: 18/00220/F (820 METRES)

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT: **HOLLINS STRATEGIC LAND**

PROJECT: **BERRY HILL ROAD, ADDERBURY**

DRAWING TITLE: **WALKING ROUTE TO LEISURE FACILITIES**

SCALES: **NTS @ A3**

DRAWN: GM	CHECKED: SM	DATE: MAY 20
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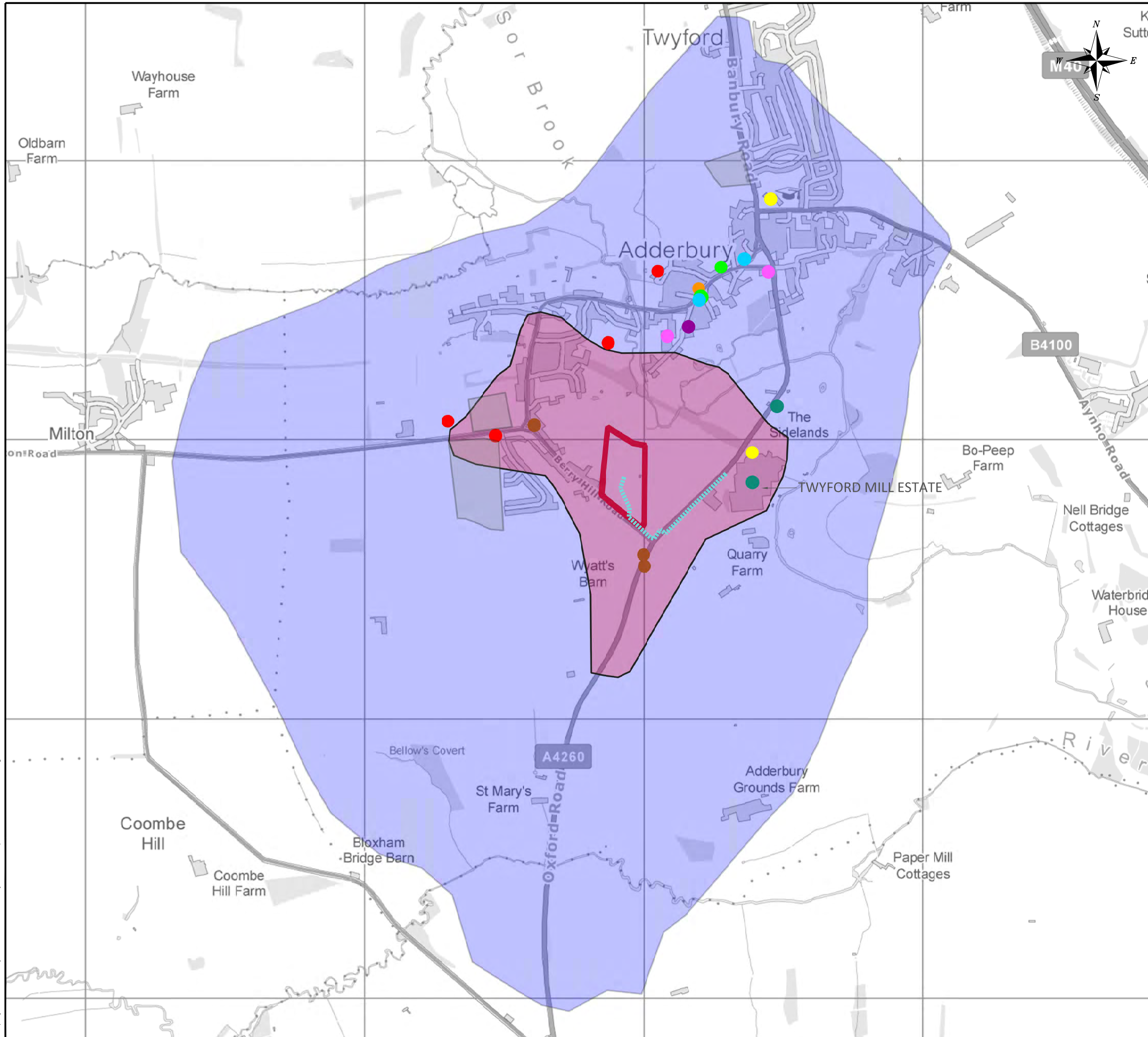
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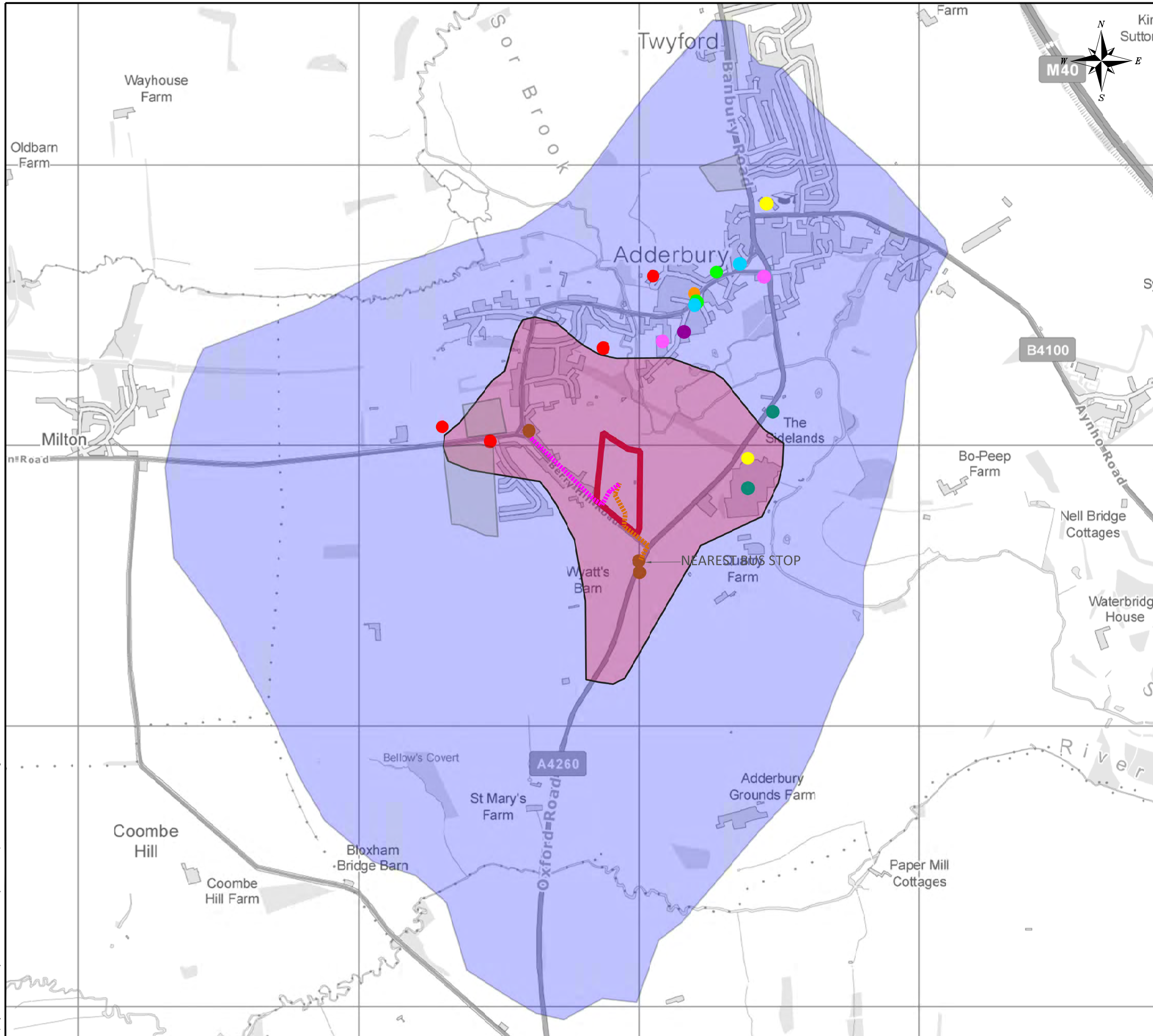
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NOTES		PLAN 8		
Site Location				
TWYFORD MILL ESTATE (680 METRES)				
REV	DETAILS	DRAWN	CHECKED	DATE
CLIENT:				
HOLLINS STRATEGIC LAND				
PROJECT:				
BERRY HILL ROAD, ADDERBURY				
DRAWING TITLE:				
WALKING ROUTE TO EMPLOYMENT OPPURTUNITIES				
SCALES:				
NTS @ A3				
DRAWN:	GM	CHECKED:	SM	DATE:
JUNE 20				
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DRAWING NUMBER:		REVISION:		
1899-12		-		

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- Site Location
- OXFORD ROAD BUS STOP WALKING ROUTE (350 METRES)
- EXISTING TRANSPORT NODE WALKING ROUTE (480 METRES)

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REV	DETAILS	DRAWN	CHECKED	DATE
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CLIENT:
HOLLINS STRATEGIC LAND

PROJECT:
BERRY HILL ROAD, ADDERBURY

DRAWING TITLE:
WALKING ROUTE TO TRANSPORT NODES

SCALES:
NTS @ A3

DRAWN: GM	CHECKED: SM	DATE: MAY 20
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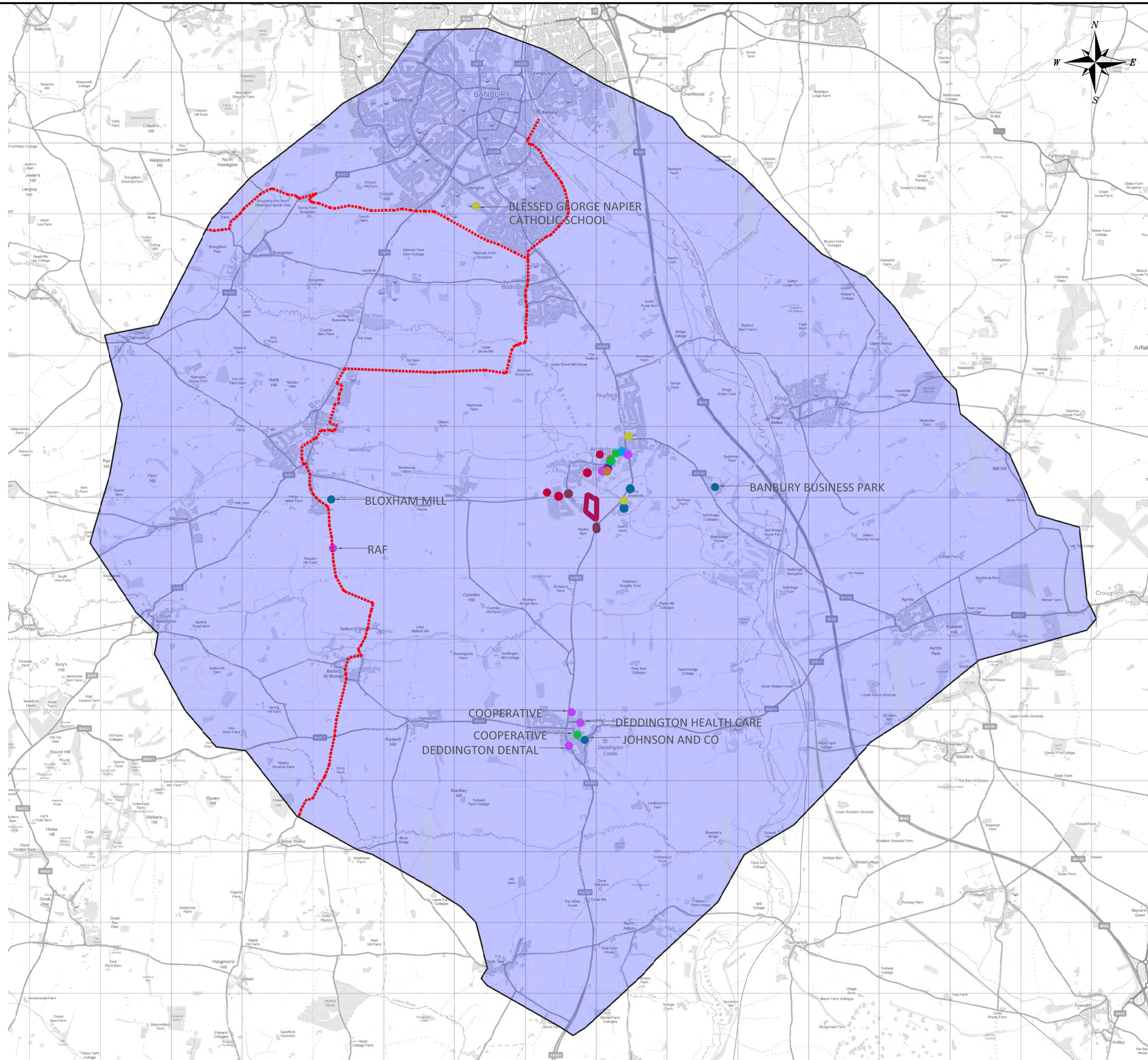
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DRAWING NUMBER: 1899-13	REVISION: -
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NOTES

- Site Location
- 8km Cycle Catchment
- Future Committed Development
- Nearest Bus Stops
- Business/Employment/Industrial
- Cafe/Takeaway/Public House
- Community Facilities
- Education
- Leisure/Sport
- Library
- Post Office
- Retail
- NATIONAL CYCLE ROUTE 5



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REV	DETAILS	DRAWN	CHECKED	DATE
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CLIENT:
HOLLINS STRATEGIC LAND

PROJECT:
BERRY HILL ROAD, ADDERBURY

DRAWING TITLE:
CYCLE CATCHMENT PLAN

SCALES:
NTS @ A3

DRAWN: GM	CHECKED: SM	DATE: MAY 20
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APPENDICES

APPENDIX 1

Detailed Route Descriptions

APPENDIX 1 – WALKING ROUTE DESCRIPTIONS

Walking Routes to Schools/Nurseries

The following tables below detail the walking route to a local primary school and nursery, including;

- Adderbury Day Nursery;
- Christopher Rawlings Church of England Primary School;

In addition to the walking route descriptions, consideration has also been given to the 'attractiveness' of the routes, whether they are considered safe and pleasant. This will assist in determine the usability of the routes and likelihood for encouraging trip on foot between the site and neighbouring facilities and amenities.

These are also shown on **Plan 5. Table 1** shows the walking route to Adderbury Day Nursery.

Walking Route to Adderbury Day Nursery		Footway	Lit	Surface
1	From within the site, walk in a south eastern direction towards Berry Hill Road	2m	Y	Tarmac
2	Turn left onto Berry Hill Road and continue along the proposed footways in an eastbound direction for approximately 100m	1.5m	Y	Tarmac
3	Turn left onto Oxford Road and continue in a north bound direction for around 70m	1.5	Partially	Tarmac
4	Cross Oxford Road using the proposed refuge crossing and continue to walk northbound along Oxford Road	1.5m	Partially	Tarmac
5	Continue walking in a northbound direction, using the footways on the eastern side of Oxford Road for approximately 330m	1.5m	Partially	Tarmac
6	Turn right into the Twyford Mill Estate and continue to walk for around 50 metres	-	Partially	Shared Surface
7	Arrive at Adderbury Day Nursery	-	Y	Tarmac
-	Total Distance – 710m	-	-	-

Table 1 – Walking Route to Adderbury Day Nursery

Route Conditions and Attractiveness

The walking route along Oxford Road is identified in **Photograph 1** below.



Photograph 1 – A section of the walking route along Oxford Road to Adderbury Day Nursery

As shown above, the walking route along Oxford Road is quite pleasant for pedestrians. There is an adequate footway on the eastern side, along with partial street lighting.

Table 2 below shows the walking route to Christopher Rawlings Church of England Primary School.

Walking Route to Christopher Rawlings Church of England Primary School		Footway	Lit	Surface
1	From within the site, walk in a south western direction towards Berry Hill Road using the pedestrian link	2m	Y	Tarmac
2	Turn right onto Berry Hill Road, using the proposed footways, continue walking in a north western direction for approximately 410 metres.	1.5m	Y	Tarmac
3	Cross over Horn Hill Road, and join the footpath provided on the western side	1.5m	Y	Tarmac
4	Continue to walk in a northbound direction for around 370m	1.5m	N	Tarmac
5	From here, follow the alignment of the road using the grass verge (around 40m) and rejoin the footpath on the Northern side of Cross Hill Road.	-	Y	-
6	Walk along Cross Hill Road in an eastbound direction for around 530m onto High Street	1.5m	Y	Tarmac
8	From here, walk in a northern direction on High Street for approximately 360m until you reach the High Street/A4260 Oxford Road Junction	1.5m	Y	Tarmac
9	Continue to walk in a northern direction to for around 80m until you reach the signalised pedestrian crossing point	1.5m	Y	Tarmac
10	From here, cross over Adderbury Court using the pedestrian crossing facilities and then cross again over the A4260 Oxford Road	2m	Y	Tarmac
11	Follow the footway along to the B4100 Aynho Road for around 50m	2m	Y	Tarmac
12	Arrive at School gates	-	-	-
-	Total Distance – 2000m	-	-	-

Table 2 – Walking Route to Christopher Rawlins Church of England Primary School

Route Conditions and Attractiveness

The pedestrian crossing facilities at the Adderbury Court/Oxford Road/B4100 Aynho Road junction is identified in **Photograph 2** below.



Photograph 2 – Pedestrian crossing point on Oxford Road used for the walking route to Christopher Rawlins Primary School

As shown above, the pedestrian crossing point is of good standard, with dropped kerbs and tactile paving, enhancing pedestrian safety.

Table 3 below shows the walking route to Christopher Rawlings Church of England Primary School using the A4260 Oxford Road.

Walking Route to Christopher Rawlings Church of England Primary School (Using Oxford Road)		Footway	Lit	Surface
1	From within the site, walk in a south eastern direction towards Berry Hill Road	2m	Y	Tarmac
2	Turn left onto Berry Hill Road and continue along the proposed footways in an eastbound direction for approximately 100m	1.5m	Y	Tarmac
3	Turn left onto Oxford Road and continue in a north bound direction for around 70m	1.5	Partially	Tarmac
4	Cross Oxford Road using the proposed refuge crossing and continue to walk northbound along Oxford Road	1.5m	Partially	Tarmac
5	Continue walking in a northbound direction, using the footways on the eastern side of Oxford Road for approximately 660m	1.5m	Partially	Tarmac
6	Follow the footpath around the bend and over the footbridge, for around 190m	-	Partially	Tarmac
7	Rejoin the footpath and continue to walk in a northbound direction for approximately 460m	1.5m	Partially	Tarmac
8	At the Oxford Road/Aynho Road junction, use the pedestrian crossing point to cross the road	2m	Y	Tarmac
9	From here, walk in an eastbound direction for around 30m	2m	Y	Tarmac
10	Arrive at School gates	-	-	-
-	Total Distance – 1680m	-	-	-

Table 3 – Walking Route to Christopher Rawlins Church of England Primary School using the A4260 Oxford Road.

Route Conditions and Attractiveness

The walking route along Oxford Road footbridge is identified in **Photograph 3** below.



Photograph 3 – A section of Oxford Road used for the walking route to Christopher Rawlins Primary School (Oxford Road footbridge)

As shown above, the walking route along this section of Oxford Road is of good standard, with a footway and footbridge along the eastern side and street lighting.

Walking Routes to Local Retail Facilities

The following table includes the detailed walking routes from the Appeal Site to the local retail facilities. This is also shown on **Plan 6**.

Table 4 shows the walking route to Adderbury Stores on High Street.

Walking Route to Adderbury Stores (High Street)		Footway	Lit	Surface
1	From within the site, walk in a south western direction towards Berry Hill Road using the pedestrian link	2m	Y	Tarmac
2	Turn right onto Berry Hill Road, using the proposed footways, continue walking in a north western direction for approximately 410 metres.	1.5m	Y	Tarmac
3	Cross over Horn Hill Road, and join the footpath provided on the western side	1.5m	Y	Tarmac
4	Continue to walk in a northbound direction for around 370m	1.5m	N	Tarmac
5	From here, follow the alignment of the road using the grass verge (around 40m) and rejoin the footpath on the Northern side of Cross Hill Road.	-	Y	-
6	Walk along Cross Hill Road in an eastbound direction for around 520m	1.5m	Y	Tarmac
8	From here, walk north on High Street for approximately 50m and cross	1.5m	Y	Tarmac
9	Arrived at Adderbury Stores	1.5	Y	Shared Surface
-	Total Distance – 1520m			

Table 4 – Walking Route to Adderbury Stores

Route Conditions and Attractiveness

The walking route along Horn Hill Road located to the north west of the site is identified in **Photograph 4** below.



Photograph 4 – A section of the walking route along Horn Hill Road to Adderbury Stores

As can be seen above, pedestrians would walk along the western side of Horn Hill Road, which has a good standard footway, it is overlooked by properties on both sides of the road, enhancing the safety of pedestrians.

Walking Routes to Leisure Facilities

Table 5 shows the walking route to the local Recreational Park/Play Area, as shown on Plan 7.

Walking Route to Recreational Park/Play Area	Footway	Lit	Surface
1 From within the site, walk in a south western direction towards Berry Hill Road using the pedestrian link	2m	Y	Tarmac
2 Turn right onto Berry Hill Road, using the proposed footways, continue walking in a north western direction for approximately 340 metres.	1.5m	Y	Tarmac
3 From here, cross Berry Hill Road and walk along the wide grass verge for around 50m	-	Y	-
4 Join the footpath on Milton Road and walk in a western direction for approximately 60m	1m	Y	Shared Surface
5 Cross St Marys Road and continue to walk for 50m.	1m	Y	Shared Surface
6 Arrive at destination	-	-	-
- Total Distance – 630m	-	-	-

Table 5 – Walking Route to Recreational Park/Play Area

Route Conditions and Attractiveness

The walking route to Recreational Park/Play Area involves walking along Berry Hill Road and then continuing along Milton Road, as illustrated in **Photograph 5** below.



Photograph 5 – A section of Milton Road used as the walking route to local Recreational Park/Play Area

As can be seen above, the walking route along Milton Road is quite pleasant, it is lit, lightly trafficked and is overlooked on both sides.

Table 6 shows the walking route to Lucy Plackett playing Fields.

Walking Route to Lucy Plackett playing fields		Footway	Lit	Surface
1	From within the site, walk in a south western direction towards Berry Hill Road using the pedestrian link	2m	Y	Tarmac
2	Turn right onto Berry Hill Road, using the proposed footways, continue walking in a north western direction for approximately 410 metres.	1.5m	Y	Tarmac
3	Cross over Horn Hill Road, and join the footpath provided on the western side	1.5m	Y	Tarmac
4	Continue to walk in a northbound direction for around 270m	1.5m	N	Tarmac
5	From here, turn right and continue to walk down Round Close Road for approximately 180m	-	Y	Tarmac
6	Arrive at destination	-	-	-
-	Total Distance – 990m	-	-	-

Table 6 – Walking Route to Lucy Plackett Playing Fields

Route Conditions and Attractiveness

The walking route to Lucy Plackett playing fields involves walking along Horn Hill Road and turning right on to Round Close Road, as illustrated in **Photograph 6** below.



Photograph 6 – A section of Round Close Road used as a walking route to Lucy Plackett Playing Fields

As can be seen from the above, although there's no footways along Round Close Road, this is lightly trafficked with good visibility, enhancing safety for pedestrians.

Walking Routes to Employment Opportunities

This section will consider the walking routes to the Twyford Mill Estate as this is the main employment area close to the Appeal Site. This route is also shown on **Plan 8**.

Table 7 shows the walking route to Twyford Mill Estate.

Walking Route to Twyford Mill Estate		Footway	Lit	Surface
1	From within the site, walk in a south eastern direction towards Berry Hill Road	2m	Y	Tarmac
2	Turn left onto Berry Hill Road and continue along the proposed footways in an eastbound direction for approximately 100m	1.5m	Y	Tarmac
3	Turn left onto Oxford Road and continue in a north bound direction for around 70m	1.5	Partially	Tarmac
4	Cross Oxford Road using the proposed refuge crossing and continue to walk northbound along Oxford Road	1.5m	Partially	Tarmac
5	Continue walking in a northbound direction, using the footways on the eastern side of Oxford Road for approximately 330m	1.5m	Partially	Tarmac
6	Turn right into the Twyford Mill Estate, 20m.	-	Partially	Shared Surface
7	Arrive at Twyford Mill Estate.	-	Y	Tarmac
-	Total Distance – 680m	-	-	-

Table 7 – Walking Route to Twyford Mill Estate.

Route Conditions and Attractiveness

The walking route to the Twyford Mill Estate includes a walk along Oxford Road.



Photograph 7 – A section of the walking route along Oxford Road to Twyford Mill Estate

As shown above, the walking route along Oxford Road is quite pleasant for pedestrians. There is an adequate footway on the eastern side, as well as partial street lighting.

Walking Routes to Transport Nodes

The local transport nodes are located at the nearby bus stops on Horn Hill Road and Oxford Road (Proposed bus stops). These are described in the following tables and also shown on **Plan 9**.

Table 8 shows the walking route to the bus stops serving the number S4.

Walking Route to Bus Service S4		Footway	Lit	Surface
1	From within the site, walk in a south western direction towards Berry Hill Road using the pedestrian link	2m	Y	Tarmac
2	Turn right onto Berry Hill Road, using the proposed footways, continue walking in a north western direction for approximately 350 metres.	1.5m	Y	Tarmac
3	Arrive at destination	-	-	-
-	Total Distance – 480m	-	-	-

Walking Route to Bus Service S4		Footway	Lit	Surface
1	From within the site, walk in a south eastern direction towards Berry Hill Road	2m	Y	Tarmac
2	Turn left onto Berry Hill Road and continue along the proposed footways in an eastbound direction for approximately 70m	1.5m	Y	Tarmac
3	Cross Berry Hill Road via the proposed pedestrian crossing point	-	Y	Tarmac
4	Follow the new footway in a southbound direction for approximately 80m	1.5m	Y	Tarmac

5	Arrive at destination	-	-	-
-	Total Distance – 350m	-	-	-

Table 8 – Walking Route to Bus Service S4 Stops

Summary

All of the above amenities are within the 2 kilometre catchment, thus demonstrating that the site is within walking distance of a large number of key every day facilities.

It is therefore considered that the existing and proposed pedestrian infrastructure will facilitate safe and direct pedestrian linkages between the site and local destinations.



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Offices across the UK



Appendix 39

Appeal decision - south of Milton Rd, Adderbury



Appeal Decision

Inquiry held on 20 and 21 November 2013

Site visit made on 27 November 2013

by Tim Wood BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 January 2014

Appeal Ref: APP/C3105/A/13/2200827

OS Parcel 4100, Adjoining South of Milton Road, Adderbury, Banbury OX17 3HD

- 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 Berkeley Homes (Oxford and Chiltern) Ltd against the decision of Cherwell District Council.
 - The application Ref 13/00456/OUT, dated 25 March 2013, was refused by notice dated 18 June 2013.
 - The development proposed is the erection of 65 dwellings with associated access, open space and structural landscaping.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of 65 dwellings with associated access, open space and structural landscaping at OS Parcel 4100, Adjoining South of Milton Road, Adderbury, Banbury OX17 3HD in accordance with the terms of the application, Ref 13/00456/OUT, dated 25 March 2013, subject to the conditions set out in Schedule 1 of this decision.

Preliminary Matters

2. The appeal relates to an application for outline planning permission with access and layout to be determined at this stage.
3. The Inquiry was not formally closed on the final sitting day but was kept open in order to receive written comments from the main parties in relation to the then outstanding *Hunston* case. However, as part of its final comments the Council submitted their most recent Annual Monitoring Report (AMR) which was approved by the Council on 6 January 2014. The Council now adopt the Sedgefield approach to dealing with a backlog in housing supply and state that they can only demonstrate 4.7 years of housing land supply. As a result, and notwithstanding the evidence previously submitted to the Inquiry, the Council conclude that they cannot demonstrate a 5 year supply of housing land and so the requirements of paragraph 14 of the National planning Policy Framework (the Framework) apply, ie that planning permission should be granted unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole. The Council conclude that, in the circumstances, any comments on the *Hunston* case are irrelevant.

Main Issues

4. As a result of the above and the Council's acceptance that it is now common ground that they cannot show a 5 years supply of housing land, the main issues in this appeal are;
 - Whether the proposal is appropriate and sustainable, having regard to policies for residential development, the countryside and landscape
 - Whether the proposal would be premature having regard to the emerging Local Plan and the Adderbury Neighbourhood Plan.

Reasons

Whether the proposal is appropriate and sustainable, having regard to policies for residential development, the countryside and landscape

5. The appeal site is a broadly rectangular parcel of land sitting adjacent to the edge of the village, outside its current bounds. It is said that it is about 1km from the centre of the village by existing footpaths. The village of Adderbury contains a number of facilities including a shop, a post office, churches, a public house, recreation and sports grounds and primary and secondary schools are in nearby settlements. In this sense it was generally agreed that the village is a sustainable one where new development could be accommodated.
6. The Adopted Cherwell Local Plan (LP) was adopted in 1996 and had an end date of 2001. Policy H6 permits small scale low cost housing adjacent to settlements to meet identified local need; Policy H12 states that new housing in the rural areas will be permitted within existing settlements. Policy H13 identifies Adderbury as a category 1 settlement where residential development within the village will be restricted to infilling, minor development of small groups and conversions of non-residential buildings. Policy H18 restricts new housing within the open countryside to those essential for agriculture or other undertakings. Policy C8 resists sporadic development in the open countryside in order to maintain its rural character. I agree that the proposal would give rise to conflict with a number of these policies in the LP. However, as the Secretary of State concluded at a recent appeal at Bourne Lane, Hook Norton (Ref APP/C3105/A/12/2184094), these policies do not provide for an up-to-date provision of housing land and so full weight can no longer be given to these policies.
7. The Cherwell Proposed Submission Local Plan 2013 (PSLP) contains Policy Villages 1, which identifies Adderbury as a Category A settlement where minor development, infilling and conversions will be allowed. Policy Villages 2 relates to the distribution of new housing over the rural areas and states that a number of dwellings will be directed to Adderbury and 5 other settlements in the period 2011 to 2031. The PSLP has yet to be submitted to the Secretary of State and will then be the subject of examination. I note that there are objections to it, including ones to the figure given in Policy Villages 2. Taking account of the early stage in its preparation and the fact that there are outstanding objections, I attach only limited weight to the PSLP. Notwithstanding this, it is notable that within it the Council acknowledges that 55% of new homes will need to be on green-field sites, and the inclusion of Adderbury as a Category 1 village acknowledges a level of sustainability.

8. The proposal would sit adjacent to the existing housing on St Mary's Road. This existing edge of the village presents a rather harsh edge which does not blend with the adjacent countryside. The proposal would be set back from Milton Road behind the open play area, and to the west would be set behind amenity and open areas; beyond that the opportunity exists to add to the visual screening along the land boundaries. I acknowledge that there may often be some amount of harm arising from the development of land that is currently open; however, in this case, taking account of the above factors, I see this as only limited harm which is outweighed by the beneficial effects of providing a softer edge to the village which provides for a more satisfactory transition to open countryside.
9. In respect of this main issue, I consider that the proposal represents sustainable development as envisaged by the Framework. In the context of an out of date LP and the PSLP, to which I attach limited weight, the proposal accords with the provisions of the Framework.

Whether the proposal would be premature having regard to the emerging Local Plan and the Adderbury Neighbourhood Plan

10. The Council state that the approval of this proposal would be premature to the adoption of the PSLP as it would make a decision of the location and amount of development in Adderbury outside the development plan system. It also states that the proposal would prejudice the emerging Adderbury Neighbourhood Plan.
11. The Government document *The Planning System: General Principles* sets out the approach to questions of prematurity, stating that it may be justifiable to refuse planning permission where a DPD is being prepared if a proposal is so substantial or the cumulative effect would be so significant that granting planning permission would pre-determine decisions about the scale, location or phasing of new development. In this context, although the proposal is not one which I would consider to be substantial, the approval of this appeal scheme would have some effect on future decisions about the location and scale of future housing development in Adderbury. However, the adoption of the PSLP is some way off and it may well be the subject of change through the examination process. Furthermore, the small effect that I envisage is far outweighed by the assistance that the proposed development would bring to the aim of providing a suitable supply of new homes in the near future.
12. The Adderbury Neighbourhood Plan is at a very early stage in its preparation. It was stated that a sustainability appraisal/strategic environmental assessment has not yet been prepared; there has been no pre-submission consultation. Even after these processes it would need to be submitted to the district council, publicised and submitted for examination. The examiner would have to consider if it is in conformity with the strategic policies in the development plan; there is no up to date plan for the area. In these circumstances I consider that dismissal of the appeal on the grounds of prematurity in relation to either the PSLP or the Adderbury Neighbourhood Plan is not justified.

The Planning Agreement

13. A completed Agreement has been provided which overcomes the Council's concerns as set out in the relevant reason for refusal. However,

notwithstanding that they have entered into the Agreement, the appellants contest a number of the matters included in it and I shall concentrate on the contested elements below.

Admin/Monitoring

14. Costs would be involved to the Council and County Council in administration and monitoring of this agreement. However, I consider this to be one of their functions and do not consider it is necessary to make the proposed development acceptable in planning terms and I shall not take this into account.

Community Projects

15. The proposed amount is said to be for activities including a newsletter, meet and greet events and provision of general information. The appellant notes that the Council already publish a quarterly newsletter and a number of events already take place in the village. It is far from clear what the contribution would be used for and how the amount has been arrived at. Therefore, it is not related in scale and nature to the proposed development and I shall not take it into account.

Commuted Sums for Maintenance

16. Contributions are included which cover the costs of future maintenance and management of open spaces and play areas. This includes 10% of the maintenance costs as a management element. The information before me does not indicate that such an amount will necessarily be incurred by the Council. Whilst I accept that the maintenance element is justified, the management element is not taken into account in my decision.

Refuse Bin Contribution

17. I judge that it is not necessary in planning terms, for the developer to purchase refuse bins, rather than either the Council or the householder. The acceptability of the proposal does not rest on this matter; therefore, I shall not take it into account in my decision.

Adult Learning

18. The contribution is sought by the County Council to go towards improved facilities as part of a wider town centre redevelopment, as the County Council considers that the existing facilities at Grimsbury are relatively inaccessible. There is no evidence before me that indicates that the existing facilities are at capacity or would be as a result of the proposal and there is no detail of the problems of accessibility or of any proposed new scheme. In this context there can be no clear link between the proposal and the contribution. As a consequence, I shall not take it into account.

Secondary School/Sixth Form education

19. The appeal site is within the catchment area for the Warriner Secondary School. Figures supplied by the County Council state that 38.4% of pupils at the school live outside the catchment; they also confirm that Warriner School is at or very close to capacity and that there are spare places at Banbury secondary schools. It is suggested that the proposed development would be likely to give rise to 15 secondary school age people and 2 sixth form aged

people. I consider that the fact that such a large percentage of pupils at the local school are from outside the catchment is significant. In this context, I consider that it would be unreasonable to require the developers of this scheme to contribute towards secondary education. I do not consider that the likely gradual effects of the proposed development on pupil numbers would be likely to lead to an unacceptable displacement of pupils from the local school. Therefore, I shall not take account of this contribution.

Library Contribution

20. The library which serves the area is that at Banbury. The County Council states that the library is currently significantly under-sized in relation to the population that it serves, when compared to their standard of floor-space per person. The contribution sought seeks an amount per projected head of new population likely to be generated by the development. I consider that this fairly reflects the cost of providing for the additional population which cannot be satisfactorily accommodated within the existing library. Therefore, this contribution satisfies the requirements of Regulation 122 of the CIL Regs and I shall take it into account in my decision.

Elderly Day-Care

21. It appears that the contribution would be, at least partly, for a provision that has already been made at Stanbridge Hall. Therefore, the level of the contribution is unclear and the need questionable. As a consequence, I shall not take account of this in my decision.

Waste Recycling

22. The County Council state that the contribution is to be applied to the existing Alkerton site which, it states, has limited capacity and its planning permission is due to expire in 2014. However, the cost relates to the provision of a new site. I consider that, in the absence of a clear cost for a specific project, the scale of the proposed contribution cannot be said to be clearly related to the proposed development. Therefore, this does not meet the relevant tests and I shall not take it into account. The amount was subsequently reduced by the County Council to about one third of the previous request, however there is no indication of how this is arrived at and so I cannot take it into account.

The other provisions

23. On the basis of the evidence before me I am satisfied that the other provisions contained in the Agreement satisfy the tests in Regulation 122 of the CIL Regs and I shall take them into account in arriving at a decision.

Conditions

24. I have considered the conditions suggested by the parties having regard to the advice in Circular 11/95 '*The Use of Conditions in Planning Permissions*'. I shall include the standard conditions in relation to the submission of reserved matters and the commencement of development but agree that shortened time-scales are appropriate in this case in order to promote speedy delivery. In order that access and parking is provided in a safe and timely manner it is necessary to include conditions relating to traffic calming measures, visibility splays, the timing of the provision of the access and the provision of a suitable amount of car parking.

25. So that the appeal site is adequately drained I shall include conditions relating to the provision of agreed means to dispose of surface and foul drainage. For the sake of biodiversity it is necessary to prevent any removal of hedges, trees or shrubs within the nesting season of birds and also to agree the implementation of a plan for enhancing biodiversity.
26. In order to comply with the provisions of Policy C28 of the Local Plan a condition requiring public art is acceptable. In order to give an acceptable appearance to the development when seen from Milton Road I agree that a restriction on means of enclosure of those properties facing Milton Road is necessary; I do not consider it necessary to widen the extent of this restriction. In order to ensure a sustainable form of construction and development I shall include a condition requiring achievement of Level 4 of the Code For Sustainable Homes.
27. So that any garages and car ports are retained for use as described a condition preventing their use or conversion to living space is included. A construction and traffic management plan is necessary to make sure that the construction does not have an unacceptable impact on the locality. A right-of-way crosses part of the site and I agree that a condition preventing this from being blocked or otherwise affected during construction works is necessary. For the sake of proper planning and for the avoidance of doubt, a condition requiring construction in accordance with the submitted plans is included.
28. Conditions relating to landscaping, including a Landscape and Ecology Management Plan, the use of native species and the design of the open space areas, are more appropriately matters for inclusion in a reserved matters approval (if found necessary) and not at this stage.

Conclusion

29. In the absence of a demonstrable 5 years housing land supply, significant weight is attached to the contribution that the proposal would make in this respect. The appeal site is in a relatively sustainable location where residents would have access to shops, services and employment opportunities. I have found that dismissal of the appeal on prematurity grounds in relation to the PSLP or the Adderbury Neighbourhood Plan is not justified. I find that the benefits of the scheme are not outweighed by any other matters; as a consequence, the appeal is allowed.

S T Wood

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

G Lewis of Counsel

He called

C Wood

Senior Planning Appeals Officer, West
Oxfordshire District Council (acting for Cherwell
District Council)

FOR THE APPELLANT:

N Cameron QC

He called

A Bateman

S Sensecall

Managing Director Pegasus Planning Group Ltd
Partner, Kemp and Kemp Property Consultants

INTERESTED PERSONS:

N Randell

T Gill

Ward Member

Adderbury Parish Council

DOCUMENTS

- 1 Signed Statement of Common Ground
- 2 Statement of T Gill
- 3 Saving Direction for Cherwell Local Plan
- 4 Completed Planning Agreement
- 5 Council's comments relating to the Planning Agreement
- 6 Revised appendix SJS 22
- 7 Copy of judgement North Wiltshire District Council v SoS for the Environment and Clover
- 8 Further submissions of the Council
- 9 Revised further submissions on behalf of the appellant

SCHEDULE 1, Conditions (19 in number)

- 1) Details of the appearance, landscaping and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than one year from the date of this permission.
- 3) The development hereby permitted shall begin not later than one year from the date of approval of the last of the reserved matters to be approved.
- 4) Except where otherwise stipulated by conditions attached to this permission or submissions required thereto, the development hereby permitted shall be carried out in accordance with the following approved plans: 2587.106 Rev D; 2587.102; MRA 2.
- 5) No other part of the development shall take place until the proposed means of access, including vision splays onto Milton Road and any ancillary works have been formed, laid out and constructed in accordance with specifications which have firstly been submitted to and approved in writing by the local planning authority.
- 6) The agreed vision splays shall not be obstructed by any object, structure or planting of a height greater than 0.6 metres.
- 7) Prior to work starting on the site a traffic calming scheme shall be submitted to the Local Planning Authority for written approval.
- 8) Prior to the first occupation of any part of the development, the approved traffic calming scheme shall be constructed in accordance with the agreed details and thereafter retained.
- 9) Before any of the dwellings are first occupied, the proposed vehicular accesses, driveways, turning areas and footpaths that serve those dwellings shall be constructed, laid out, surfaced, drained and lit, in accordance with the specification details to be submitted to and approved in writing by the local planning authority prior to the commencement of the development.
- 10) Prior to the commencement of development details of the proposed car parking provision including surfacing and drainage shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and shall be retained in that form and the car parking spaces shall be used for no other purpose.
- 11) No development shall take place, including any works of demolition, until a Construction Method and Traffic Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) phasing of the development
 - ii) an agreed route for construction and delivery vehicles to the site

- iii) the parking of vehicles of site operatives and visitors
 - iv) loading and unloading of plant and materials
 - v) storage of plant and materials used in constructing the development
 - vi) wheel washing facilities
 - vii) measures to control the emission of dust and dirt during construction
 - viii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- 12) The garage/car ports shall be retained as such and shall not be adapted for living accommodation unless otherwise agreed in writing by the local planning authority.
- 13) No materials, plant, temporary structures or excavations shall be placed/undertaken on or immediately adjacent to the Public Right of Way that may obstruct or prejudice its use by the public, while the development takes place.
- 14) No development shall take place until detailed schemes, including a timetable for their implementation, for surface water and foul drainage of the development has been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details and thereafter retained in the agreed form. The surface water drainage scheme shall be based on the agreed Flood Risk Assessment entitled *Land South of Milton Road, Adderbury, site Specific Flood Risk Assessment, X-213089/TB/SK/BEM/March 2013, Revision C*.
- 15) No removal of hedgerows, trees or shrubs shall take place between 1 March and 31 August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on the submission of a recent survey (no older than one month) that has been undertaken by an ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on site.
- 16) Prior to the commencement of development, including works of ground preparation, a plan for enhancing biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the agreed enhancement measures shall be carried out in accordance with an agreed timetable, and retained in the agreed form.
- 17) No development shall take place until details of the public art scheme, including siting, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained in that form.
- 18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse. This shall only relate to those dwellings which face directly towards Milton Road.
- 19) The dwellings shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Appendix 40

Distance to Junction

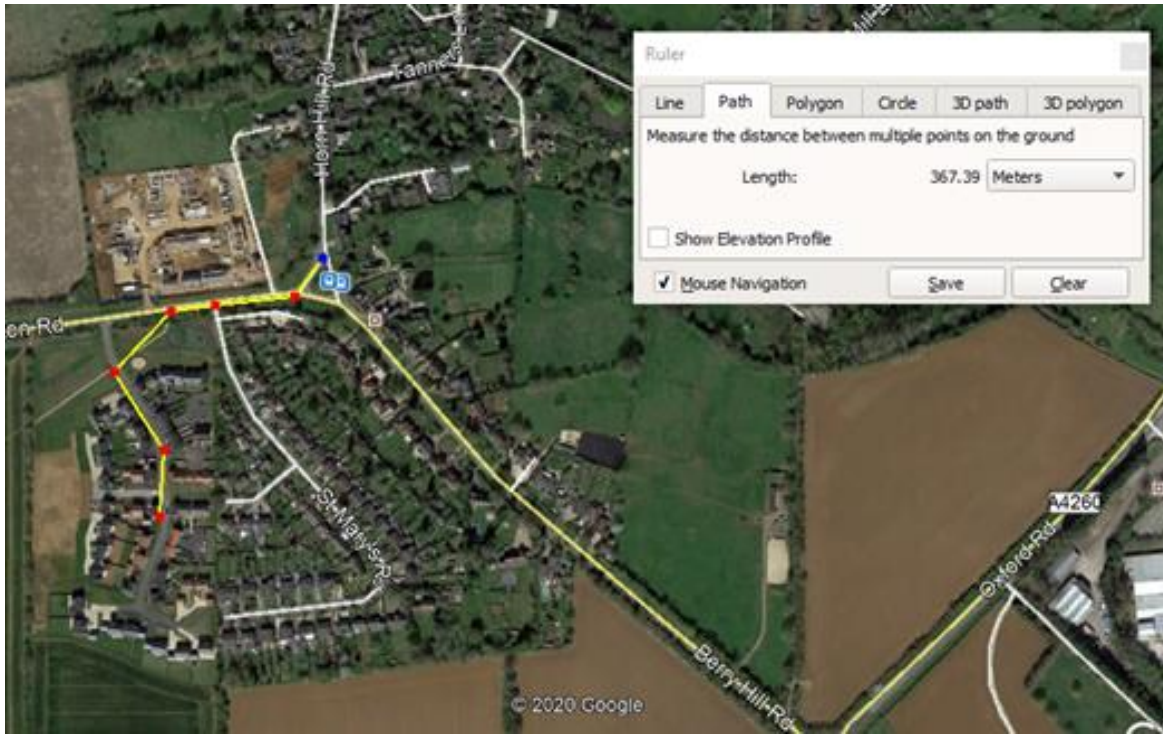


Image 1: Distance from centre of site south of Milton Road to junction

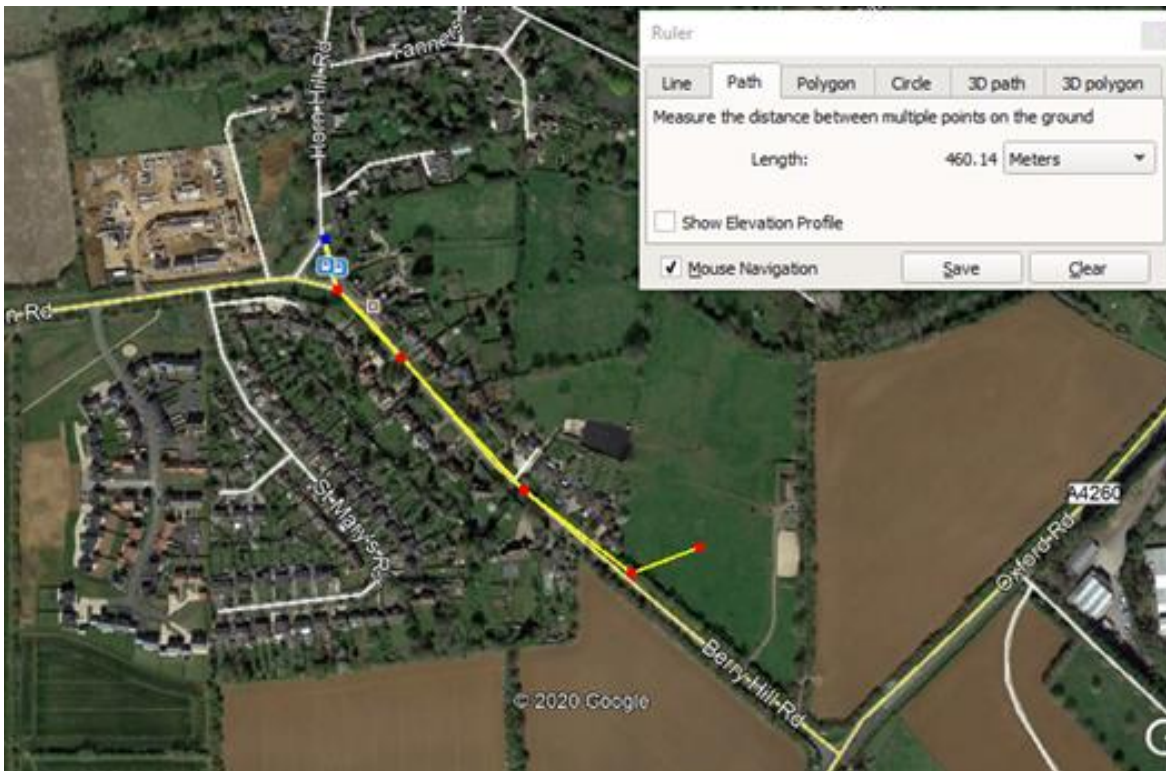


Image 2: Distance from centre of developable area to junction

Appendix 41

Committee Report 18/00220/F

Applicant:	Adderbury Parish Council	
Proposal:	Change of use of agricultural land to sport/recreation and community use	
Ward:	Adderbury, Bloxham And Bodicote	
Councillors:	Cllr Mike Bishop Cllr Chris Heath Cllr Andrew Mchugh	
Reason for Referral:	Major Application – site area over 1ha	
Expiry Date:	22 June 2018	Committee Date: 23 August 2018
Recommendation:	Approval	

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

The application is reported to the Planning Committee, as it is a major application.

Proposal

Planning permission is sought to change the use of the agricultural land to sport/recreation and community use. The land is to the North of Milton Road, Adderbury. The proposals include the access to the site from the Milton Road, the provision of parking and landscaping and the general layout of the site.

Consultations

The following consultees have raised no objections to the application (subject to the imposition of conditions to address some outstanding concerns):

- Adderbury Parish Council
- CDC – Recreation and Leisure, Landscape, Environmental Protection, Planning Policy, Ecology, Conservation
- OCC – Transport, Drainage, Archaeology, Minerals and Waste
- Sport England
- Oxfordshire Playing Fields Association

28 letters have been received, 17 in support, 7 in objection and 4 raising comments

Planning Policy

The application site is located outside the Adderbury Settlement Boundary but it is allocated for the proposed use. The site has some naturally occurring contamination, is within a minerals consultation area and there are records of notable and protected species within vicinity of the site. The site is close to the edge of the Adderbury Conservation Area and it has potential for archaeology on site. The land slopes from south west to north east.

The application has also been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance.

Conclusion

The key issues arising from the application details are:

- Principle of development
- Landscape impact and site layout
- Neighbouring amenity
- Transport
- Drainage and Flood Risk
- Ecology
- Heritage

The report looks into the key planning issues in detail, and officers conclude that the proposal is acceptable against the relevant policies for the following reasons:

1. The site is allocated for sports and community uses by Policy AD18 of the Adderbury Neighbourhood Plan subject to a number of criteria
2. The proposal can be accommodated without causing undue harm to the landscape and the development proposed can be accommodated on the site with any refinements secured by condition
3. The proposal can be accommodated without causing serious harm to the amenity of residential properties nearby.
4. The site is within a sustainable location in transport terms. It can be appropriately accessed and there is sufficient space to provide onsite transport infrastructure including parking and connections can be provided to the rest of the village to encourage the use of sustainable modes of transport to access the site.
5. The development would be at low risk from flooding and there are opportunities for surface water management that would ensure that surface water is appropriately dealt with.
6. It is possible to secure a net biodiversity gain providing a calculation accompanies future detailed landscape proposals.
7. There would be no unacceptable impacts upon the setting of the Adderbury Conservation area and impacts upon potential archaeological interest can be further assessed via the provision of information to satisfy planning conditions.

RECOMMENDATION - GRANT PERMISSION SUBJECT TO CONDITIONS

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

Main Report

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site sits to the west of Adderbury and to the north of the Milton Road. The land is currently agricultural surrounded by field hedgerows and is accessed by a field gate to the western side of the southern boundary. To the east of the site is a residential site, currently under construction by Nicholas King Homes, to the west is Ball Colegrave, a horticultural business, to the north is open countryside and to the south is open countryside and a new residential development.
- 1.2. The land gently slopes down from south to north with a maximum drop of approximately 5m across the site. Third party representations have identified that the site is used informally by local residents. In terms of recorded site constraints,

the land is close to the Adderbury Conservation Area boundary, there is potential for archaeology, there are some records of biodiversity in the local area and naturally occurring contaminants are also recorded. The land is also identified within the Adderbury Neighbourhood Plan.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. The application seeks full planning permission to change the use of the current agricultural land for sport/ recreation and community use. Following the receipt and validation of the application, additional information has been submitted on two occasions including a site location plan, a Transport Statement, a Travel Plan Statement and a Flood Risk Assessment. As an application for full planning permission, proposals for the site in terms of how it is to be used are required to be considered and in this regard, a plan has been provided to demonstrate a proposed site layout. This demonstrates the site can provide space for sports pitches (two adult football pitches, one of which could be used as two smaller pitches), a MUGA, landscaping and parking (for up to 141 car spaces). Space is also demonstrated for a building (potential for a new village hall/ pavilion type accommodation) that is not part of the current application but the future intention is likely to include a building on the land and so it is important to understand whether sufficient room is available for this for the future.

3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
10/00508/F	Change of use from agricultural use to recreational use.	Application Permitted
18/00015/SO	Screening Opinion to 18/00220/F - Change of use of agricultural land to sport/recreation and community use	Screening Opinion not requesting EIA

4. PRE-APPLICATION DISCUSSIONS

4.1. Some informal discussions were undertaken with the Parish Council prior to the submission of the application which was generally supportive of the principle of the development.

5. RESPONSE TO PUBLICITY

5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 06.08.2018, although comments received after this date and before finalising this report have also been taken into account.

5.2. 28 third party comments have been received all from the village to three consultations that have been undertaken (some of which are therefore from the same individuals). 17 comments are in support, 4 raise comments and 7 object (including two letters from four Parish Council Members). The comments raised by third parties are summarised as follows:

- The land was secured for the benefit of the whole village. To maximise its potential as a location for amenities for the village, the proposal is supported.
- Adderbury needs these facilities – the village is expanding but the current amenities are poor. Adderbury Park football club will be able to accommodate a fuller range of teams and training facilities.
- The current facilities cause dangerous parking situations on narrow residential roads. There is no meeting place for large groups and this proposal is long overdue and will provide much needed facilities.
- The proposed site will have good access for vehicles and for pedestrians and cyclists.
- The recent referendum in the village was supported by the majority.
- The proposal should just be for change of use at this stage because the village is being consulted on what facilities they wish to see on the land and the eventual layout and details are to be agreed.
- The lack of detail and transparency makes it hard to assess the implications of the proposal. It appears to cater solely for sport and therefore takes no account of those who wish to have a recreation area but who would not use football pitches. Its potential would therefore not be maximised for all in the community.
- It appears that the land would be used by a third party denying the wider public its use.
- The application is not supported sufficiently by detail as to how the scheme will be delivered and funded.
- The site could have potential for archaeology and this has not been adequately assessed. There were records found on land adjoining the site.
- An impact assessment of land drainage proposals on surrounding properties at risk of being flooded should be required. Field drains are referred to but there is no detail.
- Any levelling of the site is also important to be considered and the Parish Council have received assessments suggesting that a comprehensive earthworks operation would be required.
- Concern regarding the detail and amount of parking.
- Concern regarding noise impacts to the nearby residential dwellings on match days. There are now close by residential properties and noise and nuisance will be an issue for local residents. There are a number of properties that are not yet occupied and they may have concerns. The travel statement suggests the land could be used in the evenings until 11pm – this could have a significant impact.
- There are already sports facilities at the Lucy Placket fields and these are centrally located so accessible by all. The site should not be restricted to pitches alone
- Other uses for the site could include a small country park or a burial ground.

- Some concerns with how the proposals are being approached by the Parish Council. It would appear the application has been applied for without addressing all of the issues. Is sufficient parking provided?
- Floodlighting could damage the rural nature of the conservation area and could encourage use of the site until late in the evening disturbing residents.
- No traffic survey data has been provided. The Milton Road is busy and there should be provision for traffic calming and a pedestrian crossing.
- The travel statement now provided has increased concerns about the safety of road users and pedestrians.
- Residents currently use the land and it is of concern that public access will not be allowed for two years after the grass is seeded. Access should continue to be provided.
- The hall is not part of the application and this was seen as desirable. The hall would need to include changing facilities.
- Concern that there is no proven demand for the facilities.
- The construction of the development will cause noise, traffic inconvenience and pollution.
- The Working for Adderbury Community group has progressed work and a vision has been established and provided.
- There should be consideration as to limiting or maintaining the height of any new trees planted, in particular those close to the new neighbouring properties in Henge Close to prevent loss of light and views.
- What is the plan for boundary fencing to neighbouring properties?
- Concern regarding light pollution and the impact this could have on plants growing in the nurseries at Ball Colegrave. Concerns also regarding the impact of straying balls onto their site. The plan submitted is concerning with the proximity of the development and impacts upon security, stray balls and light pollution.
- Ball Colegrave also wish to retain use of the access track and field gate alongside their boundary which is used on a one off annual basis. Ball Colegrave has requested to APC that a secure fence is provided, along with additional planting to screen the fence.

5.3. The comments received can be viewed in full on the Council's website, via the online Planning Register.

6. RESPONSE TO CONSULTATION

6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

6.2. ADDERBURY PARISH COUNCIL: **supports** the application. This follows a number of consultations and conforms to policy AD18 of the Adderbury Neighbourhood Plan

as well as providing new leisure facilities for the village. In their second and third responses Adderbury Parish Council continues to express their support.

- 6.3. CDC RECREATION AND LEISURE: the team fully **support** the application.
- 6.4. CDC LANDSCAPE TEAM: **No Objection** to the change of use of the land on landscape and visual impact grounds. However, concerns are raised with regard to the layout and the lack of a clear development process. Care needs to be taken to retain existing boundary vegetation, consideration of links to the adjacent housing development, to design the car parking with planting and the position of the building to relate to the sports uses proposed. Resolution of the site layout is important before undertaking any work so that piecemeal development is avoided. In respect of the plan submitted, the advice is that it is poor and lacking in detail and that the parking arrangement can only be indicative. No information about retention of existing vegetation – can the roadside hedge be retained and provide sufficient visibility? No surfaces are shown. There are concerns about proximity of overflow parking adjacent to the hedge due to compaction of roots. There is not much space for a swale. No lighting is indicated and there may need to be some.
- 6.5. CDC ENVIRONMENTAL PROTECTION: **No comments or objections.**
- 6.6. CDC PLANNING POLICY: **No objection** to the use of the land for playing fields, however there is insufficient information to determine whether the full range of proposed uses could be appropriately provided.
- 6.7. CDC ECOLOGY: **No objections** to the change of use on ecological grounds. If the change in the existing access position is part of the application, then any works to the vegetated boundary to the South should take place outside of the bird nesting season and remove as little vegetation as possible. There is also the potential for badgers to use vegetated areas. No further comments were made in respect of the amended documents.
- 6.8. CDC CONSERVATION: The application site lies a short distance to the west of the conservation area. The impact on setting is likely to be minimal providing parking and any buildings are located along the Milton Road. No need for further input at this stage based on the proposed layout plan submitted.
- 6.9. OCC TRANSPORT: Initially provided an **objection** due to the lack of details of the layout and facilities of the site including access and parking. It was confirmed that there was **no objection** to the principle of the change of use but detail is needed to ensure that communal functions can only take place with appropriate access, car parking and footways being available. A full application needs to also include an FRA, a Transport Statement and a Travel Plan Statement. In a second response OCC Transport made the same comments. In a third response OCC have withdrawn their objection advising that the transport statement is comprehensive and is based on detailed assumptions which are robust. 141 parking spaces are shown as being able to be accommodated along with a 2m wide footway link to the footways into the village and an informal crossing point on Milton Road is required to improve connectivity from the site to the south.
- 6.10. In terms of DRAINAGE: OCC advised that the drainage arrangements include SUDs proposals. The drainage design details are at an outline stage of detail with no detailed design proposals submitted. A condition regarding surface water is required. Only a single test pit has been provided, OCC would expect additional test pits to confirm the potential and to inform detailed design. No indication has been provided as to the seasonal high ground water level at the site. It would appear that no design has been undertaken for the car parking areas and the design should

ensure that sufficient subbase for storage of run off is provided so no flooding occurs. A SUDs management and maintenance plan must also be provided. There should also be a qualitative examination of what would happen if any part of the drainage/ SUDs system fails, to demonstrate that floor water will have flow routes through the site without endangering property and where possible maintaining emergency access/ egress routes which should be supported by a flood exceedance plan.

- 6.11. OCC ARCHAEOLOGY: **No objection** subject to the imposition of planning conditions because the site is located in an area of archaeological potential. The plans submitted do not provide detail on the level of ground disturbance involved (i.e. from drainage works) and therefore this development could encounter further aspects of archaeological features recorded on the site immediately east. In a second response, OCC Archaeology made the same comments.
- 6.12. In a third response OCC ARCHAEOLOGY have noted the geophysical survey report that has been submitted with the application which highlights a number of possible archaeological features across the site. These cannot be dated from geophysical survey alone and may be related to the adjacent site. It is also possible that further archaeological features not identified from the geophysical survey could survive on the site. The proposed works, including the drainage scheme, may impact on these features and a programme of archaeological evaluation and mitigation will be required ahead of the commencement of the development. Conditions are required to be imposed and are recommended.
- 6.13. OCC MINERALS AND WASTE: **No comments** as the development would not adversely affect significant mineral resources and there would be no strategic waste planning implications.
- 6.14. SPORT ENGLAND: initially submitted a **holding objection** due to insufficient information being provided. In a second response, Sport England confirmed that they offered their **support** to the application as it is considered to provide new opportunities for sport to meet the needs of current and future generations. Sport England advised that the layout has some built in flexibility for pitch movement to avoid heavy wear and tear on the pitches. This response was provided after some direct contact with the Parish Council regarding their plans around pitch preparation and drainage. In a third response, Sport England continued to express their **support**.
- 6.15. OXFORDSHIRE PLAYING FIELDS ASSOCIATION: **supports** this application for change of use to sports/ recreation and community use.

7. RELEVANT PLANNING POLICY AND GUIDANCE

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. Adderbury has a Neighbourhood Plan and this is also part of the Development Plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- PSD1 – Presumption in Favour of Sustainable Development
- BSC10 – Open Space, Outdoor Sport and Recreation Provision
- BSC12 – Indoor Sport, Recreation and Community Facilities
- ESD13 – Local Landscape Protection and Enhancement
- ESD15 – The Character of the Built and Historic Environment
- ESD17 – Green Infrastructure
- Policy Villages 4 – Meeting the need for open space, sport and recreation

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development

Adderbury Neighbourhood Plan 2014-2031

- AD1 – Adderbury Settlement Boundary
- AD2 – Green Infrastructure
- AD3 – Local Green Spaces
- AD4 – Local Open Spaces
- AD18 – New Community Facilities

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

8. APPRAISAL

8.1. The key issues for consideration in this case are:

- Principle of development
- Landscape impact and site layout
- Neighbouring amenity
- Transport
- Drainage and Flood Risk
- Ecology
- Heritage

Principle of the development

- 8.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any application for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.
- 8.3. The Development Plan for Cherwell includes the Cherwell Local Plan Part 1 2011-2031, the saved policies of the Cherwell Local Plan 1996 and any Neighbourhood Plans which have been adopted. Adderbury has a Neighbourhood Plan – 2014 – 2031 and it was adopted on the 16 July 2018 so it forms part of the development plan and it is material to the consideration of this application.
- 8.4. Whilst the land is not allocated for development by the Cherwell Local Plan Part 1, and it sits outside the settlement boundary identified by Policy AD1 of the Neighbourhood Plan, Policy AD18 of the Adderbury Neighbourhood Plan allocates

land off Milton Road, West Adderbury (this site) for sports and community uses. There are a number of criteria to be met in assessing proposals for the land in order for development to be supported and these will be discussed later in this appraisal.

- 8.5. The land itself was transferred to the Parish Council's ownership for the purpose of sports and community uses for the benefit of the local community through a S106 agreement relating to the completed development site at Aynho Road, Adderbury. In addition, S106 agreements from other sites in the locality have sought contributions towards the provision and enhancement of local outdoor sport facilities.
- 8.6. It is also relevant to note that planning permission has previously been granted for the use of the land for recreational use (10/00508/F). The plans accompanying that permission identified a slightly larger area of land because an area of land on the adjacent housing site (currently under construction by Nicholas King Homes) was secured for transfer to the Parish Council. In 2017 planning permission was granted for additional housing on this small area of land, with a contribution secured towards the provision of sports and community facilities specifically on the land subject to the current planning application. That proposal was supported by the Parish Council. That application plan identified the use of the current application site for the provision of two full size football pitches, with the land on the Nicholas King site (now housing), proposed to accommodate a sports pavilion and car parking as well as a landscape buffer.
- 8.7. In addition to the above, the Cherwell Local Plan, in particular Policy BSC10 supports the provision of sufficient quantity and quality of, and convenient access to open space, sport and recreation provision. This includes addressing existing deficiencies in provision through qualitative enhancement of existing provision, improving access to existing facilities or securing new provision. Policy ESD17 also seeks to maintain and enhance the district's green infrastructure network. Policy Villages 4 advises that the Playing Pitch and Green Space Strategy estimated that additional provision is required in the Rural North of the District (which includes Adderbury), including junior pitches, cricket pitches and other amenity/ open space to address existing deficiencies and future predicted shortfalls.
- 8.8. The Adderbury Neighbourhood Plan Policies also defines the green infrastructure network around and within the village (AD2) and it confirms that any development proposals on land within or immediately adjoining the defined network must demonstrate how they maintain or enhance its integrity and green infrastructure value. It also defines local green spaces (AD3) and local open spaces (AD4), which includes the current development site.
- 8.9. Given the above, the general principle of the development in terms of the use of the land for sport/ recreation and community use is considered to be acceptable. The details of the scheme and how the proposal meets the criteria of Policy AD18 of the Adderbury Neighbourhood Plan are therefore important to be considered.
- 8.10. The Parish Council have explained that their intention for the delivery of the site is to prepare the field for sports use by seeding during 2018 so that the pitches will have two or more years to establish before being played on. A project to involve residents is then intended to continue to establish exactly what facilities are required and supported and for detailed plans to be submitted, potentially in the form of a new planning application but for this work to continue whilst the site preparation (including the provision of drainage) is being undertaken. Ongoing management would be required for the first two years of growth and during this time, no public access in using the site for the purposes proposed would be allowed. Contractors would use the existing field gate.

Landscape impact and site layout

- 8.11. Policy ESD13 of the Cherwell Local Plan advises that development will be expected to respect and enhance local landscape character and a number of criteria are highlighted including that development is expected not to cause visual intrusion into the open countryside, must be consistent with local character and must not harm the setting of settlements, buildings or structures. Policy C28 of the Cherwell Local Plan 1996 exercises control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context. The Adderbury Settlement Boundary defined by Policy AD1 aims to avoid harm to local landscape character. In the policy wording for the site (AD18), the countryside location of the site is recognised by requiring that buildings are ancillary to the use of the site and designed to have regard to their location. In addition, it requires that the layout and any lighting has regard to the proximity of the adjoining residential and employment uses.
- 8.12. The site is located on the edge of the village and it is an existing agricultural field surrounded by field hedgerows. The development of the site will change the setting of the village and the street scene, by virtue of the provision of a vehicular access and the proposed development on site; however the land is between a new residential site and Ball Colegrave therefore within this context the impact is unlikely to be significant. In terms of access arrangements, Policy AD18 requires vehicular access from the Milton Road, with minimum losses of the boundary hedgerow therefore the provision of an access from this boundary has been accepted in principle. The proposed means of access has been proposed at 6m width with a section of hedgerow loss that accommodates this, the required footpath link to the village and some verge space to create an appropriate access point. The hedge line is relatively dense in this location, but the principle of the access is accepted.
- 8.13. Otherwise, the proposed development includes sports pitches (one of which is sized to be used as two pitches), a cricket pitch, a MUGA and associated parking (including overflow) and turning space as well as landscaping. It is understood that the future plan is to provide a building/ pavilion on the site so space has been identified for where such a building could be accommodated (and as this is not part of the current application, it is not necessary to consider this point of Policy AD18 further in terms of impact upon the countryside location of the site).
- 8.14. The arrangement of the pitches to the north of the site, with other supporting facilities such as the MUGA (and its associated fencing etc), car parking and the building close to the southern boundary of the site, therefore in proximity to the access point and landscaping is acceptable as it ensures that built development has a closer relationship with the village and the new development adjacent to it. The position of the MUGA and a future building to the eastern side of the site is also likely to be the most appropriate location for those features so that they do not appear isolated being close to other built development and for the ease of use of villagers walking/ cycling to the site. However, it is clear that the Parish Council wish to refine their proposals with community input through the period whilst the land is being prepared and in this regard, a planning condition is recommended to secure details of the final layout of the site for the development demonstrated now. No other development is approved and in this regard, a condition is recommended to restrict all other engineering operations/ physical development including a building.
- 8.15. The proposal does not provide details of landscaping, other than the suggestion of new tree planting to part of the eastern boundary. There are however opportunities to provide landscaping as part of the site layout and these can be sought via condition (and this is necessary in order to demonstrate net gains for biodiversity as will be discussed later).

- 8.16. Policy AD18 states that the landscape scheme should contribute to the delivery of Policy AD2 by making provision for ecological connectivity from Milton Road to the proposed local green space off Horn Hill Road in Policy AD3. The Policies map indicates a potential route along the eastern site boundary, which could extend beyond the site boundary to continue offsite to the Local Green Space. Whilst the proposal does not provide for a formal route, the land would be open and there would be opportunities to provide access from the site to the north to allow the link to be provided along the northern boundary. The position of a swale in the north eastern corner is also identified on the proposed plan (albeit the FRA suggests an alternative feature) and the drainage scheme is not yet fully concluded. The proposed change of use of the site for the type of development proposed could accommodate a link to the north in compliance with Policy AD18.
- 8.17. Overall, the proposal as it stands is considered to be acceptable as there would be no significant impact upon visual amenity. In terms of site layout, the development proposed now can be accommodated and any refinements to the positioning can be secured via condition. The proposal complies with the Policies outlined above.

Neighbouring amenity

- 8.18. Policy ESD15 advises of the need for new development to consider the amenity of both existing and future development. The NPPF advises that places should be created that have a high standard of amenity for existing and future users.
- 8.19. The site is allocated for use for sport/ recreation and community use and therefore the principle of the development is acceptable adjacent to the surrounding uses and it was secured for this purpose. Policy AD18 of the Adderbury Neighbourhood Plan requires that the layout and any lighting have regard to the proximity of the adjoining residential and employment uses. No lighting is proposed as part of the current application, however the layout can be considered now. Generally, it reflects what would be expected, with the pitches arranged at the north of the site, with built infrastructure (including parking, a future building and the MUGA) arranged to the south. This ensures that these elements relate to the village and are accessible. Officers have some concerns regarding the position of the MUGA having visited the site and assessing the proximity to the adjacent properties on the Nicholas King Homes site (these have gardens of approximately 12-14m). Additional planting is shown as being proposed (although no detail is provided of what this could be and this would need to be secured via condition), however to avoid concerns regarding noise and nuisance, a condition is recommended to reconsider the location of the MUGA. There appears to be sufficient space for this to be moved to continue to achieve the same aims for the site. Based on this, it is considered that the proposal can be accommodated without causing serious harm to the amenity of residential properties nearby.
- 8.20. In terms of the neighbour to the west, Ball Colegrave, some concerns have been raised regarding the impact of the use upon their business activities. Concern is raised with regard to lighting, however this does not form part of the current application and its impacts could be considered in the future if this forms part of the plan in the future. Concern is also raised with regard to stray balls – the plan demonstrates that there could be some distance between the features on the site and the boundary and in addition, the boundary itself is a well-established dense treeline that would assist in protecting the site. A condition is however recommended to secure details of boundary fencing, should this form part of the Parish Council's plan in the future (on any area of the site). The continued use of an access track could be discussed with the Parish Council however this is a land ownership issue rather than something needing to be secured through the planning application.

Transport

- 8.21. The application is accompanied by a Transport Statement. In terms of traffic impact, this has tested two scenarios which are based on assumptions regarding how the site could be used (one at its maximum and a second at a more realistic level). In addition, trip rates are added for a building on the site, however this is not part of the current proposal, therefore the impacts are worse case and likely to be less for the current proposal. This does however mean the results are robust. This has demonstrated that the proposed uses on the site would not have a severe impact on the highway.
- 8.22. Vehicular access is proposed from the Milton Road, 50m west from the edge of the site. In addition, a pedestrian link to the village is required – a pedestrian link is already secured between the existing footway network and the entrance to the adjacent residential development. An extension to this would be required to link to the site access to give access to the site from the village for pedestrians and this is proposed to be 2m wide and to be accommodated on the highway. A drawing of the access arrangement has been provided and tracking has been undertaken to demonstrate that this is suitable.
- 8.23. The application documentation demonstrates that up to 141 parking spaces can be provided (including some within an overflow area and a proportion for disabled users), as well as spaces for minibuses, motorcycles and bicycles. This level of parking has been proposed based upon the potential user demand assumed from the maximum use scenario tested with 53 of these provided less formally as overflow parking. This would ensure no overspill outside of the site.
- 8.24. The application is also accompanied by a Travel Plan, which provides some information regarding how sustainable transport would be encouraged. The measures suggested, including the promotion of sustainable options via the Parish website and by notices at the site seem sensible and proportionate to the development proposed.
- 8.25. Oxfordshire County Council as Highway Authority has confirmed that they have no objections in principle to the change of the use of the site. In terms of the transport statement, it has been confirmed that this is comprehensive and is based on detailed assumptions which are robust. Reference is made to the onsite and offsite infrastructure including the parking, footway link and to the need for an informal crossing point on the Milton Road to improve connectivity from the site to St Mary's Road (in the form of dropped kerbs and tactile paving). This could be picked up through the S278 process, which is also required for the junction and any other required changes on the highway, including a gateway feature and speed limit signs.
- 8.26. Overall, it is considered that the site is within a sustainable location in transport terms. It can be appropriately accessed and there is sufficient space to provide onsite transport infrastructure including parking and connections can be provided to the rest of the village to encourage the use of sustainable modes of transport to access the site.

Drainage and Flood Risk

- 8.27. A flood risk assessment and drainage management strategy is submitted with the application in line with the requirements of Policy ESD6 of the Local Plan and the Framework, given the site extends to over 1ha in area and is predominantly in Flood Zone 1. Policy ESD7 of the Local Plan requires the use of Sustainable Urban Drainage Systems to manage surface water drainage systems. This is all with the aim to manage and reduce flood risk in the District. A number of comments have

been provided raising concerns that there have been flooding issues in the vicinity in the past. It is important that the proposal provides for an adequate drainage arrangement that does not increase flood risk off site.

- 8.28. The flood risk assessment finds that the site is within flood zone 1 and that the development proposed is classified as water compatible development. The site is at low risk of fluvial flooding from main rivers and from other potential forms of flooding. The FRA has anticipated the total impermeable area proposed (including a building which is not proposed as part of this application) and has found that approximately 3% of the total site would be impermeable. The SUDs techniques proposed include permeable hardstanding and to maximise soft permeable landscaped areas as well as soakaways and pervious paving to manage surface water runoff from roofs and roads at their source. The assessment considers the potential size for a soakaway for a building on the site as well as for any impermeable areas of the access road. In terms of the pitch land, the proposal is for perforated pipe land drainage below ground to maintain a useable pitch surface all year round. Alongside this, an infiltration strip should be provided along the northern boundary. The SUDs proposed have been sized to cope with the 1 in 100 year flood event plus a 40% allowance for climate change. In addition, the proposals result in some betterment of the existing situation as less water would be discharged to the existing drainage ditches and main rivers which would result in a reduction in flood risk overall.
- 8.29. Overall and based upon the assessment submitted, the development would be at low risk from flooding and there are opportunities for surface water management that would result in improvements over the existing green field run off rate. The Drainage Authority has confirmed that the drainage design details are at an outline stage of detail and no detailed designs have been provided. A condition is recommended to request further detail following the grant of planning permission as outlined above. Officers are considering the condition and whether there can be a staged approach to the provision of information to enable the Parish Council to complete elements of the work they wish to early (supported by sufficient information) with other elements following later.

Ecology

- 8.30. The Framework sets out that Planning should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and provide net gains in biodiversity where possible. Policy ESD10 reflects the requirements of the Framework to ensure protection and enhancement of biodiversity. Policy AD18 of the Adderbury Neighbourhood Plan seeks to secure a net biodiversity gain. The Authority also has a legal duty set out at Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC 2006) which states that “every public authority must in exercising its functions, must have regard ... to the purpose of conserving (including restoring / enhancing) biodiversity”.
- 8.31. No ecological assessment has been submitted with the application, however given the nature of the proposal this was not required. The Council’s Ecologist has not objected to the application providing the works to create the access are undertaken outside of the bird nesting season. A net gain calculation has not been provided and therefore it is difficult to judge, at this stage, whether a net biodiversity gain can be achieved in accordance with Policy AD18 of the Adderbury Neighbourhood Plan. The proposal does however involve landscaping and these details have not, at this stage been submitted. As such and in the circumstances of this case whereby the land remains generally open and therefore it is possible to ensure that a net biodiversity gain is achieved, it is considered that a condition can be imposed to secure, alongside a landscaping scheme, a calculation to demonstrate that a net

biodiversity gain will be achieved. This can ensure that the biodiversity elements of Policy AD18 can be achieved.

Heritage

- 8.32. The site sits close to the Adderbury conservation area boundary. The land is allocated for the proposed use and the development proposed at this stage in terms of changing the use of the land, the provision of an access and the layout of the site would unlikely be harmful to the character and significance of the conservation area in the view of Officers. The Conservation Team have confirmed that providing parking and any buildings are located along the Milton Road, which they are, that there are only likely be minimal impacts therefore the proposal is considered to be acceptable in terms of the impact upon the setting of the conservation area.
- 8.33. The application site has also been identified as being important for archaeology by the OCC Archaeology team. Their advice is that the site is located in an area of archaeological potential 300m to the south east of a possible Roman building. It is noted that a programme of archaeological investigation has recently been undertaken immediately east of the proposed site, which recorded a number of possible prehistoric features including a possible henge site and a Bronze age posthole structure. The post excavation analysis of this site is still underway, but initial results would suggest that these features are of some significance. A geophysical survey has been submitted with the application, and this identified the possibility for archaeological features, including the possibility of the continuation of features found on the site to the east.
- 8.34. In response to the Archaeological survey, OCC have advised that the proposed works, including the drainage scheme, may impact on the potential archaeological features identified (and potentially other features that have not been identified). A programme of archaeological evaluation and mitigation is recommended ahead of the commencement of the development and conditions are therefore recommended. The conditions as worded are recommended and these being imposed should ensure that the importance of these archaeological matters are understood and mitigated for.

Planning Conditions

- 8.35. Given the intentions of the Parish Council as have been explained earlier in this report, the trigger for compliance with the planning conditions have been considered. Officers have been mindful that pre-commencement conditions can cause delays and therefore should be minimised unless absolutely necessary. As such the timing for the compliance of conditions has been considered, with most proposed to be 'prior to the first use by the public...' or 'Prior to the laying out of the site for pitches...' Only where absolutely necessary have pre-commencement conditions been recommended.

Other matters

- 8.36. A number of comments have been made raising concerns about the current proposal. The proposal does not include a proposal for flood lights or for a building and a condition is recommended to restrict these features so that they would be subject to a new planning application. A full assessment of these proposals would be undertaken at that time. Concern is also raised in relation to the hours of use of the site. The application does not provide this detail, although the transport statement does test a scenario with potential use until 11pm. This is for the purpose of testing a robust, worst case scenario and is not necessarily what is proposed. A condition to seek a management plan, to include details of hours of use of the site is

recommended. In terms of the use of the site, it is considered that public use of the development proposed should not occur until the required access and footways to it have been provided so as to ensure that the land can be safely accessed and that it does not cause problems (for example parking) elsewhere off site. A condition is recommended to ensure that the use applied for is not commenced until the site has been provided with its access and parking arrangements. Comments have also been raised that the proposal does not reflect what the community wants. The role of the Planning Authority is to consider the proposal put to it.

- 8.37. There is reference within the comments and between correspondence between the Parish Council and Sport England to potential minor re-levelling. No information is provided regarding the work involved and so a condition is recommended to secure information about the extent of levelling if this is required (and this matter will be discussed with the Parish Council in advance of the Committee meeting). The site only has a minor slope and so it is not expected that any such levelling would be significant but the detail of any such work should be understood. In terms of landscaping, it is noted that proposals could be within proximity to neighbouring properties and therefore a management plan would be helpful to understand how this would be maintained.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. As discussed, the principle of the change of use is considered to be acceptable in accordance with Policy AD18 of the Adderbury Neighbourhood Plan, which effectively allocates the land for sports and community uses. There are a number of criteria to consider such a proposal against and these have been assessed through this appraisal. It is considered that the proposal meets the requirements, or information to be sought via planning condition can secure additional detail to ensure that the proposal is accommodated appropriately. Overall, the proposal is considered to be sustainable and can meet the economic, social and environmental roles of sustainable development.

10. RECOMMENDATION

That permission is granted, subject to conditions:

The exact conditions and the wording of those conditions are delegated to the Assistant Director for Planning Policy and Development, the conditions will cover:

1. Time limit – to commence within 3 years
2. Compliance with the approved plans
3. Notwithstanding the submitted layout plan, a plan to be sought with the final layout proposed including a reconsideration of the position of the MUGA and the demonstration of links to the local green space off Horn Hill Road
4. Details of Landscaping, a biodiversity calculation to demonstrate a net gain and a management plan for it
5. Retention of the approved landscape scheme
6. Details of any proposed boundary treatments
7. Details of any proposed change in levels
8. A scheme for surface water drainage to be submitted
9. Full details of the means of access
10. The restriction of the provision of any other means of access and closure of the existing field entrance
11. The protection of vision splays at the entrance
12. Details of the turning area and car parking
13. The provision of the new footpath linking the site to the village prior to the first public use of the site

14. Details of covered cycle parking facilities
15. The requirement for an archaeological written scheme of investigation
16. A staged programme of archaeological evaluation and mitigation
17. Hedgerow works outside of the bird nesting season
18. No public use of the site for the use approved until the site is laid out.
19. A management plan for the site including hours of use
20. A condition to restrict any flood lighting on the site
21. A condition to restrict the provision of a building on the site

Planning note

1. The applicant's attention to the need for a S278 agreement to be highlighted

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Appendix 42
CDC Housing Strategy

Cherwell District Council Housing Strategy 2019-2024

‘Cherwell - A Place to Prosper’



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Foreword

A safe and secure home that is suitable for our family is something we all have a right to. A home is essential and provides the foundation for everything we do – work, play, raising children, forming and maintaining relationships, participating in our community and building a good quality of life. Some of us will spend most of our time in our home as we get older and our health and care needs change. All the more reason for our home to be a place of refuge and relaxation.

This is the point of the Housing Strategy – to address the current and anticipated housing needs of people in our district and set out our priorities for improving access to affordable and suitable housing and for building healthy communities.

In the strategy we are focussing on people but also recognising the importance of place. Housing exists in the context of places that people want to live in and we need to consider the wider infrastructure when developing, improving and allocating housing. This includes access to jobs, transport, shops, community facilities, green spaces and play parks. It means designing in opportunities for walking and cycling and for engagement with neighbours. It means living in a place that promotes good health, where the air is clean and where the housing is good quality and energy efficient.

We want to enable and deliver new affordable housing but also address issues in the existing stock. The majority of homes in the district are in good condition but there is a significant number that are below acceptable standard, both private rented sector homes and owner occupied. We want to tackle this issue robustly by identifying the minority of bad landlords who take advantage of their tenants and against whom enforcement action is necessary.

Much of what is in the strategy is aspirational and can only be delivered with our partners and with investment. Cherwell District Council aims to be forward thinking and is well placed to deliver given the track record of affordable housing development, the willingness to innovate and the strong partnership working. Access to affordable housing is the second top priority for people in our district. We also have over a thousand low income households waiting for affordable housing. These facts together point to how proactive and relentless we need to be in the pursuit of new housing solutions. Housing is also at the top of the national agenda. At county level we are a lead authority in the delivery of housing through Oxfordshire Growth Deal. This sets a positive context for driving our ambitions forward and demonstrates the commitment we have to always doing the best for our communities.

We look forward to working with partners and communities to deliver on our commitments and to making sure Cherwell is a place where people can prosper.

Councillor John Donaldson, Lead Member Housing

Introduction

This Housing Strategy sets out Cherwell District Council's plans for the housing service for the period 2019-2024. The previous Housing Strategy was a combined Housing and Homelessness Strategy that covered the period 2012-2017. This is a standalone Housing Strategy as we published a new Homelessness Strategy in July 2018, in recognition of the significant shift in homelessness legislation with the implementation of the Homelessness Reduction Act 2017 (HRAct).

Our 2019-2024 strategy has been shaped by national policy and local context and is informed by data and information about our local housing market. A strong evidence base is essential to ensure that key strategic priorities and action plans are intelligence led. A key source of evidence for this housing strategy is Cherwell District Council's "State of the District's Housing Report 2018". This strategy should be read in conjunction with this report. Other evidence for the strategy includes Oxfordshire Strategic Housing Market Assessment (SHMA) 2014, data from our internal housing register/housing advice and private sector housing databases and the Cherwell Local Plan 2015.

In July 2017 we became a shared housing service with South Northamptonshire Council. However, local government reorganisation in Northamptonshire has prompted a termination in the partnership between Cherwell District Council and South Northamptonshire Council. There is currently a programme of work taking place that will culminate in the separation of the 2 councils. This programme is expected to be completed in mid-2019. We have also formed a new partnership with Oxfordshire County Council and with effect from 1 October 2018 we have a shared Chief Executive with the county council. From January 2019 we have a shared Assistant Director for Housing and Social Care Commissioning. This arrangement is new and the strategy recognises that the relationship between the two organisations will grow and develop. There will be lots of opportunities to work together over the lifetime of the strategy to join up pathways and improve housing solutions for our residents.

The Housing Strategy has three strategic priorities, these are:

- Increase the supply and diversity of affordable housing to ensure the right types of housing are available in the right places
- Improve the quality and sustainability of our homes and build thriving, healthy communities.
- Enhance opportunities for people to access suitable homes and have housing choices

Taking into account the level of change anticipated in national policy, the housing market, the local government sector and our communities we felt the housing strategy needed a degree of flexibility. The structure of the strategy is unlikely to change over the course of its life and will remain focused on the 3 key themes. But we will review regularly with the aim of producing an annual action plan which will enable us to respond to the changing environment. The action plan 2019-20 sets out year 1 delivery.

Key Achievements

Our key housing achievements over the course of our 2012-2017 strategy include:

- Between April 2012 and March 2018 over 1,500 new affordable homes were provided in the district. Each year since 2014/15 we exceeded our target of enabling 150 new affordable homes to be built per year; in 2017/18 this rose to 443.
- We secured the Graven Hill Military Base site which will eventually provide up to 1,900 homes. 72 units were completed by July 2018 of which 36 were self-build, 11 were custom build and 25 were affordable housing.
- Build!® have produced a total of 258 affordable homes including 65 self-build/custom build or self-finish units and working with a developer to convert office space in Banbury into affordable rented accommodation for singles and couples.
- We helped more than 640 disabled residents with Disabled Facilities Grants (DFGs) and a further 18 households via discretionary grants through our Home Improvement Agency.
- We provided direct practical help to over 2,200 residents through our Small Repairs Service
- We helped 1,058 vulnerable and older people with home improvements through discretionary grant funding
- We concluded 708 statutory interventions including improvement notices (both formal and informal) and prohibition orders, and resolved serious health hazards in 581 homes.
- We have inspected 438 houses in multiple occupation (HMOs) to ensure appropriate standards are achieved and maintained.
- 77 home improvement grants were issued to bring private rented sector properties up to decent standard and these were then let to local households in housing need at an affordable rent.
- We worked with regional partners to secure total funding of £412k from the Department of Energy and Climate Change (DECC); and were able to use £58k of this to improve 28 homes in the district.
- We conducted a review and produced a new homelessness strategy and action plan for the period 2018-2020: [<https://www.cherwell.gov.uk/info/55/strategy-policy-and-development/544/homelessness-review-and-strategy>]. This will be actively monitored through the period.

A full list of our achievements over the period 2012-2017 can be found on the council website.

Strategic Context

Legislation and policies at a national, regional and local level have an impact on the content and delivery of the housing strategy. There have been considerable changes to the national policy framework for both housing and planning since the last housing strategy document was produced in 2012. The key legislation and policies that relate to the housing strategy are listed below:

National	
	Welfare Reform Act 2012
	The Care Act 2014
	Housing and Planning Act 2016
	Welfare Reform Act 2016
	The Housing White Paper 2017 “Fixing our broken housing market”
	The Homelessness Reduction Act 2017
	The National Planning Policy Framework 2018
	The Social Housing Green Paper 2018
	The Licensing of Houses in Multiple Occupation (Prescribed Description) (England) Order 2018
Regional	
	Oxfordshire Health and Wellbeing Strategy 2015-2019
	Oxfordshire Housing and Growth Deal 2018
Local	
	Cherwell District Council Business Plan 2018-2019
	Homelessness Strategy 2018-2020
	Cherwell District Council’s Tenancy Strategy 2017
	Cherwell District Council’s Housing Allocations Scheme 2018
	Cherwell Local Plan 2011-2031

A summary of the key legislation and policies outlined is available on the council website.

Cherwell – People & Place

Cherwell district lies at the north-western edge of Oxfordshire. It covers an area of 277 square miles and includes the towns of Banbury and Bicester, Kidlington (a large village) and 72 smaller villages. The M40 passes through the district and there are good rail connections to London and Birmingham. Cherwell also has a close relationship with the world class university city of Oxford. The city's successful economy built around the universities and high tech industries and businesses combined with the attractiveness of the surrounding countryside make the county a highly desirable place to live which influences the housing market.

Cherwell has an estimated population of 147,602 (2017). Over 60% of residents live in one of the districts main urban centres, Banbury (32%), Bicester (21%) and Kidlington (9%), with the remainder living in the rural areas (38%). The population is growing, it increased by 0.7% in the last year, this is above the UK growth rate and the rate of population growth in Oxfordshire as a whole. International migration does contribute to the increase in the population locally, however a key driver of population growth is in-migration from Oxford probably related to acute housing affordability issues in the City. Cherwell is expected to continue to grow with the population forecast to be 203,900 in district by 2031.

The district has a total of 66,693 dwellings, of which 66% are owner occupied, 22% private rented and 12% social housing. The levels of home ownership and private renting in Cherwell are now ahead of national levels and the amount of social housing falling behind. The number of detached and semi-detached properties in the district is ahead of national averages whilst the number of terraced properties and flats is below.

Although the majority of homes in the district are warm and safe a significant minority (11%) have serious hazards including risk of falls and being cold. 3% suffer from more general disrepair. There is also double the proportion of homes with an 'excess cold' hazard than in England as a whole (6% compared to 3%).

The life expectancy of people in Cherwell is higher than the national average and the district is expected to see a substantial increase in the older person population. The age group that that will see the greatest increase is people over 85, with an increase of 142% resulting in a significant increase in the demand for accommodation that is suited to an older population and the need for associated care and support services. The majority of our residents are in good health while 14.1% have a long term limiting health problem or disability (17.6% nationally).

Housing Strategy Priorities

Priority 1:

Increase the supply and diversity of affordable housing to ensure the right types of housing are available in the right places

Our objectives are to:

- 1.1 Understand the need for the full range of affordable and specialist housing in the district, including type, tenure and location
- 1.2 Deliver a range of affordable homes that meet the needs of local residents and workers
- 1.3 Work in partnership with private developers, registered providers and local landowners to gain greater control over the delivery of housing, including new affordable housing
- 1.4 Maximise and make best use of financial assets and resources, including those of the Council, Registered Providers and Homes England, to deliver affordable housing in the district

Why is this important?

- We need 1,140 new homes in Cherwell per year until 2031 with 35% of this being affordable
- We need to respond to diverse needs ranging from smaller homes for young people and people looking to downsize through to larger family homes
- We have a growing population of older people whose housing needs need to be anticipated and planned for
- Home ownership is out of reach for households on low and average incomes
- Social rent is the only truly affordable housing option for many people and there is a lack of supply in this area
- Cherwell has a strong track record of housing delivery and has exceeded new build targets. But the market on its own does not deliver the volume and range of affordable products that our communities need
- New build housing has been concentrated in the main towns of Banbury and Bicester and there is a need to increase delivery of affordable housing in rural areas of the district
- We have also committed to helping Oxford city meet its need for 1,400 new homes per year

What we plan to do

1.1 Understand the need for the full range of affordable and specialist housing in the district, including type, tenure and location

- Improve our understanding of specific housing needs by drawing on our own internal data and intelligence and that of our partners
- Work with parish councils, community groups and residents in rural parts of the district to identify and respond to housing needs in the villages
- Join up with Oxfordshire County Council and health partners to understand and respond to the current and future housing needs of older people and other vulnerable groups that require specialist housing e.g. people with learning disabilities
- Ensure that the development of new housing contributes to vibrant and sustainable town centres
- Ensure that we listen to the people whose housing needs we are trying to meet by consulting and checking back that we are delivering the right types of housing

1.2 Deliver a range of affordable homes that meet the needs of local residents and workers

- Explore the viability of delivering homes for social rent within new developments
- Increase the supply and uptake of affordable housing for keyworkers
- Diversify the provision of affordable housing through innovation and partnership working i.e. shared ownership, self-build, custom build and community-led schemes
- Ensure that the delivery of new housing is supported by and integrated with community facilities, businesses and employment, schools, transport and health and other services
- Work alongside landowners and house builders, including the University of Oxford, to develop affordable housing on allocated sites for households and key workers from Oxford with unmet housing need
- Contribute to the Oxfordshire Growth Deal programme to ensure affordable housing targets are met
- Work with existing Cherwell residents and partners to ensure the housing needs of expanding communities are met as well as the needs of Oxford residents
- Work within Local Plan parameters to increase the delivery of affordable housing within rural areas where unaffordability and the constraints on development are often a challenge

1.3 Work in partnership with private developers, registered providers, landowners and local communities to gain greater control over the delivery of housing, including new affordable housing

- Continue to seek the maximum amount of affordable housing when negotiating with developers on new schemes¹
- Take a more proactive approach to working with registered providers to encourage them to come forward with land-led development proposals
- Work closely with Homes England and other partners to pursue and bring forward public sector land for development
- Explore the potential for the council to take a lead role in land assembly
- Undertake social value assessments to enable decisions to be made about whether council land should be disposed of at or below market value – for the development of housing including affordable housing

1.4 Maximise and make best use of financial assets and resources, including those of the Council, Registered Providers and Homes England, to deliver affordable housing in the district

- Work with Build!², registered providers and community led developers to maximise grant funding that can be used for affordable housing development, including homes for social rent
- Raise the profile of our affordable housing needs and ambitions with Homes England in order to maximise the amount of funding we can access from the Shared Ownership and Affordable Homes Programme 2016-21
- Identify land in our ownership that can be considered for affordable housing development
- Lever Oxfordshire Growth Deal funding to support housing delivery in Cherwell
- Review our internal resources and structures to ensure we have the expertise and capacity in place to deliver on our affordable housing ambitions

¹ Local Plan affordable housing requirements are 30% in Banbury and Bicester and 35% in the rest of the district

² Build! is Cherwell District Council's in-house housing development and management company

Priority 2:

Improve the quality and sustainability of our homes and build thriving, healthy communities

Our objectives are to:

- 2.1 Improve the energy efficiency of the housing stock and reduce fuel poverty for low income and vulnerable households
- 2.2 Support residents to have a suitable home where they can live independently
- 2.3 Ensure the efficient use of the housing stock and maximise opportunities to meet housing needs
- 2.4 Improve the quality of new homes and the existing housing stock
- 2.5 Ensure effective enforcement action is taken to improve unsatisfactory rented accommodation
- 2.6 Demonstrate a corporate commitment to sustainable, healthy and thriving communities

Why is this important?

- An estimated 6,638 (11%) owner occupied and private rented homes have a serious health hazard as defined by the Housing Health and Safety Rating System
- Our owner occupied and private rented dwellings have a lower energy efficiency rating than the national average
- Just over 900 (6.2%) private rented dwellings in the district are estimated to have an Energy Performance Certificate rating below band E. This is below the rating now required, for a landlord to grant a new tenancy to new or existing tenants
- It is estimated that 8% of all households (over 3,000 owner-occupied households and 1,777 private rented households) experience fuel poverty, although this is lower than the national average of 11% of households. The highest concentrations of fuel poverty are in the rural areas of our district
- As of March 2018 there were 495 properties that had been empty for more than six months
- Due to new licensing requirements the number of licensable HMOs has increased from 84 to an estimated 431
- Oxfordshire is expected to see a substantial increase in the population of older people with the total number of people aged 55 and over expected to increase by 49% over 20 years
- Older people are more likely to live in owner-occupied and social rented accommodation than the private rented sector
- 22% of households in Cherwell include someone with a long term health problem or disability

- There is a correlation between age and long term health conditions or disability with 83% of persons aged 85 or older having a disability
- There is an evidenced need for a diverse range of supported housing including learning disabilities, people with physical disabilities and vulnerable young people including young parents
- The district is going through a period of high growth, with this rate of increase we must ensure the community infrastructure is in place to support sustainable communities
- Where we have achieved impact with our existing programmes we have the opportunity to expand on this good practice e.g. Graven Hill, Bicester Healthy New Town and Bicester Eco Town
- There is growing evidence that significant benefits for local people can be achieved by joining up the planning of housing, infrastructure and the economy with planning for residents' health and wellbeing

What we plan to do

2.1 Improve the energy efficiency of the housing stock and reduce fuel poverty for low income and vulnerable households

- Increase awareness of council services and initiatives in relation to warm homes, energy efficiency and retro-fit technologies
- Work in a coordinated way with local health partners to ensure residents in most need receive support to make their homes warmer (making every contact count)

2.2 Support residents to have a suitable home where they can live independently

- Continue to support and meet the demand for adaptations to assist older and disabled people to remain living independently in their own homes
- Support the delivery of new build adapted properties
- Provide supported housing as identified through Oxfordshire County Council's commissioning plans for Adult's and Children's Services
- Promote use of technology to enable disabled and older people to live independently
- Deliver the Government's Vulnerable Persons Relocation Scheme in Cherwell

2.3 Ensure the efficient use of the housing stock and maximise opportunities to meet housing needs

- Reduce the number of empty properties in the district, including refurbishment of flats above shops and conversion of commercial space to residential.

2.4 Improve the quality of new homes and the existing housing stock

- Improve conditions in the private rented sector by implementing actions arising from HMO licencing responsibilities, our formal and informal enforcement interventions and our grant and loan work

Increase our enforcement profile and interventions so that non-compliant landlords do not profit from providing poor quality accommodation

- Take a leadership role to influence developers and demonstrate that increased standards in new build housing are deliverable

2.5 Demonstrate a corporate commitment to sustainable, healthy and thriving communities

- Identify key partnerships that require housing representation and influence to deliver healthy communities, including establishment of a Cherwell Housing Board
- Increase corporate coordination in relation to housing activities across the council
- Implement a framework of engagement with RP partners to deliver thriving, healthy communities
- Adopt a corporate approach to commissioning services to support sustainable communities
- Use the learning from Bicester Healthy New Town to roll out new approaches to promoting health and wellbeing and tackling deprivation in other parts of the district

Priority 3: Enhance opportunities for residents to access suitable homes and have housing choices

Our objectives are to:

- 3.1 Provide an enhanced housing options service
- 3.2 Keep the Allocations Scheme under review to ensure it meets housing needs
- 3.3 Increase opportunities for people to access low cost home ownership and good quality private rented accommodation

Why is this important?

- Cherwell is a high growth area and the demand for housing is unlikely to subside in the foreseeable future
- Our customer base is expanding with more households, including working households, needing advice and help to access housing. This is because household income has not kept up with house prices and market rents in the private rented sector
- Housing Options services have traditionally worked with vulnerable people and those threatened with homelessness. As more households experience affordability issues with housing we need to offer advice to a wider group of people
- Housing needs outweigh supply of social and affordable rented housing so we need to widen the housing options on offer, this could include self-build opportunities at Graven Hill, shared ownership, rooms in shared houses and private rented sector properties
- The need for keyworker housing is high across the county, particularly for those working in Oxford city, and the Housing Options service needs to reflect this

What we plan to do

3.1 Provide an enhanced Housing Options service

- Provide a Housing Options service that responds to the diversity of need
- Promote a personalised approach which helps customers identify housing solutions that will meet their needs and aspirations
- Support customers to make positive and realistic choices about the type of housing they want to live in
- Ensure staff have the skills and training to offer good quality advice

- Ensure that good quality information on the housing opportunities in the district is made available across a range of media including comprehensive information on the web
- Increase opportunities to work with partner organisations to ensure residents get good quality housing advice when they need it

3.2 Keep the Allocations Scheme under review to ensure it meets housing needs

- Review our Allocations Scheme to ensure it continues to meet the needs of our communities

3.3 Increase opportunities for people to access low cost home ownership and good quality private rented accommodation

- Improve our relationships with the local private rented sector to increase innovation and support development of the market
- Work with Graven Hill to review the self-build mortgage pilot and establish how this and other council-led initiatives can help local people choose self and custom build to meet their housing needs
- Broaden the housing choices for older people including co-housing, shared ownership and smaller homes for open market sale³

³ In line with the Older People's Strategy 'Living Longer, Living Better' – Oxfordshire Health and Wellbeing Board

Resources

The resources available to deliver the housing strategy in Cherwell are as follows:

Council Resources

Staff Resources - The main staff resource is the Housing Team which consists of:

- The Housing Development and Strategy Team
- The Housing Options Service – focused on homelessness, providing general housing advice and maintaining the Council's housing register
- The Private Sector Housing Team

We will draw on officer time and expertise from other teams within the council as well including Build!, the Bicester Team, Planning Policy and Development Management, Transformation Team, Property and Investment Team and Communities Team. We will also consider the potential for council-owned land and other assets to be used to help meet local housing needs.

We are also sharing resource with Oxfordshire County Council at Assistant Director level to enable us to deliver our joint housing priorities and deliver better housing outcomes for older people, disabled people and other vulnerable groups.

Commuted Sums - Off-site contributions in lieu of affordable housing are provided by developers in exceptional circumstances where affordable housing is not provided on site. In these circumstances developers are required to pay a commuted sum which can then be used as an additional source of funding for affordable housing delivery.

New Homes Bonus - New Homes Bonus (NHB) is a grant paid by Central Government to local authorities to incentivise housing growth in their areas. Under the scheme Central Government matches the council tax raised on new build homes, conversions and long term empty homes brought back into use. The development of each additional affordable home attracts an enhancement of £350 per annum (over the period which the NHB is payable). Local authorities are not obliged to use the funding for housing purposes but we have set the enhanced payments (£350 per property per annum) aside to fund new affordable homes or services.

Private Sector Housing Grants and Loans

The Council received Disabled Facilities Grant funding of £1.012 million from the Better Care Fund (a programme seeking to join up health and care services) for 2018-19 and expects a similar or increased level of funding in future years. Alongside this there is a proposed budget of £150,000 in 2019-20 for discretionary private sector housing grants (including essential repairs, energy efficiency and landlord home improvement grants). We also have access to loan funding for improvements to private sector housing as we are members of Flexible Home Improvement Loans Limited.

Partners' Resources

In order to enable the delivery of new affordable housing we work in partnership with Registered Providers, who use their staff time to facilitate new development and invest their own financial resources to fund new build affordable housing. They also provide resources such as staff time to manage housing stock in our district and staff time and financial investment in community development activities.

Growth Deal

In March 2018 the Oxfordshire Authorities were successful in securing Housing and Growth Deal funding of up to £215 million from the Government to support the delivery of around 100,000 new homes across Oxfordshire between 2011 and 2031. This includes £60 million to deliver additional affordable housing and £150 million to deliver the infrastructure needed to accelerate the delivery of 100,000 homes across the County by 2031, both market and affordable. We wish to maximise the amount of funding from this source into the district. Currently £3,250,000 is allocated for 106 affordable housing units to be provided in Cherwell.

Homes England Funding

In April 2016 bidding was opened to the Homes England Shared Ownership and Affordable Homes Programme (SOAHP) 2016 to 2021. Initial allocations of capital grant for new affordable housing schemes were announced in January 2017 but this did not allocate the total budget, with £1.3 billion remaining available. This is being allocated through Continuous Market Engagement together with a share of the £1.4 billion announced in the Autumn Statement for new affordable homes outside London. In addition, in June 2018, an addendum to the SOAHP prospectus was published. This addendum invited bids against the available funding for a range of housing tenures, including social rent, which had previously not been funded.

Other Funding

There are additional sources of funding allocated to the council specifically for homeless work. These include:

Homelessness Prevention Grant - Central Government gives local housing authorities funding for homelessness prevention work (Homelessness Prevention Grant) within the council's wider local government settlement. This funding has been used by the Housing Team to support a range of community and voluntary sector groups to provide services within the district that are focused on supporting the prevention of homelessness. For example, the provision of drop in centres for people who are homeless or unsuitably housed, outreach and verification for rough sleepers and outreach for low to medium level victims of domestic abuse. The Homelessness Prevention Grant allocation for Cherwell District Council is as follows:

Homelessness Prevention Grant		
2017/18	2018/19	2019/20
£99,869	£100,211	£100,712

Flexible Homelessness Support Grant - The Ministry of Housing, Communities and Local Government (MHCLG) also provides Flexible Homelessness Support Grant (FHSG) to local housing authorities. FHSG is paid to local housing authorities as a grant and can be used in any way a local authority sees fit, to better manage temporary accommodation pressures. The grant is ring-fenced for activities to prevent and deal with homelessness.

Flexible Homelessness Support Grant Allocation		
2017/18	2018/19	2019/20
£178,538	£205,425	£265,225

Homelessness Reduction Act: New Burdens Funding - The government is providing funding to local authorities to help meet the new burdens costs associated with the additional duties contained within the Homelessness Reduction Act 2017. The local authority allocations cover: 2017/18; 2018/19; and 2019/20 and Cherwell District Council will receive the following:

Homelessness Reduction Act: New Burdens Funding			
2017/18	2018/19	2019/20	Total Allocation
£47,246	£43,277	£45,747	£136,270

In addition, to the above, all local housing authorities were allocated £9,200 as a one-off payment towards new ICT costs in relation to the new legislation. We used this money to pay for new homelessness ICT software.

Consultation

We consulted on the draft strategy for 7 weeks from December 2018 – January 2019.

We held a consultation event with Elected Members and our Portfolio Holder in October 2018, and have consulted widely with the public, internal stakeholders, public and voluntary sector partners and registered providers on the production of this revised version.

We consulted with partners as the strategy was being developed. Specific partners have also contributed data and verified findings as relevant.

Comments

We welcome any comments or queries about this strategy. Please send them to:

Housing Strategy and Development Team
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Email: housing@cherwell-dc.gov.uk

Appendix 43

HSL Track Record

Hollins Strategic Land – Delivery Track Record

January 2021

The table below shows HSL sites with outline consent which are completed or under construction. It takes on average around 12 months to submit a reserved matters (RM) application from outline consent, but in some instances only 2 or 5 months. On average, more recently, building is starting within 2 years from outline consent.

In addition, HSL can contractually or legally oblige housebuilders to submit RM much quicker than would normally be the case if the housebuilder gained the outline consent themselves. This can be for several reasons: open marketing is a much more competitive process, with various housebuilders trying to outbid each other, as well as landowners seeking a return sooner. It is in HSL's interest to have reserved matters submitted as quickly as possible, either ourselves through our sister company Hollins Homes or by contractual arrangement with the housebuilder. HSL will also oversee and input our expertise into any RM application so the process is smoother and faster.

SITE	HOUSEBUILDER	STATUS	OUTLINE CONSENT	RM APP SUBMITTED	BUILD START
Wingates Lane, Westhoughton, Lancashire (58 dwellings)	Hollins Homes	Under construction	30/10/18	05/08/19	APR '20
Patterdown, Chippenham, Wiltshire (72 dwellings)	Wainhomes	Under construction	09/03/18	03/01/19	AUG '20
New Road, Mistley, Essex (67 dwellings)	CALA Homes	Under construction	12/04/19	24/01/20	AUG '20
Bank Hall Farm, Broughton, Lancashire (97 dwellings)	Watkin Jones	Under construction	03/04/18	12/08/19	JAN '20
Woodlands Close, Newton-with-Scales, Lancashire (50 dwellings)	Hollins Homes	Under construction	18/08/17	13/12/17	JUN '19
Dowbridge, Kirkham, Lancashire (170 dwellings)	Story Homes	Under construction	23/01/17	6/3/19	JULY '19
Oxford Road, Calne, Wiltshire (83 units)	David Wilson Homes	Completed	04/7/16	8/7/17	JUNE '18
Hill Lane, Blackrod, Bolton (110 units)	Rowland Homes	Completed	26/4/16	19/12/16	NOV '17
The Street, Bramley, Hampshire (65 units)	Taylor Wimpey	Completed	25/5/16	05/02/18	SEP '18
Southwell Road, Farnsfield, Nottinghamshire (48 units)	Bellway	Completed	12/4/16	24/2/17	DEC '17
Hoyles Lane, Preston (48 units)	Jones Homes	Completed	02/10/15	03/01/17	OCT '17
Chester Road, Whitchurch, Shropshire (57 units)	Hollins Homes	Completed	17/12/14	10/12/15	APR '18
Kepple Lane, Garstang (130 units)	Barratt	Completed	11/12/14	11/08/15	DEC '16
Hathern Road, Shepshed, Leicestershire (270 units)	Persimmon	Completed	07/11/14	12/04/17	OCT '17
Cookes Lane, Northwich (74 units)	Stewart Milne	Completed	23/10/13	03/11/14	NOV '17
Forest Grove, Barton, Preston (65 units)	Rowland Homes	Completed	13/7/13	05/12/13	OCT '14
North of Eastway, Preston (140 units)	Barratt	Completed	13/03/14	10/06/16	JUL '17
Eastway, Fulwood, Preston (22 units)	Hollins Homes	Completed	5/12/13	29/10/14	JAN '16
Lightfoot Lane, Preston (70 units)	Persimmon (Charles Church)	Completed	27/10/11	06/07/12	APR '14
Crewe Road, Alsager, Cheshire (65 units)	Miller Homes	Completed	18/01/13	28/3/13	MAY '15
Wheelock, Sandbach (41 units)	Taylor Wimpey	Completed	-	-	-
Hesketh Bank, Lancashire (35 units)	Rowland Homes	Completed	-	-	-
Grove Farm, Chorley (75 units)	Bellway	Completed	-	-	-

Appendix 44a

AMR 2020 Table 39 Assessment

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	2-4 High Street, Kidlington	Under Construction	18/00809/056	16	No. of dwellings	14 (incl. 4No. studio flats)	2	0	0
						Percentage	88%	12%	0%	0%
12	Kidlington	4 The Rookery, Kidlington	Complete		20 (31 approved)	No. of dwellings	14	17	0	0
						Percentage	45%	55%	0%	0%
13	Kidlington	Co Op, 26 High Street, Kidlington	Under Construction		52	No. of dwellings	0	52	0	0
						Percentage	0%	100%	0%	0%
14	Kidlington	Kings Two Wheel Centre, 139 Oxford Road, Kidlington	Under Construction	18/01388/F	10	No. of dwellings	2	8	0	0
						Percentage	20%	80%	0%	0%
TOTALS					616	No. of dwellings	55	200	138	223
						Percentage	9%	32%	22%	36%
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 12 is McCarthy and Stone scheme (AMR states 20 dwellings, RM approval secures 30 net)

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.

Appendix 44b

AMR 2020 Table 40 Assessment

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+ beds	
1	Ambrosden	Land at Merton Road, Ambrosden	18/02056/OUT 3228169	84	76	-	Outline	No					
2	Bodicote	Land at Tappers Farm, Oxford Road, Bodicote	17/00792/OUT 3222428	46	41	-	Outline	No					
3	Deddington	Land South of Home Farm House, Clifton Road, Deddington	19/00831/OUT Appeal 3247968 and 3242236	15/14	14/13	-	Outline	No					
4	Deddington	Stone Pits, Hempton Road, Deddington	18/02417/OUT	21	19	-	Outline	No**					
5	Fritwell	South of 26 and adjoining Fewcott road, Fritwell	19/00616/OUT	-	-	28	Outline	-					
6	Hook Norton	Land south and adjacent to Cascade Road, Hook Norton	20/00286F	-	-	12	Full	-	No. of dwellings	2	8	2	0
									Percentage	17%	67%	17%	0%
7	Kidlington	British Waterways Site, Langford Lane, Kidlington	17/01556/F	10	9	-	Full	-	No. of dwellings	0	0	6	4
									Percentage	0%	0%	60%	40%
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. 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	Steeple Aston	Land to south and adjoining South Side, Steeple Aston	19/02948/F	0	-	10	Full	-	No. of dwellings	0	2	5	3	
									Percentage	0%	20%	50%	30%	
13	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%	
14	Yarnton	The Leys Community, Sandy Lane, Yarnton	20/01561/F	-	-	10	Full	-	No. of dwellings	0	0	4	6	
									Percentage	0%	0%	40%	60%	
TOTALS				337	304	60	-	-	-	-	-	-	-	
TOTALS where housing mix not secured on outline consent				191	173	-	-	-	-	-	-	-	-	-
TOTALS where housing mix approved				146	131	-	-	-	No. of dwellings	19	39	46	42	
									Percentage	13%	27%	32%	29%	
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

**It should be noted that the description of development states that the proposals are for 1, 2, 3 and 4 bed roomed houses. The Officer's Report states the mix will be agreed at RM stage. Housing mix is not a Reserved Matter.

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

Appendix 45

State of District Housing

Cherwell



DISTRICT COUNCIL
NORTH OXFORDSHIRE

Cherwell District Council

State of the District's Housing 2018

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1. Introduction

Cherwell district lies in the South East of England at the north-eastern edge of Oxfordshire. The district is predominantly rural in character covering an area of 227 square miles. There are two major towns, Banbury and Bicester, Kidlington (a large village) and 72 smaller villages.

This State of the District's Housing Report provides an evidence base regarding housing issues across the district. It outlines some of the key findings about housing needs in the district and informs our new Housing Strategy.

The report covers the main aspects of the local housing market, including housing need and demand, the condition of the housing stock and affordability issues. It sets out the housing challenges, threats and opportunities for the district. The report presents various data sets and provides a commentary to illustrate what the data means in terms of future planning and housing delivery.

This report does not include detailed homelessness data as this area was covered in a comprehensive review of homelessness undertaken between December 2017 and April 2018. This homelessness review informed our new Homelessness Strategy 2018-2020 and can be found at <https://www.cherwell.gov.uk/info/55/strategy-policy-and-development/544/homelessness-review-and-strategy>

For any further information, please contact the council's Housing Strategy and Partnerships Team via the details below:

Housing Strategy and Partnerships Team

Cherwell District Council

Bodicote House

Bodicote

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2. People: our population, housing demand and local housing need

2.1 Population and migration

Changes in population can occur either naturally (births and deaths) or through migration into and out of the area. Population growth and composition are important as they influence the amount, type and tenure of housing required in an area. This section uses data from the Office for National Statistics (ONS) mid-year population estimates 2017 (unless stated otherwise).

2.1.1 National Context

Before considering local data for Cherwell it is useful to look at the national trends, which can provide a useful baseline and additional context.

- The population of the UK at 30 June 2017 exceeded 66 million people (66,040,229), an increase of 392,000 people since mid-2016. This represents a growth rate of 0.6% per year, the lowest since mid-2004. The trend of decreasing national growth is expected to continue, as household size and fertility rates are expected to reduce over time. However, the population will continue to grow as life expectancy increases.
- 41% of the population growth occurred from natural change (births minus deaths) and 59% through net internal migration¹.

2.1.2 Local Context – Population Change

The current population of Cherwell district is estimated at 147,602. Since last year it is estimated that the population of Cherwell district increased by 967 (0.7% - this is above the 0.6% UK growth rate) from 146,635 to 147,602. By comparison the population growth for Oxfordshire over the last year was 0.6% (Oxfordshire's population is now 682,444). In the last year:

- There were 1,768 births and 1,256 deaths in Cherwell. This makes natural change (the difference between births and deaths) 512.
- There were 8,681 internal in-migrants and 8,397 internal out-migrants. This makes net internal migration 284.
- There were 1,054 international in-migrants and 936 international out-migrants. This makes net international migration 118.
- Changes to special populations (home armed forces, foreign armed forces and the prison population) increased the population of Cherwell by 59.
- 38% of the population of Cherwell live in the rural areas

For the first time since 2004 Cherwell has seen a net gain (+284) in the number of internal migrants (people moving from other districts within the UK). According to the ONS data, the majority of internal migrants in 2015/16 moved from Oxford. As Oxford is experiencing extremely high levels of housing unaffordability (among the highest in the country), this could be a significant driver.

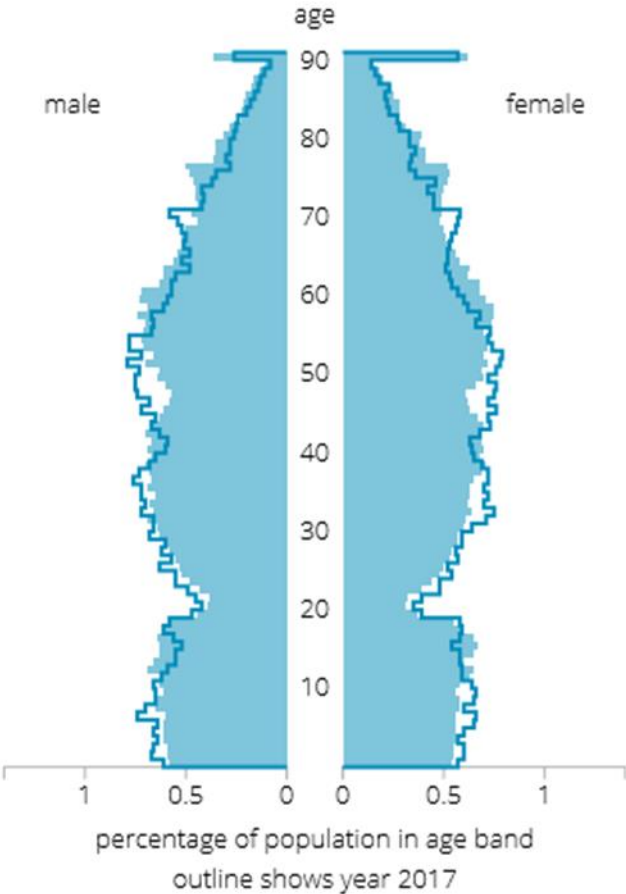
Net international migration is also a significant driver of population growth in Cherwell, and for 2017 it has been at its lowest levels (+118) since the ONS started publishing this statistic (2001-02). Nationally there has been a reduction in net international migration too. This is the first year where we have seen the potential effects of the Brexit vote in both local and national population statistics.

¹ *Internal migration definition* - Migration within the UK - Residential moves between different geographic areas within the UK sourced from the NHS Patient Register, the NHS Central Register (NHSCR) and the Higher Education Statistics Agency (HESA).

There are some notable changes relating to surrounding districts. Cherwell has a close economic relationship with Oxford City, so it is interesting to note that the population of Oxford has decreased by 710 (less than -0.5%). This is largely due to high levels of internal and international out migration from younger age groups (less than 30 years old).

2.1.3 Local Context - Population Age Profile - Population pyramids are an easy and simple way of viewing the internal distributions of gender and age characteristics within an area.

Population age structure by single year of age and sex for Cherwell, mid-2017 to mid-2023.
Source: Subnational population projections for England: (2016-based)



Cherwell’s population pyramid has some interesting features. In the higher age bands, there is a noticeable larger proportion of females than males. This is largely due to differences in life expectancy. However over time the ratio of males to females is expected to increase, reflecting a fall in the proportion of males who smoke or hold a higher risk occupation. There is also a significant (although historically consistent) decrease in the number of younger people aged 18-23. This is mainly due to further education students moving to university towns.

The 2017 median age of the population of Cherwell was 40.9 years compared to a national median of 39.8.

2.1.4 Population distribution - the population of Cherwell of 147,602, is located across the district as follows:

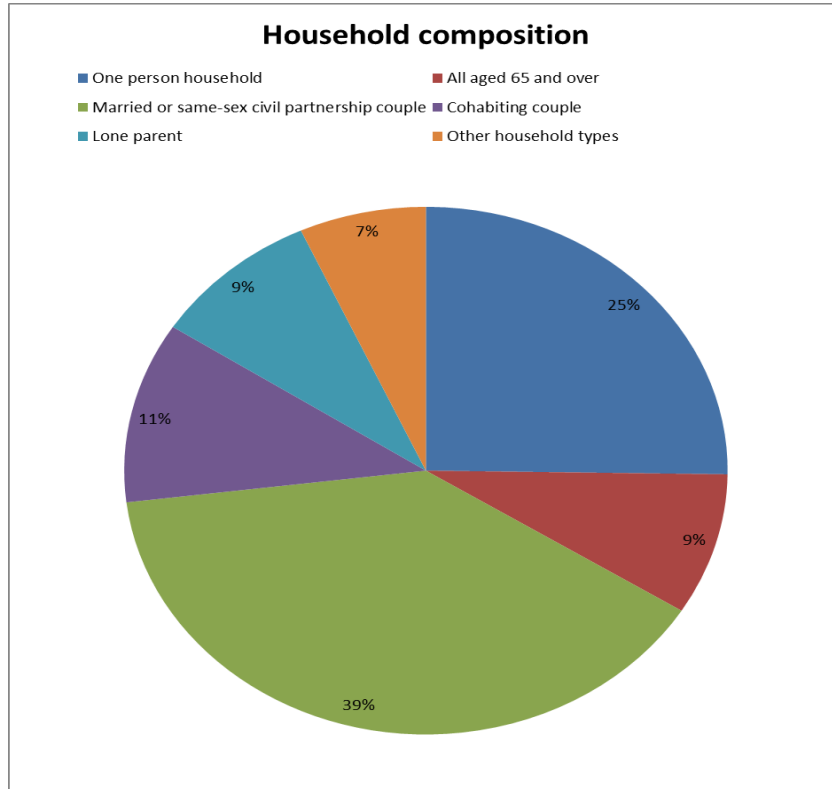
- Banbury: 47,710 (32%)
- Bicester: 30,910 (21%)
- Kidlington: 13,790 (9%)

- Other rural settlements: 55,192 (38%)

The population for Bicester has not fallen since the Census 2011 as the figure above suggests. The increase in housebuilding on the perimeter of Bicester is not included within the Census boundary definition, hence the apparent reduction in population.

2.1.5 Resident Population - Household Composition

The household composition of the district's population (Census 2011) is outlined below:

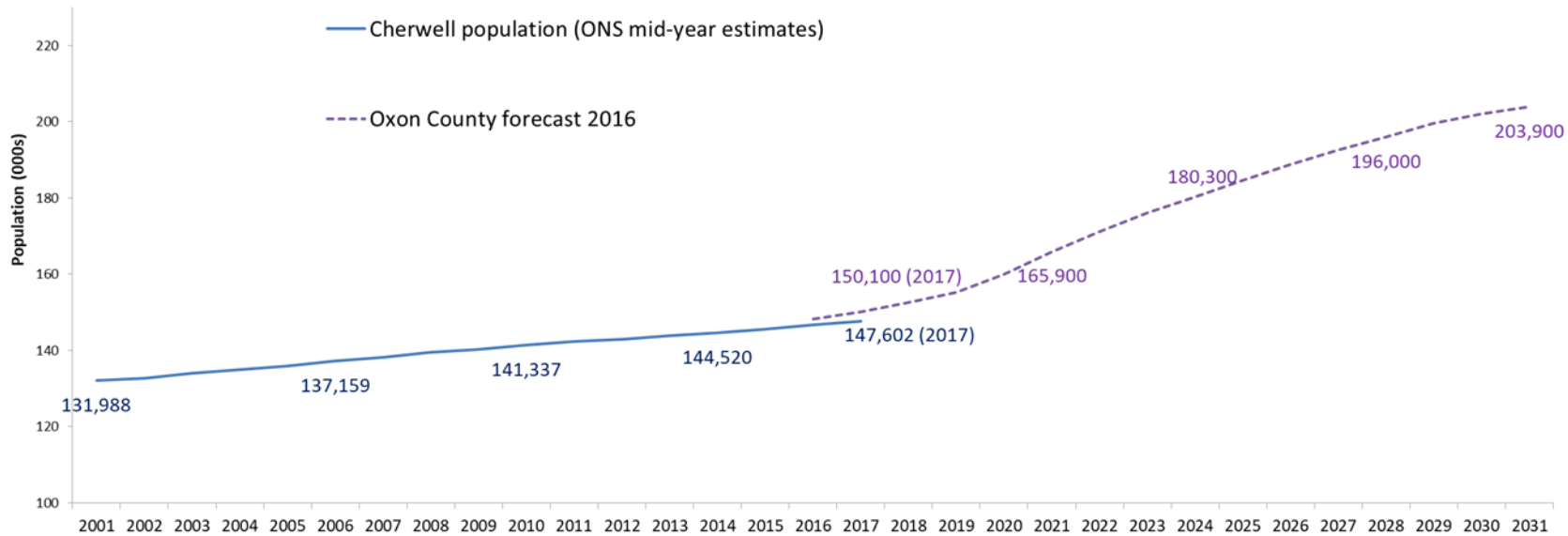


Half of the population are either married or co-habiting households under 65 years of age, and 25% (14,307 households) of the population are single person households under 65 years of age. The remaining 25% comprise lone parents (4,930 households), persons over 65 years of age (5,122 households) and other household types (3,858). Approximately half of married couples in the district have dependent children.

2.1.6 Future trends – Population and migration

There are different data sources we can refer to in relation to population forecasts: ONS mid-year population estimates; and Oxfordshire County Council figures. Both of these data sources predict that the population will grow but they differ in terms of the amount of population growth expected (see graph below).

Population time series - Cherwell population: estimates and forecast



Sources used:

Oxfordshire County Council Forecasts - <http://insight.oxfordshire.gov.uk/cms/population-0> - This forecast comes from Oxfordshire County Council's Research and Intelligence Unit. Unlike the SHMA figures, these include the population effects of the reallocation of Oxford City's unmet housing need. This incorporation makes the figures vary from the SHMA population forecast which were undertaken prior to work around the unmet housing need.

ONS Mid year estimates - The mid-year estimates use the 2011 Census for the population base and the ONS then apply a method which incorporates natural change (births and deaths), net international migration and net internal migration, and other adjustments (for example, changes in armed forces numbers) to produce the annual estimates.

Oxfordshire County Council forecasts a population of 203,900 in Cherwell by 2031, an increase of 38%. These population forecasts take into account the ambitious homebuilding outlined in the Local Plan for the council, which is the main driver for the forecast increase in population.

The Office for National Statistics (ONS) population projections which are entirely based on trend data and do not take into consideration the housebuilding of local authorities, predicts growth for the next 25 years will be approximately 8.7%. This means the population would be 160,443 in 2043.

2.1.7 Indices of Multiple Deprivation

Cherwell is a relatively affluent district which ranks positively for many socio-economic measures, for instance unemployment, life expectancy, and homelessness. However, these district wide statistics often stand in contrast with pockets of deprivation found within Cherwell; these geographical areas of inequality are highlighted by the Indices of Multiple Deprivation 2015², with the highest areas of deprivation particularly focused in the Banbury area. Banbury contains 4 Local Super Output Areas (LSOAs) in the highest quintile (20%) of deprivation nationally. These LSOAs are clustered within the “Brighter Futures in Banbury” wards of Ruscote, Neithrop and Grimsbury & Castle.

Bicester also contains areas of deprivation; however these LSOAs are not as concentrated as in Banbury, making a directed ward-centric approach to address the deprivation (similar to that of “Brighter Futures in Banbury”) more difficult.

2.2 Local Housing Demand and Need

2.2.1 Demand

Historically there has been strong demand for housing in Cherwell district. The growing population and decreasing household sizes is set to increase demand further.

2.2.2 Need for affordable housing

The main source for identifying housing demand and need in Cherwell district is the Oxfordshire Strategic Housing Market Assessment. This provides projected annual need for market and affordable housing in the area.

In the urban areas (mainly Banbury and Bicester) this, together with housing register data (house type/size requirements for a specific area) is generally sufficient as a guide to housing need.

In the rural areas a variety of sources will be considered to determine an appropriate affordable need/housing mix. This includes looking at:

- The existing affordable homes stock profile
- The housing register
- Neighbourhood plans
- Parish level housing need surveys

Currently, parish level housing need surveys are usually parish/developer led, that is they are carried out by the council on request, rather than the council initiating the work. This happens

² The English Indices of Deprivation 2015 is the most recent official measure of relative deprivation across small areas of England (LSOAs are used). A higher score indicates that an area is experiencing high levels of deprivation. It is important to note that the IMD is primarily designed to compare rankings between LSOAs, and as such there are some limitations when using it to measure deprivation. An area may have become less deprived in absolute terms, but more deprived relative to other areas in England so may show as being more deprived in the IMD scores.

to either support or refute a perceived need for affordable housing in the local community and are a material consideration in determining the outcome of planning applications.

2.2.3 Strategic Housing Market Assessment

The Oxfordshire Strategic Housing Market Assessment (SHMA) is a crucial part of the evidence base that informs policy and helps strategic thinking in housing and planning. The SHMA provides an assessment of the future need for housing based on facts and unbiased evidence. The latest version was published in 2014 and identified a need for between 93,560 and 106,560 additional homes across Oxfordshire over the period 2011–2031. This overall need for new homes has been broken down at a local authority level.

Housing Needed per Year (2011-31)	Housing Need per year (net)	Midpoint of Range
Cherwell	1090-1190	1140
Oxford	1200-1600	1400
South Oxfordshire	725-825	775
Vale of White Horse	1028	1028
West Oxfordshire	635-685	660
Oxfordshire	4678-5328	5003

As well as considering the overall need for housing, the SHMA considers what mix of housing is needed. It assesses the need for different types of affordable housing, for different sizes of homes (both market and affordable) and the needs of specific groups in the population, including older people.

The SHMA indicates a need to deliver 2,370 affordable homes a year across Oxfordshire on the basis that all households who cannot meet their needs in the housing market are allocated an affordable home (assuming that households will spend up to 35% of their gross income on housing costs). At a district level the amount of affordable housing necessary to meet the affordable housing need identified is 407 units per annum (this equates to 35% of overall delivery).

The assessment also indicates that the mix of affordable housing sought on development sites should be 25% intermediate housing³ and 75% rented. The rented affordable housing should be focused slightly more towards social rent than affordable rent. However, the assessment highlights that in setting policies and negotiating affordable housing provision on development sites the council needs to consider development viability, national affordable housing policy and funding availability. The Council therefore requires that 30% of the affordable housing on development sites should be for intermediate housing and 70% should be for rented.

As well as the type of housing required, the assessment concludes that the following size of homes across the housing market area is appropriate:

	1 bed	2 bed	3 bed	4 bed
Market	5%	25%	45%	25%
Affordable	25-30%	30-35%	30-35%	5-10%
All dwellings	15%	30%	40%	15%

³ The term 'intermediate housing' describes a range of homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the National Planning Policy Framework's affordable housing definition. These can include shared equity (shared ownership and equity loans), and intermediate rent. Homes that do not meet the National Planning Policy Framework definition of affordable housing such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

At an individual local authority level, there is a greater need for three bedroom properties in Cherwell. The assessment emphasises that it is expected that developers will deliver a balanced profile of market homes of different sizes including two and three bedroom homes for younger households and those looking to downsize, alongside larger family homes. It also highlights that affordable housing negotiations should be informed by the findings of the SHMA together with other evidence.

Unmet housing need – Following publication of the SHMA, Oxfordshire councils have collectively accepted that Oxford City cannot fully meet its own future housing needs. The other district councils in Oxfordshire (West Oxfordshire, South Oxfordshire, Vale of the White Horse and Cherwell) have committed to discussions on how that need might be sustainably met in their districts. This means that Cherwell district has to plan for its own housing need as well as a proportion of Oxford City’s housing need of 1400 dwellings per year.

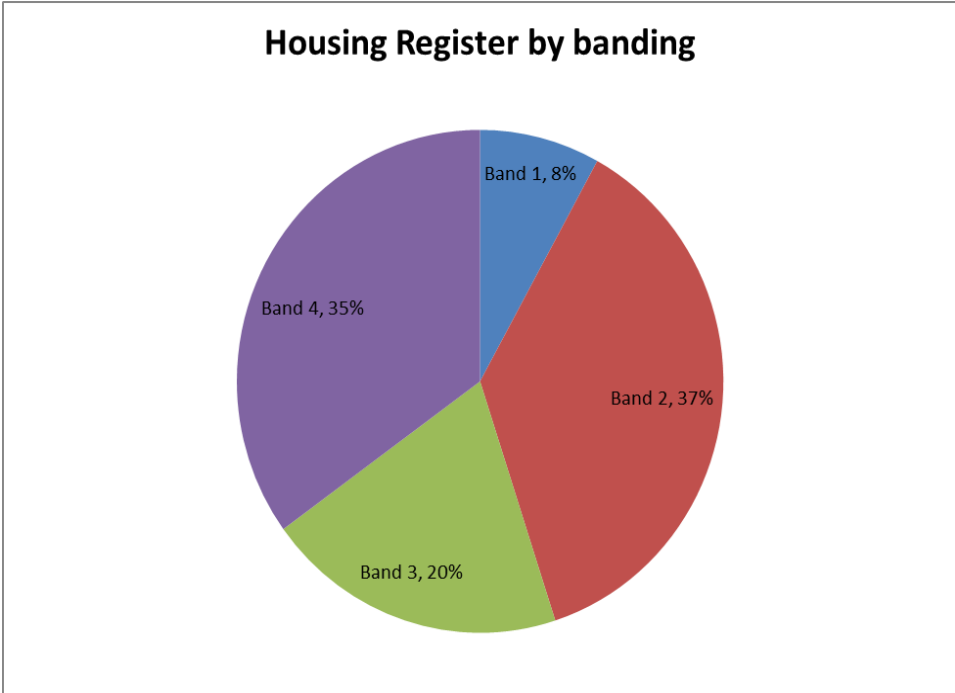
2.2.4 Housing Register

The number of active applications on the housing register fluctuates at around 1,000. This is a consistent trend that reflects how the housing register is replenished with new applications as applicants are rehoused. As at April 2018 there were 1,044 active housing register applications.

Applicants fall into one of four housing needs categories:

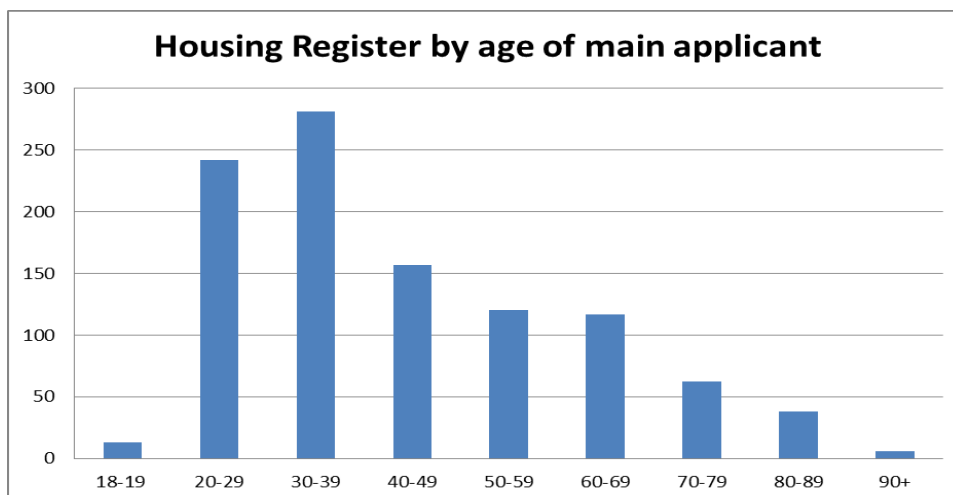
- Band 1 (Urgent need)
- Band 2 (Significant need)
- Band 3 (Moderate need)
- Band 4 (Low housing need)

Banding - all applicants accepted onto the housing register are assigned one of the four bands available, based upon an applicant’s housing and other relevant circumstances. The breakdown of applicants by banding is shown below:



The majority of applicants (65%) are in Bands 1 to 3. These are households assessed as being in priority housing need. The remainder (35%) are in band 4 (low housing need). These are households assessed as being adequately housed but are on a low income and would find it difficult to meet their needs on the open market.

Age - The age profile of lead applicants on the housing register is shown below:



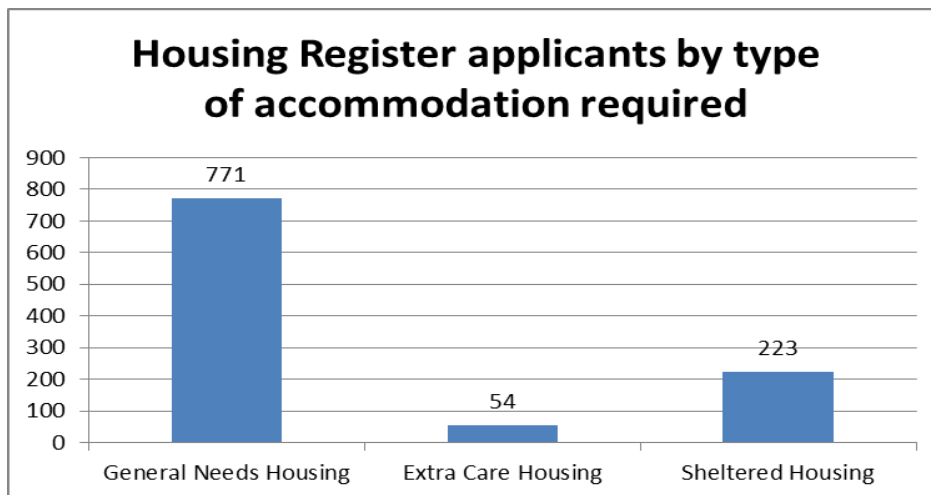
As at April 2018, there were relatively few lead/main applicants on the register under 20 years of age. There are significant numbers of applicants between the ages of 20-39. Beyond 40 years of age the number of applicants falls progressively with age.

Size & Type of housing need - The type of households on the housing register and the size of properties they require are as follows:

Household Type	Current Bedroom Need				Grand Total
	1	2	3	4	
Couple	36	3	0	0	39
Disabled	22	5	6	2	35
Family	6	332	142	37	517
Older Persons	243	12	4	0	259
Single	188	6	0	0	194
Grand Total	495	358	152	39	1044

The predominant households on the housing register are families (requiring two and/or three bedroom properties) and older people (requiring one bedroom properties). Over 80% of the properties needed by applicants are one or two bedroom.

The majority of housing register applicants (74%) require 'general needs' housing, but there is also significant need for supported housing with 26% of applicants needing either sheltered or extra care housing. Further information on the needs and availability of accommodation for older people is included later in this section.



Where do applicants want to live? – housing register applicants are able to specify as many areas as they wish for potential re-housing and there is no limit to the number of locations that they can select. The current system does not allow applicants to select a preferred village for re-housing. Therefore the ability to use the housing register to inform affordable housing location requirements on new developments is limited.

The most requested places to be re-housed are Banbury, Bicester and Kidlington. The village locations in the district which are most requested are:

- Adderbury
- Ambrosden
- Arncott
- Bloxham
- Bodicote
- Deddington
- Drayton
- Launton
- Upper Heyford
- Yarnton

2.2.5 Requirement for Intermediate Housing

Shared ownership is the predominant intermediate product in the district. Shared ownership is available to people who cannot afford to buy a home on the open market and can help to make home ownership affordable for people on lower incomes. Purchasers buy a share of between 25-75% of a property with the opportunity to purchase further shares over time, known as 'staircasing' (restricted to 80% share in some rural areas). The remaining share is owned by a housing association (Registered Provider) and a subsidised rent is charged on the retained share of the property.

A register of people interested in shared ownership and other intermediate products is held by the "Help to Buy" agent for the South of England Region. There are currently 982 registered applicants for shared ownership properties in Cherwell district.

2.2.6 Self Build Register

The Self-Build and Custom Housebuilding Act 2015 places a duty on local councils in England to keep a register of people who are interested in self-build or custom-build projects in their area. This register will help us to understand the level of demand for self-build and custom-build plots in the district and enable us to develop a strategy for delivering serviced plots for self-build and custom-build projects. The register is split into two parts; Part 1 and Part 2.

Part 1 of the register is the number of suitable serviced plots that we must grant development permission for. As of October 2018 there are 18 households registered on Part 1 of our register.

Part 2 does not count towards demand for the purpose of the 2015 Act (as amended) but we must have regard to these entries when carrying out their planning, housing, land disposal and regeneration functions. There are 549 households registered on Part 2 of our register.

2.3 Housing Needs of Specific Groups in the Population

2.3.1 Older People

The SHMA considers the housing needs of specific groups within the population whose needs may differ from those of the wider population. This section uses data in the SHMA 2014 unless stated otherwise. When looking at the needs of older people the SHMA focuses on age groups from 55 upwards. Although in reality those aged 55 might not be considered 'old' the SHMA started the analysis from this age group due to the fact that some housing developments are specifically targeted at the over 55 age group.

Oxfordshire is expected to see a substantial increase in the population of older people with the total number of people aged 55 and over expected to increase by 49% over 20 years. A particularly high increase is expected in Cherwell. This to some degree is related to the higher overall population growth projected for the district. All areas of the county including Cherwell are expected to see the number of people over 85 increase significantly by 2031.

Projected Change in Population of Older People (2011 to 2031)

Age group	Cherwell	Oxfordshire
Under 55	21.2%	28.7%
55-64	32.4%	25.5%
65-74	61.6%	49.7%
75-84	76.7%	66.4%
85+	142.8%	126.8%
Total	31.1%	34.3%
Total 55+	58.0%	49.3%

Source:Oxfordshire SHMA 2014

The SHMA looks at the tenure of older person households. In Cherwell pensioner households are more likely to live in owner-occupied accommodation (71.5%). They are also more likely than other households to be in the social rented sector. The proportion of pensioner households living in the private rented sector is relatively low. Across all tenures older persons are more likely to under-occupy homes.

There are higher levels of disability and health problems amongst older people. The Joint Strategic Needs Assessment 2018 (JSNA) for Oxfordshire states that 83% of persons aged 85 or over have a disability and the highest rate in Oxfordshire is in Kidlington North. Attendance Allowance is a good indicator of disability and/or mobility problems. The JSNA highlights that in May 2017 38% of Cherwell residents aged 85 and over were receiving Attendance Allowance. The growing older population and the fact that these residents have higher levels of disability and health problems is likely to lead to an increased requirement for specialist housing options.

The SHMA analysis indicates a potential need for between 280-450 additional housing units of specialist accommodation across Oxfordshire each year to meet the needs of the older person population through to 2031.

The council's housing register also provides information on the level of need for specialist housing options. 21% of households on the housing register need sheltered accommodation, of which 94% require one bedroom properties. There is also a very small

need (5%) amongst households on the housing register for Extra Care accommodation. The level of support in Extra Care accommodation is greater than that for sheltered accommodation and the eligibility criteria includes passing a three way assessment process including the council’s Housing Options Team, Social Care and the individual scheme manager. The low level of need for Extra Care retirement housing is surprising given the ageing population, but could be a reflection of the lack of awareness of the availability of this type of accommodation and who is eligible for it.

2.3.2 Disability

Disabled people often have housing needs that differ from those of the wider population. It should be noted that an analysis of disabled people is very strongly linked with the above analysis of older people. The SHMA states that 13.7% of the population in Oxfordshire have a long-term health problem or disability. It also shows that 21.7% of households in Oxfordshire contain someone with a long-term health problem or disability. Both of these figures are below the regional and national averages.

Households and people with a long-term health problem or disability (2011)

Area	Households containing someone with a health problem		Population with a health problem	
	Number	%	Number	%
Cherwell	12,522	22.1	20,072	14.1
Oxfordshire	56,264	21.7	89,756	13.7
South East	839,086	23.6	1,356,204	15.7
England	5,659,606	25.7	9,352,586	17.6

The SHMA compared age with the prevalence of a long-term health problem or disability, and clearly showed the correlation between the two. The assessment then went on to consider age specific prevalence rates with population projections. This showed the number of people with a long-term health problem or disability will increase by 50% by 2031. The vast majority of this increase (76%) is expected to be in age groups 65 and over.

Disabled Facilities Grants and Discretionary Grants and Loans - Perfectly good homes can be quite unsuitable for occupants with mobility needs, to the extent that they can be dangerous and isolating. Adaptations are needed by many disabled people so that they can remain safe and independent.

A Disabled Facilities Grant (DFG) is a ‘means-tested’ financial grant that helps meet the cost of adapting a disabled person’s home. An occupational therapist from the county council will usually decide what adaptations are necessary and appropriate to meet the disabled person’s needs.

In 2017/18, 90 ‘mandatory’⁴ DFGs were completed using the in-house Home Improvement Agency, at a total cost of £771,000. Assistance was provided across a wide range of age groups, although over half (61%) of the grants provided were to those over 65 years of age:

⁴ Mandatory DFGs are those that the council are obliged to provide in accordance with the Housing Grants, Construction & Regeneration Act 1996. This is when works are judged necessary and appropriate to meet as disabled person’s needs, if those works are reasonable and practicable. Grants are subject to a means-test (except in the case of children) up to a maximum of £30,000 and must be approved within set timescales.

Mandatory DFG recipients by age 2017/18

Age	Number
18 and under	7
19 - 65	28
66 - 79	28
80 and above	27
Total	

The type of adaptation carried out varies. The cost of each adaptation can also vary significantly depending on the nature of the property and the person's needs. The table below provides a summary of the works completed for 2017/18 and the typical amount of grant paid per adaptation. Grants are capped at a maximum of £30,000 and so a financial contribution is required from the applicant in some cases where the cost of works exceed this amount.

Type of work	Number*	Typical grant contribution
Level access showers	48	£4,500
Internal/external access (including ramps)	22	£5,000
Straight stairlift	14	£2,000
Major adaptations (including 1 through floor lift)	10	£30,000
Curved stairlift	6	£4,000
Specialist WCs	2	£4,000
Cubical shower	2	£7,000
Adapted kitchen	2	£8,000
Over bath showers	1	£1,000
Ground floor WC	1	£3,000
Shower pressure	1	£1,000

*the number of individual works is likely to exceed the total number of grants as each grant may contain multiple works.

Comparison of timescales to complete different works can be difficult. There can be a number of factors which might cause delay that are outside the control of the local authority and/or Home Improvement Agency. Multiple adaptations can also be installed which affects timescales. However, where single adaptations were installed during 2017/18, the time taken from application to completion was generally under two months for level access showers and stair lifts. Adaptations relating to access, including ramps, were generally quicker and usually took less than one month from application to completion.

Discretionary Grants and Loans – As well as mandatory DFGs the council also provides discretionary DFGs. These are primarily provided in urgent, end-of-life cases or relocations where the mandatory DFG system would not meet the applicant's needs. In 2017/18 the council completed 18 discretionary DFGs at a total cost of £73,000.

2.3.3 Supported Housing Requirements

Cherwell has a diverse range of supported accommodation for different client groups. The breakdown of accommodation by client group (not including older persons housing) is as follows:

Client group	Number of units in District	Percentage of supported housing stock	Comments
Learning Disability	82	29%	Commissioned provision
Single Homeless People	13 plus 11 additional units in Oxford City	10%	These are district local units. Additional units commissioned for Cherwell residents are situated in Oxford City
People with mental health issues	31	13%	These are beds within the mental health transitional pathway
People with physical disabilities	33	13%	Schemes with on-site support
People with drug and alcohol needs	14	6%	Although this is situated in Cherwell it takes referrals from all over the country
Vulnerable young people including young parents	61	24%	Young people's pathway
Domestic Abuse (Refuge)	12	5%	Commissioned provision
Total Provision	257		

Supported housing for people with Learning Disabilities - Housing for people with learning disabilities is commissioned by the county council and mostly provided by registered providers. It is the primary responsibility of the Adult Services Team but they work closely with the Children's Services Team to plan for children with a learning disability as they reach 18. There is a need for a diverse range of accommodation, including provision for complex needs and autism and accommodation for people with lower support needs. There is a move away from the shared house arrangement to clusters of self-contained housing which enables greater independence and efficiencies in the way care is delivered. This means that there is a need to recommission a number of units as well as provide for new needs:

	Total	18/19	19/20	20/21
Current provision	82			
Re-provision requirements	26	12	12	12
New requirements	4	4	0	0
Total requirements	30	16	12	12
Pipeline	6	16	0	0
Current shortfall	24	0	12	12

Single Homeless Provision - The pathway now consists of 11 beds in an Oxford hostel for people with complex needs and 13 beds situated within Cherwell for people ready to move-on but which includes one bed for emergency assessment for people who have been verified as rough sleeping.

In 2020 the funding for this current pathway comes to an end and work is on-going to consider how the service can be funded moving forwards.

There remains a small but entrenched group of rough sleepers who are not engaging with services.

Supported housing for people with Mental Health issues - There is a clear link between mental health issues and poor housing provision. Research has shown that those who are homeless, or at risk of homelessness, are much more likely to experience mental distress. Provision of the right housing with the right support can help to reduce homelessness. Mental ill health is different for each individual, and problems can occur at any point in our lives. As a consequence of these diverse needs, housing solutions must be equally diverse. This requires taking into account the different types of support that people need and how that changes over time.

Most mental health services are delivered outside of a supported housing setting. However some people need supported accommodation. The district is part of a countywide mental health project. There are 31 bedspaces in Cherwell commissioned by the Oxfordshire Clinical Commissioning Group and Oxfordshire County Council. These are predominantly shared housing with more self-contained accommodation at Palm Court in Bicester. Current provision consists of the following units

Scheme	Number of places
Easington Gardens, Banbury	3
Springfield Avenue, Banbury	3
Gillet Road, Banbury	3
Whykham Place, Banbury	2
Oxford Road, Banbury	9
Palm Court, Bicester	8
Tweed Crescent, Bicester	3
TOTAL	31

These units meet a variety of needs but with a view that people will eventually move through the pathway to general needs accommodation with support as required.

There is a shortfall in mental health provision for specific groups. These include:

- people with challenging behaviour
- people with complex needs/dual diagnosis
- older people with mental health issues

The Clinical Commissioning Group and Oxfordshire County Council are currently working on a five year plan looking at the future requirements of mental health services.

Supported housing for people with Physical Disabilities - the majority of people with a physical disability can be housed in general needs accommodation with appropriate adaptations and accessibility standards. However there is a need for provision for people with greater care and support needs. The district currently benefits from the following provision:

- Agnes Court, Banbury (23 units)
- Hanwell Chase, Banbury (5 units)
- Old Place Yard, Banbury (5 units)

The current provision for people with physical disabilities is now adequate but we will continue to work with the county council on emerging new needs.

Provision for those with drug and alcohol issues - In general, admissions to hospital for alcohol related issues are below the national average.

General support services for residents with drug and alcohol issues are provided through Turning Point hub in Banbury.

There is a therapeutic community situated within Cherwell called The Ley Community. This takes residents from across the county and beyond and is not specific provision for Cherwell residents.

Supported housing for Vulnerable Young People - Cherwell provides three pathways with accommodation in the district:

- Young parents
- Single young people
- Young people with more complex needs

Young people are encouraged to remain at home and therefore the pathway caters for those who are most need in terms of their needs and housing situation. The current provision is as follows:

	Young Parents	Single Young People (shared accommodation)	Young people with complex needs
Rachel House, Banbury	11 rooms		
Lucan House, Bicester	3 flats		
Dashwood House, Banbury (Step down from Rachel House)	9 units		
The Foyer, Banbury		26 units (shared)	
Oxford House, Bicester		9 units (shared)	
Key 2 units, Banbury			3 units (self-contained)

In general the provision is adequate to meet the need, however some residents currently become stuck in accommodation that they no longer need due to lack of suitable move-on provision. Oxfordshire County Council are currently working on a strategy in conjunction with the district councils to improve housing for young people. This should identify any gaps for vulnerable young people.

Refuge provision for domestic abuse services - In 2015/16 11% of people seeking housing advice in Cherwell had experienced domestic abuse. Following a review of the domestic abuse service in Oxfordshire services have been recommissioned with a total of 21 bed spaces being required including five dispersed units. At present Cherwell has 12 units within a refuge. Work needs to continue to identify the required accommodation provision for the service.

Gypsies & travellers - a joint accommodation assessment for gypsies, travellers and travelling show people was undertaken in June 2017 across all the district councils in Oxfordshire. This took account of a change in the planning definition (PPTS 2015) which no longer includes people who have ceased to travel permanently. The results of the needs assessment were recorded in the Annual Monitoring Report for 2016/17.

There are currently 57 Gypsy and Traveller pitches in the district, with a requirement for 29 additional pitches to be delivered from 2017 to 2031. Sites will be identified as part of Local Plan Part 2. Five additional pitches already have planning permission and a further two applications for eight pitches at Chesterton and for six pitches at Piddington are awaiting determination.

There are currently 14 plots for travelling show people, with a further 19 plots required between 2017 and 2031. There are no new plots currently identified and this work will need to be carried out as part of Local Plan Part 2.

Key Workers - The need for key worker housing is high across the county, particularly in Oxford City. There is a particular need for workers in Health & Adult Social Care. A survey was carried out in 2017 which found that 79% of the workforce in these areas is female and 53% are in the 35-54 age group, 40% of Health Staff and 30% of staff in Adult Social Care stated that they needed to move house within the next 2 years, of these 39% wanted a 2 bedroom property and 32% wanted a 3 bedroom property. The survey also found that 60% of respondents were interested in home ownership but in reality only 13% would be able to afford the monthly mortgage payments.

The existing and emerging Local Plans across Oxfordshire do not include a definition of key worker and rely on Housing policy documents. Cherwell's Housing Allocations Scheme has a definition and allocates 1% of housing to this group on an annual basis.

Given the different stages of Local Plans and the adopted allocations schemes in each of the Oxfordshire authorities it is not possible to achieve an Oxfordshire-wide standard definition of key workers. However the housing that is required to meet Oxford's unmet need will be expected to include specific provision for key workers using Oxford City's definition.

3 Place: Our housing stock and housing supply

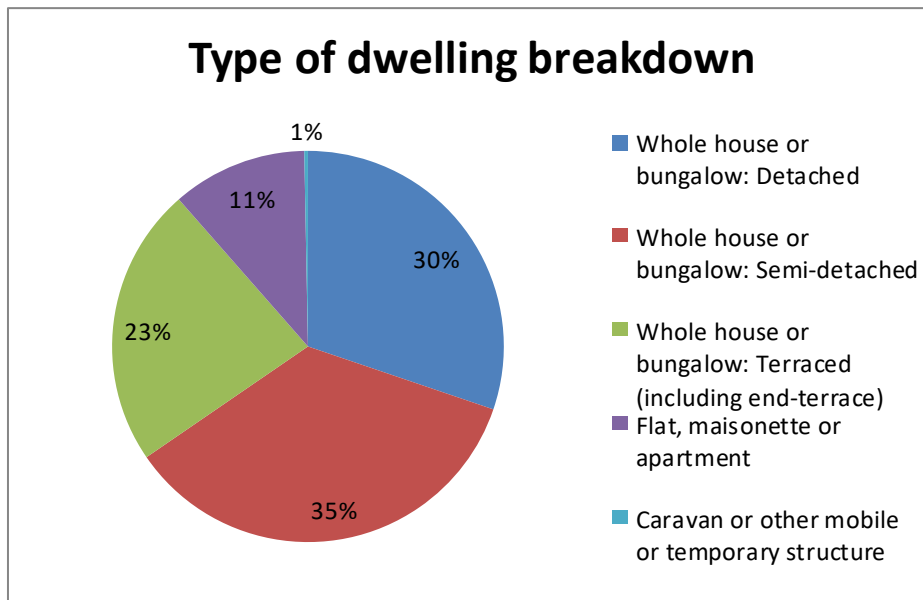
3.1 Existing Housing Stock

In 2017 Cherwell District Council commissioned the Building Research Establishment (BRE) to complete a stock modelling survey and this was published in March 2018. This section refers to the findings of the survey unless stated otherwise.

3.1.1 General characteristics of the existing housing stock

The total number of dwellings in Cherwell is 66,693. The tenure of these dwellings is 66% owner occupied, 22% private rented and 12% social rented. This compares to 63% owner occupied, 20% private rented and 17% social rented at a national level (English Housing Survey 2016-17).

The Census 2011 provides data on house types. The most common dwelling type in Cherwell district is semi-detached houses, followed by terraced houses and then detached houses. Flats account for (15%) of the total stock.



Source: Census 2011

3.1.2 House prices and affordability

Affordability is an issue across many parts of the country, particularly the south of England. The latest English Housing Survey states that in 2016/17 the average age of a first time buyer was 33 years. The average deposit for a first time buyer was £48,591 and 35% of first time buyers funded their deposit from financial help from friends and family.

The attractiveness of Cherwell district as a location means that house prices are high and affordability of housing is a key issue. The housing market in Oxford has a significant impact on Cherwell's housing market with housing being less affordable in the south of the district (parts of the district closest to Oxford e.g. Kidlington).

Average House Prices		
Year	Average House Price	% increase from previous year
2014	£236,590	6.00%
2015	£261,262	10.43%
2016	£285,349	9.22%

2017	£287,476	0.75%
2018 (as at December)	£288,573	0.38%

Source: HM Land Registry

The average house price in Cherwell as at December 2018 was £288,573. The average house price has increased steadily during the past five years and by 22% since 2014. Some local people experience significant affordability issues as a result. One of the key issues affecting affordability of housing is the gap between household incomes and house prices. The table below shows the lower quartile average house prices for the district. Lower quartile house prices are a good measure of affordability as they indicate the price of an entry level property into the housing market (the type that young people may purchase as their first property).

Lower Quartile Average House Prices		
Year	Lower Quartile Average House Price	% increase from previous year
2013	£181,829	2.16%
2014	£192,500	5.87%
2015	£207,493	7.79%
2016	£230,052	10.87%
2017	£248,379	7.97%

Source: ONS

An accepted measure of affordability is to observe the relationship between the house prices and income. The median house price in Cherwell in 2016 was £292,250 (HM Land Registry). In 2016 the median gross annual workplace based earning for Cherwell residents was £31,599 (Nomis Annual Survey of Hours and Earnings, Office for National Statistics 2016). Therefore, the ratio of median house price to median gross annual workplace based earnings is 9.25. Another measure of affordability is access to mortgage finance, the industry standard is that lender will provide up to 3.5 times a household income as a mortgage. Based on the average earnings outlined above, a single person household would only be able to raise £110,597 mortgage finance which would mean without assistance homeownership is unattainable. A double income household on average earnings (i.e. 2 x £31,599) would still only be able to raise £221,193 mortgage finance which would mean accessing homeownership even for properties at the lower end of the market would be challenging. Over recent years, a lack of availability of mortgages and the high levels of deposits required has further hampered first time buyers. Although lenders now appear more willing to provide access to finance purchasing a house is still beyond the reach of many people in the district.

3.1.3 Stock Condition and Housing Standards

Health and Safety Hazards - The council has a statutory duty to take action in response to a range of hazards identified as 'Category 1 hazards' by means of the Housing Health and Safety Rating System (HHSRS). Category 1 hazards are considered to be serious health hazards. The Council has also determined that it will use its discretionary powers to take action in relation to certain Category 2 hazards as well. The Private Sector Housing (PSH) Team undertakes both pro-active and reactive work and hazards are addressed using both enforcement powers and by provision of grants and loans in some cases.

The BRE reported in March 2018 that in Cherwell an estimated 6,638 dwellings in the private sector (owner occupied and private rent) have a Category 1 hazard, this equates to 11% of all private sector properties in the district. 1,347 dwellings in the private rented sector are estimated to have a Category 1 hazard, this equates to 9% of properties in the private rented

sector. The highest concentrations of all HHSRS hazards in the private sector are found in the wards of:

- Cropedy, Sibford and Wroxton
- Deddington
- Launton and Otmoor

In 2017/18 the Private Sector Housing Team resolved serious health hazards (Category 1 hazards) in 49 homes. In 27 of these cases the team took enforcement action to resolve the hazards and the other 22 hazards were resolved by means of various grants such as the 'Cherwell Energy Efficiency Project' grant and 'Landlord Home Improvement' grant. 14 homes with other hazards (Category 2) were also resolved.

Hazard resolution delivers measurable financial savings to both the NHS and society as a whole by reducing the need for acute health services that result from poor housing conditions. These savings can be quantified using the Housing Health Cost Calculator software produced by BRE.

In 2016/17 the PSH Team resolved 78 Category 1 hazards and 16 Category 2 hazards. This equates to annual cost savings of £116,000 to the NHS and £1,987,000 to society more generally.

Energy Efficiency – The Government's Standard Assessment Procedure (SAP) is used to monitor the energy efficiency of homes. It is an index based on calculating annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly inefficient) to 100 (highly efficient with 100 representing zero energy costs).

The average SAP rating for all private sector dwellings in Cherwell is estimated to be 59 which is worse than the average SAP rating of 62 for English dwellings (English Housing Survey 2016/17). In Cherwell the estimated average rating for owner occupied stock is 57 and for private rented stock 62. The average rating for all private sector dwellings in Cherwell district is 59 which equates to an Energy Performance Certificate (EPC) rating of D.

The EPC rating is another measure of a property's energy efficiency. An EPC is needed whenever a property is built, sold or rented. The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 establish a minimum level of energy efficiency for privately rented property in England and Wales. This means that, from April 2018, landlords of private rented domestic properties in England and Wales must ensure that their properties reach at least an EPC rating of E before granting a new tenancy to new or existing tenants. These requirements will then apply to all private rented properties in England and Wales even where there has been no change in tenancy arrangements from 1 April 2020. 9.5% (5,547) of all private sector dwellings and 6.2% (904) of private rented dwellings in Cherwell are estimated to have an EPC rating below band E (BRE stock modelling report 2018).

Loft and cavity wall insulation – Cherwell's private sector housing stock has an estimated 13,547 dwellings with un-insulated cavity walls and 8,565 dwellings with less than 100mm of loft insulation (BRE stock modelling report 2018).

As well as using enforcement powers, Cherwell's Private Sector Housing Team has other initiatives to help improve the energy efficiency of homes. During 2017/18 the council provided 15 Cherwell Energy Efficiency Project (CHEEP) grants to landlords at a cost of £8,000 to improve the energy efficiency of private rented accommodation. These grants usually contribute 25% (up to an agreed maximum) towards the cost of energy efficiency improvements such as upgrading heating systems, windows and insulation. In all cases where grant funding is agreed, adequate loft and cavity-wall insulation must be installed (unless certain exceptions apply).

In 2017/18 the council also contributed £7,000 towards joint funding the Oxfordshire Affordable Warmth Network (shared by all Oxfordshire authorities). This project provided telephone and email advice to 111 Cherwell residents (478 for the whole county) to help reduce their energy bills, improve the energy performance of their homes and discuss any financial help that may be available. In addition, 91 'interventions' took place including more in depth support and assistance or the provision of basic energy efficiency measures. £63,000 of funding for Cherwell residents was levered in through the network by signposting and direct referrals to a host of suitable grants and financial assistance schemes.

Fuel poverty - Since 2011 the 'Low Income High Costs' definition of fuel poverty has been used. This means that a household is considered to be in fuel poverty if they have to incur fuel costs that are above the national median level, which would leave them with a residual income below the official poverty line. The figures used to calculate fuel poverty take into account low income, high fuel prices, poor energy efficiency and under occupancy.

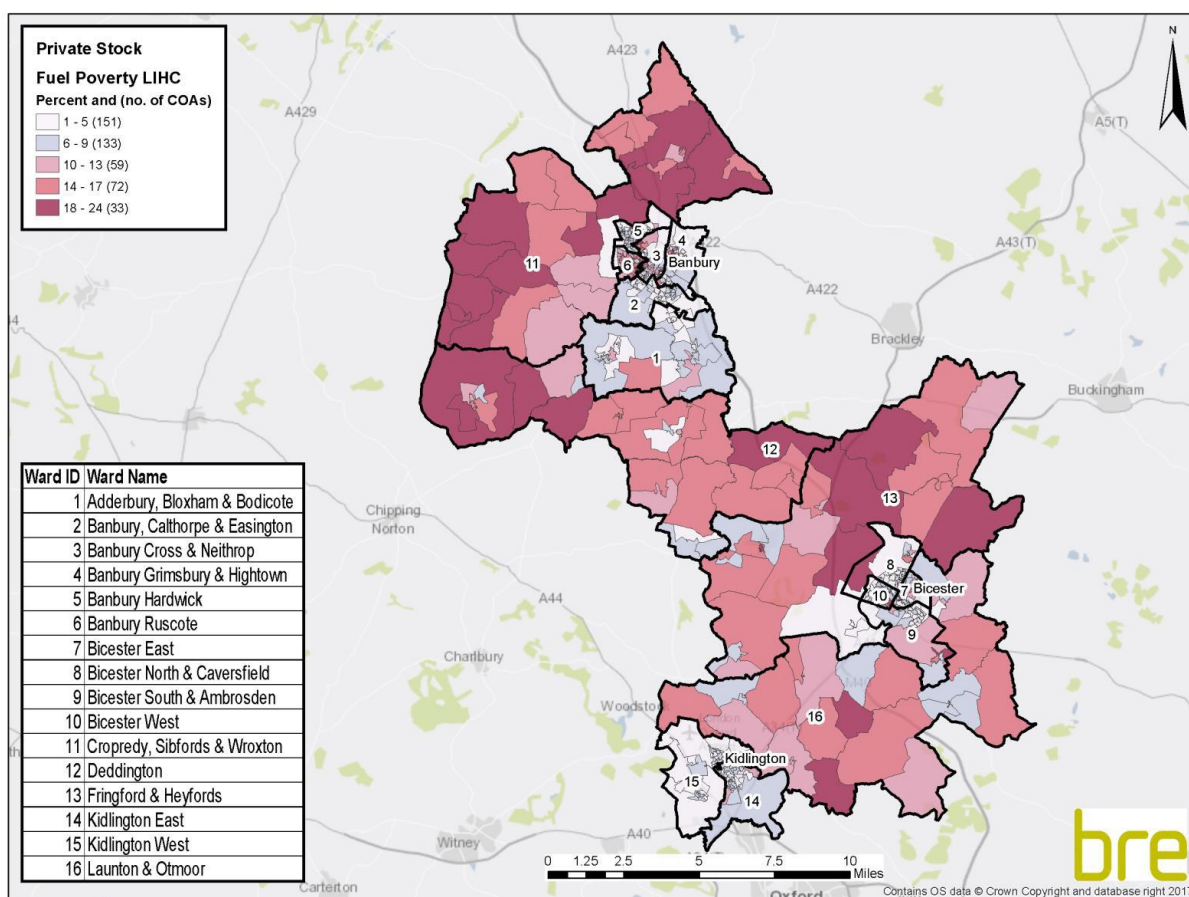
National data is produced by the Department for Business, Energy and Industrial Strategy (DBEIS), but fuel poverty is difficult for local authorities to determine at a local level because of practical problems of obtaining fuel use, fuel cost and income data. The latest fuel poverty statistics report from DBEIS published in 2018 refers to data from 2016. Headline figures include that:

- The average fuel poverty gap (the amount needed to meet the fuel poverty threshold) in England was estimated at £326.
- The proportion of households in England in fuel poverty was estimated to have increased by 0.1% from 2015 to 11.1% in 2016.
- Households with insulated cavity walls are least likely to be in fuel poverty.
- Older dwellings tend to have a higher proportion of households in fuel poverty.
- The level of fuel poverty is highest in the private rented sector.
- Those living in 'multi-person (adult) households' are deepest in fuel poverty with an average fuel poverty gap of £413 compared to a single person under 60 (£208).
- However, the highest prevalence of fuel poverty is seen for lone parents with dependent child(ren) (26.4%).

The BRE stock modelling survey 2018 estimates that 8% of all households are experiencing fuel poverty in the Cherwell district. This is less than the reported average of 11% for England as a whole. The estimates by tenure are presented in the table below. Whilst the private rented tenure shows the highest levels of fuel poverty (12% of all private rented households), because of the far greater number of owner-occupied dwellings overall (43,737) there are more owner-occupier households estimated to be in fuel poverty:

	Private sector stock				Social stock	
	Owner occupied		Private rented		No.	%
	No.	%	No.	%		
No. of dwellings	43,737	-	14,663	-	8,293	-
Fuel Poverty (Low Income High Cost)	3,162	7%	1,777	12%	631	8%

As shown on the map below, the highest concentrations of fuel poverty in the private sector are reported to be in the rural areas of Cropedy, Sibfords & Wroxton, Fringford & Heyfords and Deddington.



(BRE stock condition report 2018)

The source of heating can contribute towards fuel poverty. Whilst Banbury, Bicester and the area closest to Oxford have connections to mains gas, significant parts of the rural areas of district are not on the mains gas network. This means they have to rely on more expensive types of fuel such as oil, liquid petroleum gas (LPG) or electricity.

The typically lower energy efficiency ratings of private sector dwellings in some of the urban areas also further contributes to the higher levels of fuel poverty (BRE).

3.1.4 Empty homes

As of March 2018 there were 495 'long-term' empty homes in the Cherwell district. These are homes that had been vacant for more than 6 months, as presented in the table below:

Time empty	No.
> 10 years	3
5-10 years	37
2-5 years	49
1-2 years	225
6-12 months	180
Up to 6 months	693
Total empty	1187
Total long-term (>6m)	495

The majority of empty homes (approaching 60% in Cherwell) are brought back into use before they have been empty for six months, which means they are not considered to be 'long-term' empty properties. The work of the council's Empty Property Officer (a shared post with South Northamptonshire District Council) is focussed on these long-term empty

properties, which includes those that have been empty for a considerable time or have become problematic.

The table below details how many empty properties were brought back into use as a result of direct intervention by the council. These figures only include those cases where the council has provided specific help and assistance, undertaken enforcement, or has engaged with the owners over a period of time that has resulted in action:

	2016-17	2017-18	Total
Long-term empties returned to use	12	7	19

There are a variety of reasons why homes become empty, including death, inheritance, abandonment, relationship breakdown and/or lack of resources to tackle major repairs. The council has a range of financial measures to support owners, including Landlord Grants, Flexible Empty Homes Loans and a Leasing Scheme (in partnership with registered providers).

Many 'long-term' empty properties are returned to use through negotiation and persuasion; the key to this being establishing how the property became empty and determining what the barriers are to bringing it back into occupation. In some cases, enforcement action (including Empty Dwelling Management Orders) can also be considered, targeting properties causing most concern to neighbours and in areas of housing need.

3.1.5 Houses in Multiple Occupation (HMO)

The 2018 BRE stock modelling survey estimates there are 1,994 HMOs in Cherwell and 431 of these will now fall under the mandatory licensing requirements. On 1 October 2018 mandatory HMO licensing requirements widened to include all HMOs let to five or more occupants who form two or more households. Previously, these HMOs would only require a licence where the property was three or more storeys high (an estimated 84 properties). The number of storeys is no longer relevant in determining whether a licence is required.

In order to obtain an HMO licence the council must first be satisfied that the management arrangements for the HMO are suitable and the property meets the required health and safety standards. Failure to licence a licensable HMO is an offence and the council has a range of enforcement powers.

3.1.6 Discretionary grants and loans

The council offers a number of discretionary grants and loans to assist householders to improve the condition of their property. Details of the different grants and loans and usage of these in 2017/18 is outlined below:

Landlord Home Improvement Grants – grants of up to £15,000 are provided to contribute to a wide range of repairs and improvements, in return for the council receiving nomination rights to the properties. In 2018/19, 11 properties were improved at a cost of £83,000. As well as improving the housing stock these grants help provide suitable housing for statutory homeless households or those threatened with homelessness.

Flexible Home Improvement Loans (FHIL) – These loans are available to homeowners aged 60 or over to be used for a wide range of eligible improvements such as essential repairs and maintenance, central heating, replacement bathroom suites and kitchens, rewiring, burglar alarms and home security.

The loans are flexible because they can be repaid at any point, without penalty, with either regular or occasional payments. But they do not have to be repaid until the home is sold or

the owner ceases to occupy it. A low rate of interest is charged, linked to the Bank of England rate. The minimum interest rate is 3.5 percent and the maximum 7 percent.

In 2018/19, six homes were improved through FHIL at a cost of £53,000. This capital is not provided by the council but by FHIL which is a separate company of which the council is a member.

Small Repairs Service – Our small repairs service is available to owner-occupiers and tenants who are aged 60 or more, are registered disabled, or are suffering from long-term ill-health. We can help with a wide variety of small general repairs, such as fitting shelves, smoke detectors, key safes, grab rails or security locks. Or we can carry out minor electrical or plumbing work. Only small repairs up to two hours work can be completed and the cost of the service is £20 per hour, plus the cost of any materials.

In 2017/18, 247 households were assisted by the Small Repairs Service, with 130 key-safe jobs saving the NHS an estimated 910 bed-days to a value of £364,000.

3.1.7 Enforcement activity and complaints about landlords

During 2017/18 the Private Sector Housing Team:

- Received 423 enquiries which were responded to and/or referred to other sources. These enquiries were variable in nature, but typically included emails and phone calls seeking information about tenancy rights, property standards and grant availability.
- Dealt with 410 service requests that including ongoing case work and investigation. These are typically complaints about property hazards or disrepair, HMO standards, or issues relating to tenancy rights such as unlawful eviction.
- Carried out 84 HMO inspections, issued 24 HMO licences and accepted 34 landlord self-certified HMO reviews.
- Issued 66 formal or informal enforcement notices in relation to inadequate property standards.
- Undertook work-in-default in three cases.

3.2 Housing Supply

The district is currently going through a period of high growth, with a large number of strategic sites now under construction.

3.2.1 Overall numbers of housing completions

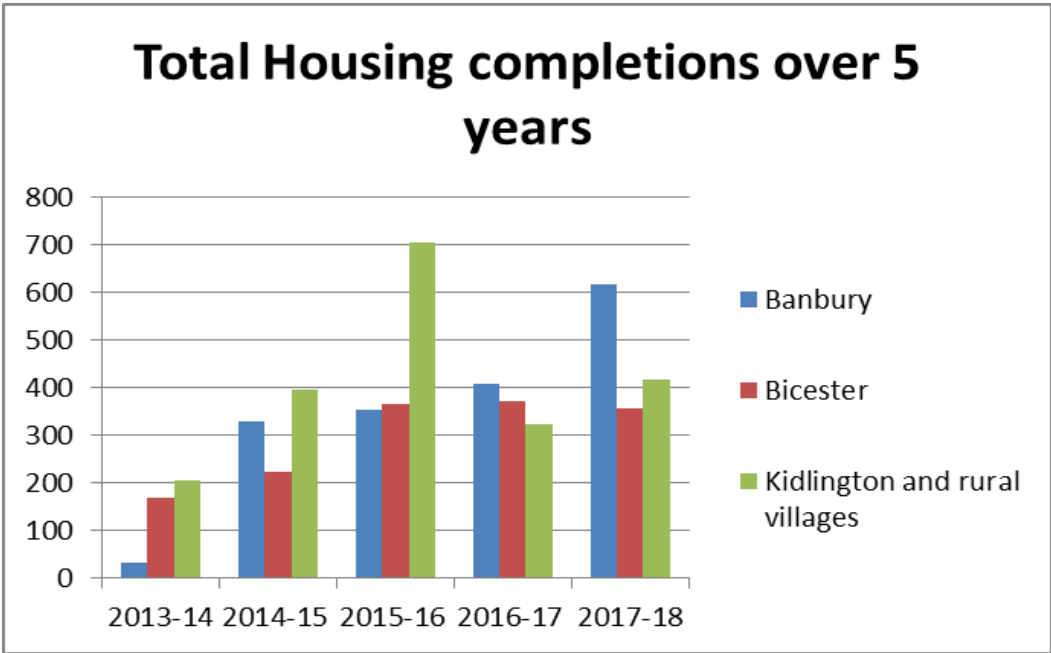
The table below shows the number of market and affordable dwellings that have been completed in the last five years (all figures are gross ie: do not take account of demolitions and sales disposals). As outlined earlier, the SHMA states the target for additional new homes in Cherwell per year is 1140, of this 407 should be affordable homes.

	2013/14	2014/15	2015/16	2016/17	2017/18	TOTAL
All dwellings	410	946	1425	1102	1387	4223
Affordable Housing	145	195	322	312	443	1417
% of affordable to market	35%	21%	22.2%	28.3%	32%	33%

The delivery of affordable housing has been strong and the number of additional new affordable homes built has increased year on year. Virtually all sites have delivered the full policy requirement of 30% affordable housing on sites of 11 homes or more in Banbury and Bicester and 35% affordable housing in the rest of the district. The high levels of delivery are due to the fact that affordable housing continues to be viable on S106 sites and most of the delivery takes place on larger sites where the provision of affordable housing is a policy requirement.

3.2.2 Location of housing completions

The majority of recent delivery has been on larger sites allocated within the local plan located in Banbury and Bicester. A total of 616 new homes were completed in Banbury in 2017/18. In 2015/16 there was a spike in rural delivery with 700 new homes completed in Kidlington and other villages in rural parts of the district.



3.2.3 Type/Size of housing completions

In recent years the council has started to record the type/size of homes build in the district. The most common type of dwelling built in the district in 2017/18 was four bedroom houses. There is an emphasis on larger properties as 34% of all new homes had four bedrooms or more (contrary to the 15% target for homes with four bedrooms or more in the SHMA).

Location	Completed dwellings by bedroom size (2017/18)				Total
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom +	
District wide SHMA target	15%	30%	40%	15%	
Banbury	66	85	113	132	396
Bicester	40	116	82	105	343
Elsewhere	40	80	79	133	332
TOTAL	146 (13%)	281 (25%)	274 (25%)	370 (34%)	1102* (3% unknown)

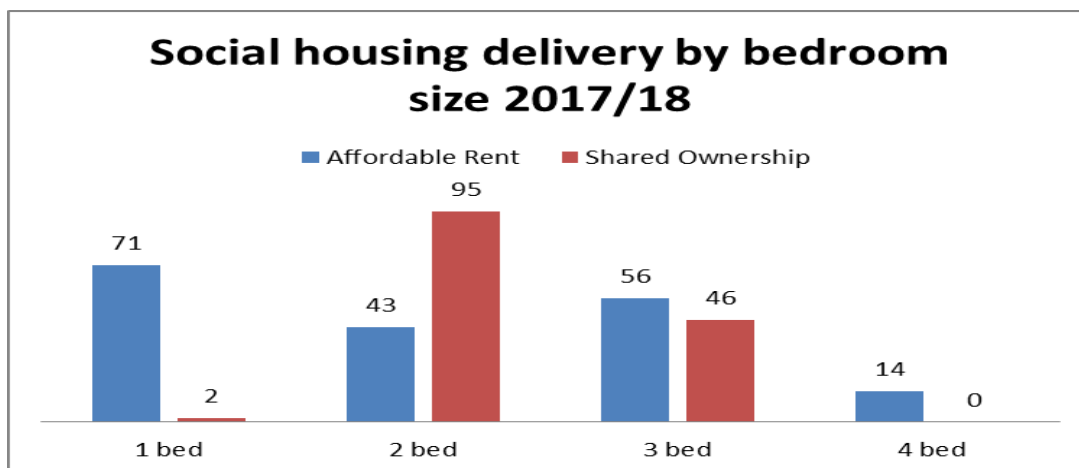
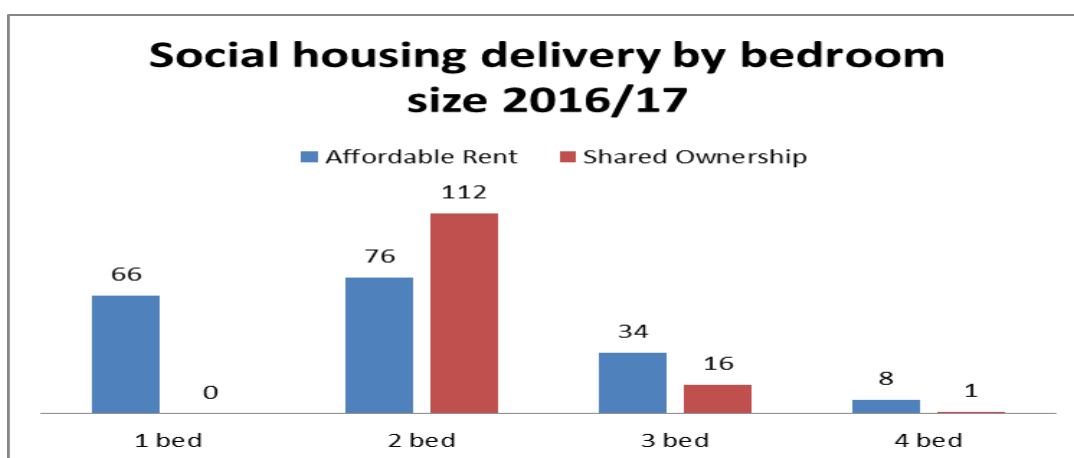
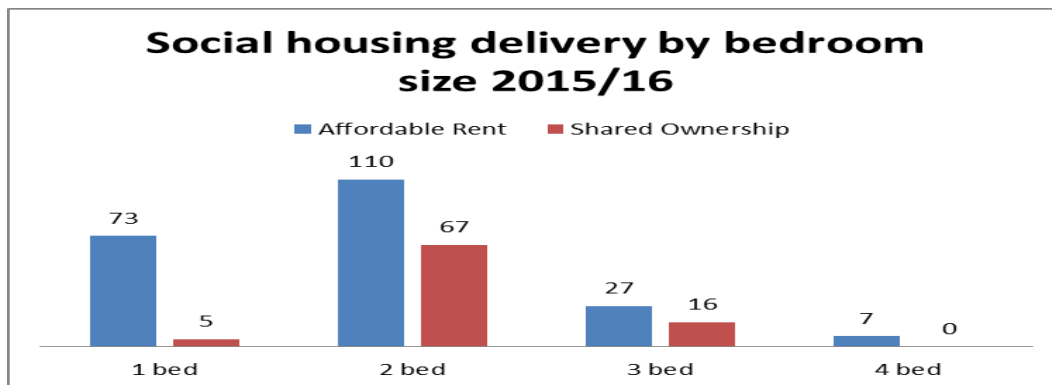
*There were 31 housing completions where the numbers of bedrooms were unknown

3.2.4 Tenure of affordable housing delivery

The council’s policy position is that new affordable housing will be 70% rented and 30% other forms of intermediate tenure. Over the past five years new delivery of affordable housing (1,417 units) has closely matched the council’s policy position with 67% of new affordable homes being affordable rent and 33% shared ownership .

3.2.5 Type/Size of affordable housing delivery

The graphs below show the type/size of new affordable housing that has been completed over the last three years (1 April 2015 to 31 March 2018). The delivery has been separated into rented and shared ownership.

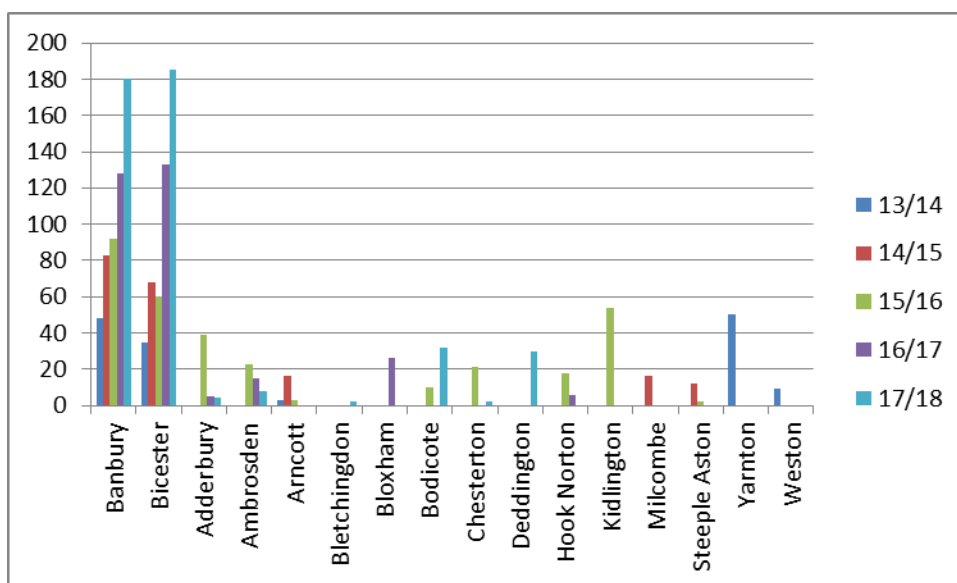


The table below summarises the delivery within Cherwell against the SHMA targets. There is some difference between the SHMA targets and delivery in Cherwell as this reflects local housing need. In particular there has been an emphasis on new provision of two bedroom homes to reflect the greatest need of those on the housing register and attempt to provide greater balance to the affordable housing stock which is predominantly three bedroom properties.

	SHMA figures	CDC provision
1 beds	25-30%	23%
2 beds	30-35%	53%
3 beds	30-35%	21%
4 beds	5-10%	3%

3.2.6 Location of affordable housing delivery

The bar chart below shows the location of affordable housing delivery over the period 2013 – 18. As expected this is predominantly in the larger areas of Banbury and Bicester. The areas of development broadly reflect the housing need hot spots identified in section 2.2.4 which suggests a direct correlation between demand and supply.



3.2.7 Affordability of shared ownership

The demand for shared ownership remains very strong, with average initial shares of 44% being purchased.

Shared Ownership sales		
Year	No of Shared Ownership sales	% share of property purchased
2014	16	47%
2015	38	54%
2016	155	49%
2017	24	50%
2018	125	44%

3.2.8 Standard of new affordable housing

The council normally requires the following standards on new developments:

- 100% of all rented units to be built to the government's Nationally Described Space Standard (Technical Housing Standards)
- 50% of the affordable rented units to meet the Building Regulations Requirement M4(2) Category 2: Accessible and Adaptable Dwellings requirement.
- 1% of new housing to be at wheelchair accessible standards (Building Regulations Part M (4)3)

3.2.9 Future housing delivery

There is a strong pipeline of housing delivery over the next few years. It is worth noting that future delivery is reliant on large strategic sites with planning permission being built out. These key strategic sites are outlined below:

Site	Total number of homes	Number of affordable homes
Heyford Park	1600	480
Kingsmere	1670	503
Southam Road East	533	173
Hanwell Fields	510	123
Warwick Road	300	90
Longford Park	1024	318
Graven Hill	1741	521

Anticipated overall housing delivery over the next three years is as follows:

	2018/19	2019/20	2020/21
Market housing	1,576	1,934	1,653
Affordable housing	585	457	478
TOTAL	2,161	2,391	2,131

It is anticipated that future new housing will be built in the following locations:

Location/Site	2018/19		2019/20		2020/21	
	Market housing	Affordable housing	Market housing	Affordable housing	Market housing	Affordable housing
Banbury	640	224	810	236	803	347
Bicester	396	188	710	87	665	54
Kidlington	13	0	40	0	0	0
Rural Areas	527	173	374	134	185	77

3.2.10 Innovation in new delivery

Build! – Build! is a team within Cherwell District Council that has registered provider status with Homes England.

Build! was created in 2012 with the aim of looking at alternative ways to deliver affordable homes for local people. To date Build! has provided over 248 homes including 146 rented and 102 shared ownership properties. Approximately 40 further homes are in the pipeline. Build! has used a variety of construction methods to achieve cost effective developments. The team has also converted a number of empty town centre properties.

Build! has a small housing management team that currently manages the rental properties, 60 of which are specialist supported housing units developed with support from Oxfordshire County Council.

Build properties currently in management

Scheme	Total units	Scheme type	Affordable Rent	Shared Ownership
Banbury	126	General Needs	85	41
Banbury	44	Supported	44	0
Bicester	62	General Needs	3	59
Bicester	11	Supported	11	0

Villages	5	General needs	3	2
TOTAL	248		146	102

Graven Hill – Graven Hill is the UK’s largest self and custom-build development and is located just south of Bicester. Over the next ten years the vision is to create a community which includes 1,900 unique homes, a primary school, pre-school and nursery, community centre and local amenities including shops, cafes and a local pub.

With over 20 households now living on the site, the Graven Hill community is starting to take shape. Over 30% of their bespoke homes are now sold or reserved on Phase 1a and they have just released 16 brand new designs for terraced and detached homes. In addition to this they have recently released one and two-bedrooms apartments which adds to the diversity of the housing provision available.

3.2.11 Affordable housing stock – General Needs

There are approximately 8,790 affordable homes owned by registered providers in Cherwell. Most of these properties (8,110 - 92%) are rented with a small proportion (680 – 8%) being shared ownership. The majority of stock in the district is owned by Sanctuary Housing, following two Large Scale Voluntary Transfers of former local authority stock in 2004 and 2005. Other large stockholders are Bromford, Paradigm, BPHA and Stonewater. The breakdown of bedroom sizes of the rental stock within the district is as follows:

Bedrooms	No of properties	% of total
1 bed	1,867	23%
2 bed	2,865	35.2%
3 bed	3,134	38.8%
4 bed	238	2.8%
5 bed	4	0.1%
6 bed	2	0.1%

The tenancy type of most of these properties is social rent (87%), with the remainder affordable rent (13%). The table below shows the location of these within the district:

Breakdown of rented properties by location		
Location	No of social rented properties	No of affordable rented properties
Banbury	3,563	335
Bicester	1,456	277
Kidlington	614	7
Rural Villages	1,435	423

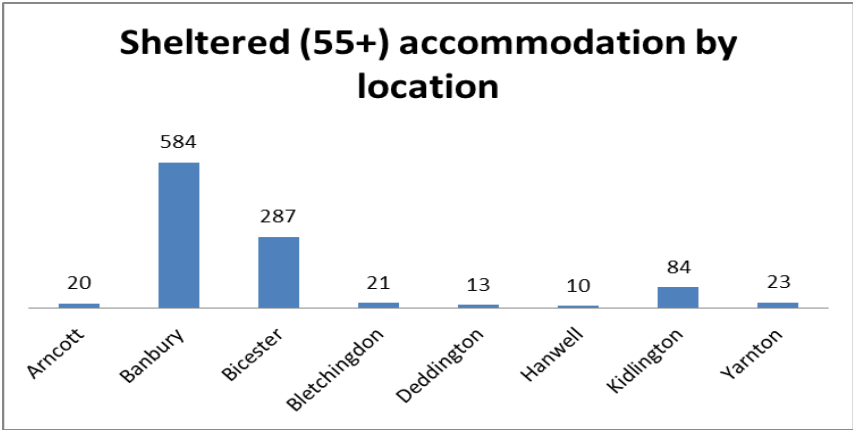
It is important to consider the affordability of rented affordable housing in the district. Rent level data has been collated for Sanctuary properties during the period April – October 2018. The average rent levels are shown in the table below:

Location	Weekly Rent Levels by Property size			
	1 bed	2 bed	3 bed	4 bed
Social Rent	£95.58	£104.65	£107.01	£127.96
Affordable Rent	£129.68	£155.49	£174.22	n/a
Percentage difference	26%	33%	39%	n/a

All of these rents are below BRMA levels, however there is a stark contrast between social and affordable rent levels, with the difference increasing with property size.

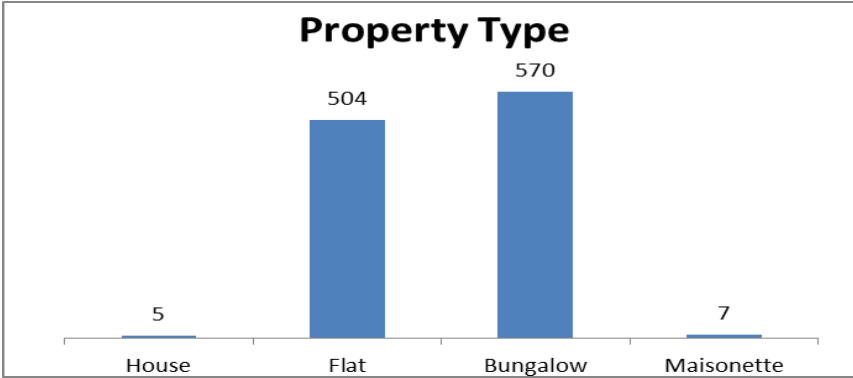
3.2.12 Affordable housing stock – sheltered and extra care housing

There are a total of 1042 units of sheltered housing accommodation across the district situated in eight locations, as shown in the chart below:



The majority (84%) of this type of accommodation is in Banbury and Bicester, with the remainder predominantly in the larger villages. It is clear that this accommodation is being provided in locations with good access to local services.

Property type/size – there are 752 one bedroom properties. These account for 72% of the total sheltered housing stock. Of the remainder, 278 (27%) are two bedroom properties and 12 (1%) are three bedroom properties. The majority are flats and/or bungalows.



Tenure – all of the sheltered accommodation is provided as social rented.

Extra Care - there are a total of 233 units of extra care accommodation in four locations across the district, as follows:

Extra Care Housing Stock	
Location	Number of units
Banbury	110
Bicester	20
Kidlington	54
Yarnton	49
Total	233

All of this accommodation is in locations with/close to local services, either Banbury/Bicester (55%) or Kidlington/Yarnton (outskirts of Oxford) (45%).

Property type/size – the Extra Care housing stock comprises 95 one bedroom flats and 138 two bedroom flats.

Tenure – the tenure of the Extra Care stock is as follows:

Tenure	Number of units
Affordable Rent	104
Social Rent	59
Shared Ownership	70
Total	233

3.2.13 Right to Buy

In 2012 the government introduced changes to the Right to Buy policy to encourage more tenants into home ownership, which included raising the discount cap to £75,000. The average number of these sales over the past five years is 13. During 2004 the council undertook a Large Scale Voluntary Transfer and therefore a number of Sanctuary's tenants have the Preserved Right to Buy. There is a contractual obligation that whenever Sanctuary sells a property under the Preserved Right To Buy, the council will be entitled to a proportion of the value of the sold property.

These funds that the council receives count as capital receipts and go on to fund many of the council's capital programme investments.

Further detail is provided in the table below:

Right to Buy sales				
Year	No of RTB sales		Property Type	Receipt
2012-13	10	10	3 bed house	£490,703.91
2013-14	15	2	2 bed house	£781,515.49
		12	3 bed house	
		1	4 bed house	
2014-15	8	1	2 bed house	£554,876.62
		7	3 bed house	
2015-16	8	2	2 bed house	£508,971.85
		6	3 bed house	
2016-17	15	1	1 bed house	£1,381,989.69
		2	2 bed house	
		12	3 bed house	
Grand Total	56			£3,718,057.40

A total of 56 properties have been lost from the affordable housing stock due to Right to Buy over the last five years. These were predominantly larger family homes, with three and four bedroom properties accounting for 86% of sales. The breakdown by property size was as follows:

- 1 x 1 bed house
- 7 x 2 bed houses
- 47 x 3 bed houses
- 1 x 4 bed house

Whilst it is beneficial for individual tenants who have purchased their properties, the impact of losing affordable housing stock should not be underestimated. It is critical that new delivery of affordable housing is maintained to offset these losses.

3.2.14 Nominations and Lettings – General Needs

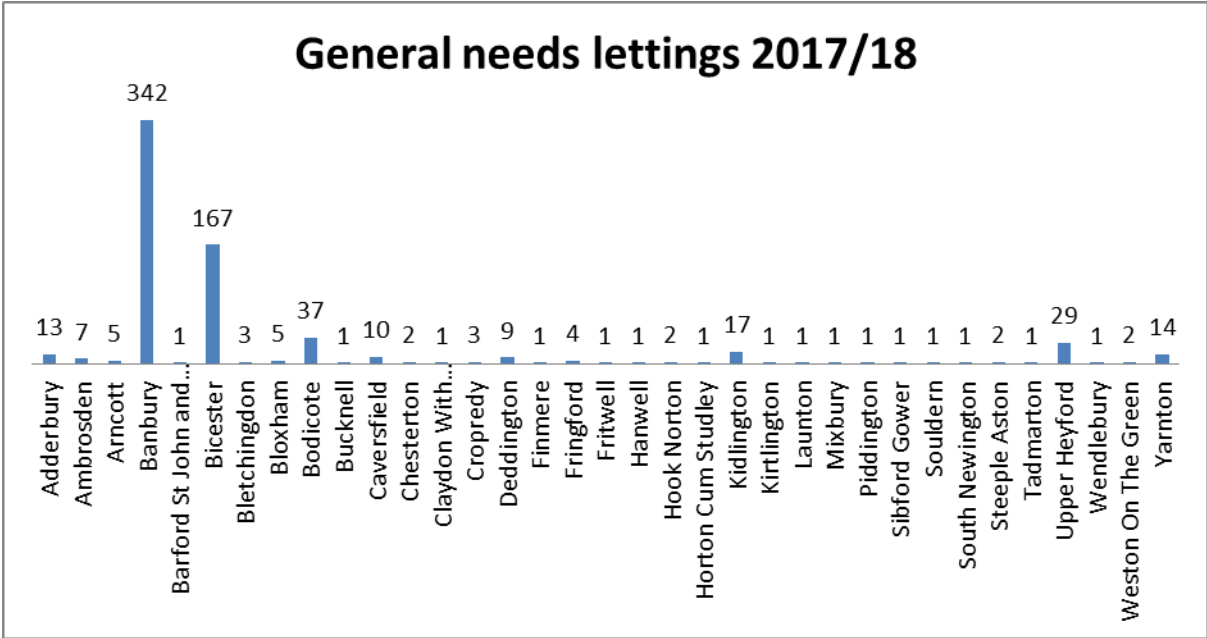
As well as new build affordable housing, an important way of meeting housing need is through re-lets within the social housing stock. The council’s lettings software was upgraded in December 2013, so only the past three years records are available. The number of nominations over recent years has been fairly consistent, the details are as follows:

Year	Nominations
2014/15	748
2015/16	775
2016/17	782
2017/18	689

Of the 689 nominations made in 2017/18, 454 (66%) were re-lets whereas only 235 (34%) were new build properties. The 689 nominations were made to 649 (94%) general needs, 11 (2%) sheltered and 29 (4%) Extra Care.

It is useful to consider the location of lets of social housing that took place in 2017/18.

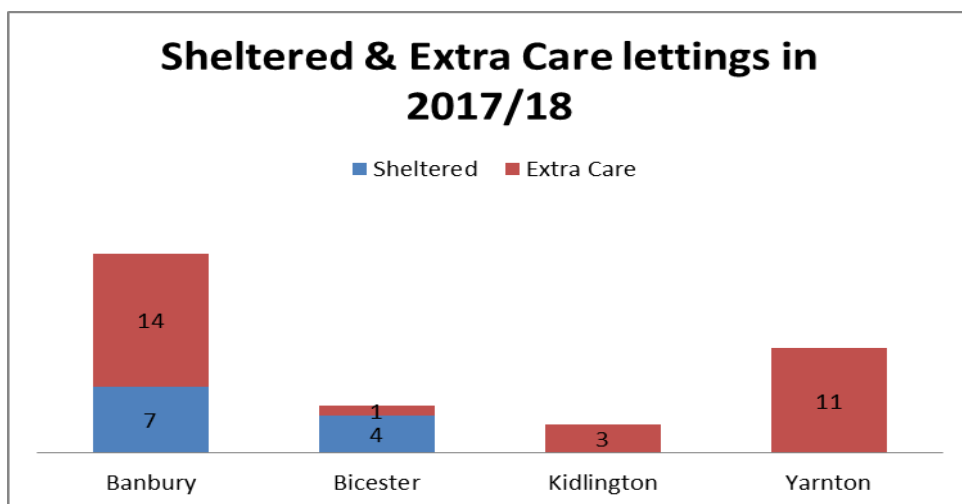
The location of the re-lets of general needs social housing were in the following locations



The majority of general need lets (74%) took place in Banbury and Bicester, with the remainder in the villages.

3.2.15 Nominations and Lettings – Sheltered and Extra Care Housing

The location of the re-lets of sheltered and extra care housing were in the following locations



The majority of extra care lettings took place in Banbury and Yarnton, whilst the majority of sheltered lettings were in Banbury.

3.2.16 Private rented sector

The private rented sector can be a realistic housing option for households in housing need. Private rented properties are generally more expensive and offer shorter tenancies than the social sector, but can respond more quickly to need and provide more flexibility. However, for those on lower incomes, the choice of suitable private rented accommodation can be limited.

The tables below outline the average private rent levels compared with the maximum local housing allowance available.

Rent levels in the private rented sector in Banbury

	Property Size			
	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Average Rent per month	£568	£813	£984	£1,162
LHA Rate	£565.14	£705.19	£816.34	1,079.14
Difference between average rent level and LHA rate	£2.86	£107.81	167.66	£82.86
Rent as % of average income	20%	31%	37%	44%

Source: Zoopla

Rent levels in the private rented sector in Bicester

	Property Size			
	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Average Rent per month	£734	£1,103	£1,223	£1,798
LHA Rate	£565.14	£705.19	£816.34	£1,079.14
Difference between average rent level and LHA rate	£168.86	£397.81	£406.66	£718.86
Rent as % of average income	28%	42%	46%	68%

Source: Zoopla

Rent levels in the private rented sector in Kidlington

	Property Size			
	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Average Rent per month	£835	£1,161	£1,307	£1,769
LHA Rate	£690.46	£836.37	£1,000.01	£1,300.01
Difference between average rent level and LHA rate	£144.54	£324.63	£306.99	£468.99
Rent as % of average income	32%	44%	50%	67%

Source: Zoopla

The tables clearly show that affordability in Cherwell is a major issue, with the average rent exceeding the LHA rate at every single bedroom size in every location in the district. Additionally, if using a 35% guide of rent as a proportion of total income, then only one bed and two beds in Banbury, one beds in Bicester and one beds in Kidlington would be affordable in Cherwell.

Another reason that private rented housing can be unaffordable is that many letting agents require a deposit of 1.5 times the monthly rent and an administration charge of between £50 and £200, in addition to the first month's rent in advance. These upfront charges make it difficult for households on low incomes to access private sector rental accommodation.

4. Conclusion

By considering the current housing situation in Cherwell District, the evidence leads us to consider a number of approaches and recommendations to ensure future housing supply can meet the strategic needs of the district.

Intelligence through evidence gathering and interaction with market stakeholders is important to understand the local housing market and to support the continuation and implementation of new initiatives to ensure the housing service provided remains robust and receptive to changes to the housing market .

The evidence within the report will help formulate actions to be incorporated into the council's latest Housing and Homelessness strategy.

Appendix 1: 2017/18 Lettings by location and property size

Area	1 Bed	2 Bed	3 Bed	4 Bed
Adderbury	2	9	2	0
Ambrosden	0	4	3	0
Arncott	0	4	1	0
Banbury	82	99	72	5
Barford St John and St Michael	0	0	1	0
Bicester	43	89	29	6
Bletchington	0	3	0	0
Bloxham	1	1	3	0
Bodicote	11	9	14	3
Bucknell	0	1	0	0
Caversfield	2	5	3	0
Chesterton	1	1	0	0
Claydon With Clattercote	0	0	1	0
Cropredy	2	1	0	0
Deddington	2	7	0	0
Finmere	0	1	0	0
Fringford	0	3	1	0
Fritwell	0	0	1	0
Hanwell	1	0	0	0
Hook Norton	0	0	2	0
Horton Cum Studley	1	0	0	0
Kidlington, any area	5	7	5	0
Kirtlington	0	1	0	0
Launton	0	1	0	0
Mixbury	0	1	0	0
Piddington	0	0	1	0
Sibford Gower	0	1	0	0
Souldern	0	1	0	0
South Newington	0	0	1	0
Steeple Aston	0	1	0	1
Tadmarton	0	0	1	0
Town Centre (Banbury)	36	37	8	3
Upper Heyford	0	16	11	2
Wendlebury	0	0	1	0
Weston On The Green	0	2	0	0
Yarnton	2	11	0	1

Appendix 46

SHO Email

Hi Christian

Further to my earlier response, please find below the updated information for your questions 1 and 2, now in red. I've left in the earlier blue answers so you can compare. There are no changes to the other answers.

I note that Hollins Strategic have submitted an Appeal against Refusal for 17/02394/OUT. Strategic Housing do not usually make comments for Planning Appeals but if planning is granted we are asked to comment as one of the statutory consultees. So long as we have no objection in principle to a development, and depending on the timescales, our comments regarding the affordable housing at this site will be based on these latest figures.

1. Do you know how many people are currently on the housing register in Cherwell and how many of those people chose Adderbury as a preferred location to live?

The number currently on the housing register is 1303. However, Cherwell covers 3 main areas - Banbury, Bicester and Kidlington so this information may not be relevant to you for a site in Adderbury. We generally look at people with a village connection – on the Register (and this is a snapshot for this point in time) we have 17 applicants who have a local connection to Adderbury. Their needs are:
7 need 1-bed
6 need 2-beds
3 need 3-beds and
1 needs a 4-bed property.

The total number of applicants on the Housing Register is 1,335 and those with a verified Village Connection to Adderbury, broken down by bedroom need is:

	1 bed	2 bed	3 bed	4 bed	Total
Count	4	3	3	2	12

2. In terms of percent, what is the demand for each number of bedrooms in Cherwell for affordable properties (e.g. x% of people require 1-bed, y% of people require 2-beds, etc)? It would be of interest to see has this changed since the SHMA.

The percentage demand for properties overall in the **whole District** is:

	1 bed	2 bed	3 bed	4 bed
Housing Register	50%	30%	13%	7%

The SHMA is a county-wide document – the above is what we need in Cherwell.

The total numbers, as well as percentages, of the bedroom need from the Housing Register:

	1 bed	2 bed	3 bed	4 bed	Total
Count	602	419	214	100	1335
%	45.09%	31.39%	16.03%	7.49%	100.00%

Note that 4-bed need is actually 4-bed and above; 4-bed need is around 6%.

I hope this helps.

Kind regards,

Natalie

From: Christian Orr <christian.orr@hsland.co.uk>
Sent: 16 February 2021 20:26
To: Natalie Harvey <Natalie.Harvey@cherwell-dc.gov.uk>
Subject: RE: 19/00963/OUT - Berry Hill Road Adderbury

Hi Natalie,

Long time no speak, I hope you're well?!

You might re-call our discussions about a site in Adderbury (see below your last answers to my queries). Obviously almost a year has quickly gone and I was wondering if there has been any changes to the information your provided below just so we have the most up-to-date picture.

Is there any chance I could kindly have any updated info by this Thursday PM as we are hoping to factor in the data into our housing assessment by then?

Much appreciated!

Christian

Christian Orr MTCP
Land & Planning Executive

On behalf of Hollins Strategic Land
Suite 4, 1 King Street, Manchester, M2 6AW | www.hsland.co.uk | christian.orr@hsland.co.uk
T: 0161 300 6509 | DD: 0161 244 8784



Appendix 47a

RP letter of support 01

Christian Orr
Hollins Strategic Land

By email only

22 June 2020

SUBJECT TO CONTRACT

Dear Christian

Berry Hill Road, Adderbury OX17 3HF

Thank you for getting in touch with Sanctuary regarding the proposed development at Berry Hill Road in Adderbury.

Sanctuary Homes owns and manages a large portfolio of affordable housing in the Cherwell District. We are also pursuing various new opportunities for our future development programme to deliver a range of housing options including affordable rent, shared ownership and market sale.

We understand there is a continued demand for affordable housing across the District, for both rental and intermediate housing.

Sanctuary Homes would be very keen to further discuss the delivery of the site including both the open market homes as well as the affordable homes.

Yours sincerely

Sophie Bell
Senior Development Manger

Email: sophie.bell@sanctuary-housing.co.uk

Mobile: 07436269041

Appendix 47b

RP letter of support 02

Christian Orr
Hollins Strategic Land
Suite 4, 1 King Street
Manchester
M2 6AW

christian.orr@hsland.co.uk

10 June 2020

Subject to Contract

Dear Christian,

Berry Hill Road, Adderbury, OX17 3HF

Thank you for your recent correspondence sharing your proposals for the residential development of the site known as Berry Hill Road in Adderbury.

Paradigm Housing Group own and manage a large portfolio of affordable homes in Cherwell District Council. Our homes are for rent, at a rent less than market rent, to nominations of Cherwell Council. Typically to those on the housing register who cannot afford to buy or rent a home locally. We also offer an affordable shared ownership product, where people part own their own home and pay a small rent to the housing association.

At the time of writing this letter I understand there are approximately 1,300 people on the Cherwell DC housing register in need of an affordable, good quality, home. The majority of these people require a one, or two bedroom home. A smaller number require three bedrooms.

We would be delighted to work with the local community and Hollins Strategic Land to bring forward the Berry Hill Road site for affordable housing.

Yours sincerely

Karen Hillhouse
Senior Land & New Business Manager
Karen.hillhouse@paradigmhousing.co.uk
Tel: 07598545150

Paradigm Development Services Limited

1 Glory Park Avenue, Wooburn Green, Buckinghamshire HP10 0DF Tel: 0300 303 1010 Fax: 0300 303 8041

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Providing services to the Paradigm group of companies and strategic partners



Appendix 48

Adderbury Landscape Strategy



Landscape Strategy Drawing

Appendix 49
Economic Impact Assessment

Berry Hill Road, Adderbury Economic Impact Assessment

Assumptions Note

Hollins Strategic Land LLP

June 2020

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18545158v3

1.0 Introduction

1.1 This note has been produced by Lichfields on behalf of Hollins Strategic Land in relation to Berry Hill Road, Adderbury – a proposed residential development in Cherwell District, northern Oxfordshire.

1.2 The following paragraphs provide an overview of the methodological approach and key assumptions that underpin the economic benefits summarised in the supporting infographic. The figures are underpinned by Lichfields' eVALUATE framework. eVALUATE is regularly used by local authorities to assess the economic impact of development, as well as many of the UK's leading developers, investors and house builders.

The Proposed Development

1.3 It is understood that Hollins Strategic Land is seeking outline planning permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road, Adderbury. The proposed housing mix responds to affordability issues in the Borough as set out in Table 1.1, with **35% of dwellings being affordable**.

Table 1.1 Proposed Housing Mix

Residential Units	Market	Affordable
1 Bedroom	0	4
2 Bedroom	2	6
3 Bedroom	18	4
4 Bedroom	6	0
Total	26	14

Source: Hollins Strategic Land

2.0 Construction Benefits

Capital Investment

2.1 In the absence of indicative build costs provided by Hollins Strategic Land, a number of Lichfields' standard assumptions have been employed in order to estimate the capital investment supported by the construction phase of the proposed development. Applying median build cost per sqm estimates by BCIS¹ to average floorspace estimates based on research by POD Architects² is used to provide average unit costs for units of 1 to 5 bedrooms in size.

2.2 To this, a 15% uplift is applied to account for external costs, whilst a regional adjustment factor (based on BCIS³ research of 1.13) is applied to account for regional cost differences. When applied to the 40 dwellings of the proposed development, these assumptions lead to an estimated total build cost in the region of **£5.5 million**.

Direct Construction Employment

2.3 Using labour coefficients from the HCA Calculating Cost per Job Best Practice Note (2015), it is possible to calculate the number of direct construction jobs supported by the proposed development over the course of the construction phase. Taking account of the composition of

¹ BCIS 2018 (35th Edition) Section 29 page 9

² POD Architects - based on experience of unit types for 4/5 house builders

³ BCIS 2019 (36th Edition) Section 29 - Q1 2018 Estimates

the proposed development, a new housing coefficient is considered appropriate when calculating the number of direct construction jobs. This coefficient assumes that 19.9 direct FTE jobs per £1 million of construction value in 2011 prices will be supported over the course of a year.

- 2.4 To use the coefficient, the construction cost of c.£5.5 million has been deflated from 2020 to 2011 prices using the latest UK Government GDP Deflator (2019). Applying the new housing coefficient to the deflated construction cost of c.£4.7 million and then dividing the result by the length of the construction phase (18 months), leads to the proposed development supporting **62 gross direct FTE jobs** annually over the construction phase⁴.
- 2.5 Although national and regional construction firms often use their own labour on projects, it is typical that a share of the contractors employed is drawn from the local labour pool. However, it is difficult to determine the likely source of labour to fill these jobs before contracts have been let. It is reasonable to expect a proportion of the construction jobs to be taken up by local workers, particularly if measures are in place to raise local skill levels and encourage local recruitment (e.g. through apprenticeships).
- 2.6 Following the uplift in construction activity nationally in recent years, it is likely there will now be a sufficient supply of local workers with construction skills and businesses which have developed to support/supply this activity.

Indirect and Induced Employment

- 2.7 Construction also involves acquisitions from a number of suppliers, who in turn purchase from their suppliers through the supply chain. The relationship between the initial direct spending and total economic effects is known as the ‘multiplier effect’, which demonstrates that an initial investment can have much greater indirect effects as this spending is diffused through the economy.
- 2.8 In addition, local businesses would be expected to benefit to some extent from a temporary increase in expenditure from the direct and indirect employment effects of the construction phase. Although only a proportion of these benefits would be felt in the local area, it would be expected that the local economy would gain a sizeable temporary boost from the wage spending of workers in shops, bars and restaurants, and other services and facilities. Such effects are typically referred to as ‘induced effects.’
- 2.9 Research undertaken on behalf of the National Housing Federation indicates the construction industry has an indirect and induced employment multiplier of 2.51⁵. Applying this multiplier to the 62 direct construction FTE jobs p.a. indicates an **additional 94 FTE jobs** p.a. would be supported by the proposed development in sectors across the UK economy. This is in addition to the 62 direct construction FTE jobs discussed earlier.

Gross Value Added

- 2.10 GVA is a measure of the difference between what is produced as outputs (goods and services) and the inputs (raw materials, semi-finished products etc.) used in the production of those outputs. It represents the additional value that is added through economic activity.

⁴ Homes and Communities Agency (HCA), Calculating Cost per Job: Best Practice Note (2015)

⁵ CEBR report for National Housing Federation (2013)

Direct Gross Value Added

- 2.11 Through an analysis of Experian data (March 2019) it is estimated that the average FTE construction worker in the South East region generates £71,489 of GVA per annum. On the basis of the above, it is assumed that the 62 construction jobs could generate c.£4.46 million in GVA during each year of construction.

Indirect and Induced Gross Value Added

- 2.12 2013 research⁶ commissioned by the National Housing Federation concluded that the house building industry has a GVA multiplier equivalent to 2.41. This means that every £1 of direct GVA supported by the industry is worth £2.41 in total. Applying this multiplier figure to the direct GVA impacts derived above indicates that the development proposals could support c.£6.28 million of indirect GVA per annum in total.
- 2.13 This equates to around **£10.74 million direct, indirect and induced GVA** in total per annum. It should be noted that not all of this will be retained locally.

1.0 Expenditure Benefits

First Occupation Expenditure

- 2.14 It is commonly accepted that households embark on a period of increased expenditure once they move into a new property in order to put their stamp on the house and make it 'feel like home'. Recent research by OnePoll⁷ suggested that this initial injection of expenditure could average approximately £5,500 per home. Applying this to the proposed development of 40 new homes would suggest that first occupation expenditure associated with the site could be in the order of **£220,000**. It is estimated – based upon the assessment of shopping patterns in the local area outlined in the narrative below – that a proportion of this expenditure is likely to be retained locally.

Net Additional Local Expenditure

- 2.15 The ONS Family Expenditure Survey (2019 Edition) provides a breakdown of household expenditure, at the national level, for a series of Output Area Classification (OAC) supergroups – defined according to their socio-economic characteristics. The predominant OAC supergroup within the existing residential areas surrounding the proposed development site is classified as 'suburbanites'. It has therefore been assumed that the residents of the market housing would also be suburbanites. Those occupying the affordable homes on site are considered more likely to fall into the 'Hard-pressed living' category.
- 2.16 The ONS Family Expenditure Survey indicates that there is variance between the average weekly household expenditure for 'suburbanites' and 'hard-pressed living' classifications (£656.20 and £479.60 per week respectively). These figures are expressed at the national level and therefore require regional adjustments. The ONS Family Expenditure Survey indicates that the weekly expenditure of the average household in the South East region stands at 119% of the UK average. Having regard to the above, the total gross expenditure expected from new residents at Berry Hill Road is estimated to be in the region of £1.46 million per annum.

⁶ CEBR report for National Housing Federation (2013)

⁷ <https://www.barratthomes.co.uk/the-buying-process/home-buying-advice/>

2.17 The expenditure estimates should be presented on a net additional basis, and therefore there is a need to make suitable allowance for the fact that not all spend will be new to the area, whilst some new expenditure may not be retained within the Cherwell District Council area. Data from the DTLR's English Housing Survey-Tenure by Distance moved (2013/14) has been used to estimate the proportion of households at the site that are likely to be new to the local area. For the purposes of this analysis, this has been defined as those households moving a distance greater than 10 miles. An analysis of the Council's most recent retail study⁸ has been used to estimate the percentage of new resident spend on both convenience and comparison goods likely to be retained with the Cherwell District Council area. It is estimated that an overall expenditure retention rate of 37% would be realistic.

2.18 Having regard to the methodological approach outlined above, it is estimated that the net additional expenditure to be generated by the scheme could be in the order of **£372,000** per annum.

FTE Jobs Supported by Net Additional Expenditure

2.19 It is estimated that the total net additional expenditure per annum, combined with the first occupation expenditure, could support the creation of **4 new FTE jobs** in the local area (primarily in the retail, leisure and hospitality and catering sectors). This has been calculated having regard to ONS data sets which provide a breakdown of: the proportionate share of the average household's weekly expenditure; and 'cost per job' estimates by sector.

3.0 Local Authority Revenue Benefits

New Homes Bonus

3.1 From 2018/19 changes to the New Homes Bonus [NHB] meant that payments match, for a four-year period, the increase in Council Tax income from new homes or homes brought back into use⁹. Local authorities will only receive New Homes Bonus payments on any housing delivered above a baseline level of growth equivalent to 0.4% of the dwelling stock.

3.2 Having defined an indicative Council Tax Band profile for the site, the potential New Homes Bonus payments have been estimated using the Ministry of Housing, Communities and Local Government's [MHCLG's] New Homes Bonus Calculator. This indicates that the delivery of 40 new homes (including 35% affordable) on site could generate **c.£279,000 in New Homes Bonus payments over four years**.

3.3 It is recognised that payments will be profiled to reflect the build period of the development and are contingent upon Cherwell District Council delivering total housing growth in excess of the 0.4% threshold.

Council Tax

3.4 The proposed development would generate an increase in council tax receipts. This would provide an additional boost to the revenue base of Cherwell District Council, over and above the impact of the NHB payments in the long-term. Drawing upon the assumptions and analysis presented in relation to NHB (and having regard to levels of council tax levied by the local

⁸ Cherwell Retail Study (2012)

⁹ New Homes Bonus is calculated on the basis of national average Council Tax charges. Council Tax, however, differs from one authority to the next. In addition, New Homes Bonus provides an additional allowance for the provision of affordable housing. As such, the New Homes Bonus payments to be generated by the scheme do not correspond precisely to four times the value of projected Council Tax revenues.

authority in the 2020/21 financial year), it is estimated that the development could generate around **£74,000 per annum** in additional council tax payments in perpetuity.

Section 106 Contributions

- 3.5 It is understood that Hollins Strategic Land has agreed in principle with Cherwell District Council a series of developer contributions, to be delivered via Section 106. It should be noted that some of these figures are subject to change at the Reserved Matters stage as they will be based on the final housing mix.
- 3.6 Berry Hill Road will deliver the following (costed) Section 106 contributions:
- Open space provisions to include the laying out and regulation of such areas and arrangements for the long term management and maintenance including the provision of commuted sums towards surface water drainage features, public open space and hedgerows. Contribution of £22,328.74.
 - Contribution towards the enhancement of public transport services serving the site to pump prime bus services on the A4260. Contribution of £40,000 index (linked from January 2018).
 - Contribution towards the provision of two sets of bus stop pole and premium route standard flags and a bus shelter, plus a commuted sum for long term maintenance. Contribution of £10,000 (index linked from January 2018).
 - Contribution towards access mitigation measures on local public rights of way to the east and north of the site (Footpaths 13, 6, 5 and 24 and bridleway 9). This would fund surface improvement, signing and furniture along the routes. Contribution of £20,000 (index linked from January 2018).
 - Administration costs towards a Traffic Regulation Order to enable the relocation of the existing 30mph speed signage from its current location to a point further east close to the junction with the A4260 to bring the entire Berry Hill Road to 30mph. Contribution of £3,120 (index linked from January 2019).
 - Contribution towards Nursery and Primary education to be used towards expanding nursery and primary provision at Christopher Rawlins CE (VA) Primary School of £331,593 (index linked from 2Q17).
 - Contribution towards Secondary education to be used towards expanding secondary provision at The Warriner School of £200,771 (index linked from 2Q17).
 - Contribution towards offsite outdoor sports towards the development of sports pitches and changing facilities off Milton Road in Adderbury CDC Recreation and Leisure response of £80,681.80 (index linked from 2Q17)
 - Contribution towards off-site indoor sports towards the expansion of/ improvements at Spiceball Leisure Centre in Banbury (which will serve the new residents) CDC Recreation and Leisure response of £33,397.87 (index linked from 2Q17)
 - Contribution towards the development of community hall facilities off Milton Rd in Adderbury CDC Recreation and Leisure response of £51,792 (index linked from 2Q17).
 - Contribution towards the improvement of local primary medical care facilities of £34,560.
 - Contributions towards waste and recycling bins of £4,440.
- 3.7 Having regard to the above, it is estimated that Hollins Strategic Land could contribute a total around £833,000 in S106 payments.

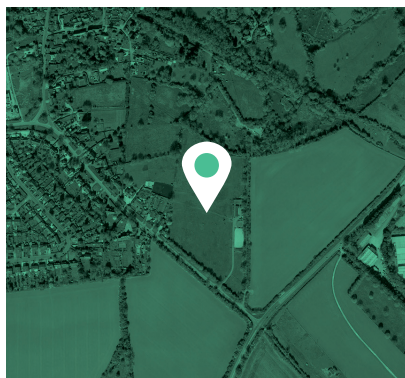
The economic benefits of Berry Hill Road, Adderbury

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)



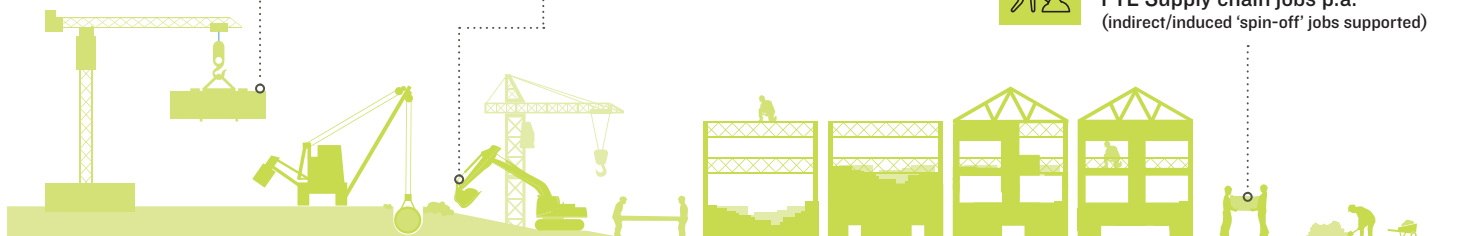
£10.7m GVA
Economic output
(additional GVA p.a.)



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 50
Biodiversity Net Gain

The Biodiversity Metric 2.0 - Calculation Tool

Start page

Project details

Planning authority:	Cherwell District Council
Project name:	Berry Hill Road, Adderbury
Applicant:	Hollins Strategic Land LLP
Application type:	Residential development
Planning application reference:	19/00963/OUT
Assessor:	Olivia Collington BSc (Hons), MEnvSc, Cenv Director and Principal Ecologist
Reviewer:	
Revision:	1
Assessment date:	24/02/2021
Planning authority reviewer:	

Cell style conventions

	Enter data
	Automatic lookup
	Result

Instructions

Main menu

Results

View all

Reset view

On-site baseline	<i>Habitat units</i>	10.77
	<i>Hedgerow units</i>	10.26
	<i>River units</i>	0.00
On-site post-intervention (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	13.39
	<i>Hedgerow units</i>	12.28
	<i>River units</i>	0.00
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	<i>Habitat units</i>	2.62
	<i>Hedgerow units</i>	2.02
	<i>River units</i>	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	<i>Habitat units</i>	24.32%
	<i>Hedgerow units</i>	19.69%
	<i>River units</i>	0.00%

Berry Hill Road, Adderbury
A-1 Site Habitat Baseline

Condense / Show Columns Condense / Show Rows

Main Menu Instructions

Ref	Broad Habitat	Habitats and areas		Habitat distinctiveness		Habitat condition		Ecological connectivity			Strategic significance			Suggested action to address habitat losses	Ecological baseline Total habitat units
		Habitat type	Area (hectares)	Distinctiveness	Score	Condition	Score	Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier		
1	Grassland	Grassland - Modified grassland	3.59	Low	2	Poor	1	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local	Medium strategic	1.1	Same distinctiveness or better habitat required	8.69
2	Urban	Urban - Developed land; sealed surface	0.11	V.Low	0	N/A - Other	0	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local	Medium strategic	1.1	Compensation Not Required	0.00
3	Grassland	Grassland - Tall herb communities	0.07	High	6	Poor	1	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local	Medium strategic	1.1	Same habitat required	0.51
4	Urban	Urban - Vacant/derelict land/ bareground	0.09	Low	2	Poor	1	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local	Medium strategic	1.1	Same distinctiveness or better habitat required	0.22
5	Woodland and forest	Woodland and forest - Other woodland; broadleaved	0.14	Medium	4	Moderate	2	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same broad habitat or a higher distinctiveness habitat required	1.36

Retention category biodiversity value								Bespoke compensation agreed for unacceptable losses	Comments	
Area retained	Area enhanced	Area succession	Baseline units retained	Baseline units enhanced	Baseline units succession	Area lost	Units lost		Assessor comments	Reviewer comments
			0.00	0.00	0.00	3.59	8.69	Majority of site comprised grazed grassland of poor quality.		
			0.00	0.00	0.00	0.11	0.00			
			0.00	0.00	0.00	0.07	0.51			
			0.00	0.00	0.00	0.09	0.22			
			0.00	0.00	0.00	0.14	1.36			

Berry Hill Road, Adderbury
A-2 Site Habitat Creation

Condense / Show Columns Condense / Show Rows
 Main Menu Instructions

Post development/ post intervention habitats																	
Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Ecological connectivity			Strategic significance			Temporal multiplier		Difficulty multipliers		Habitat units delivered	Assessor comments
						Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier	Time to target condition/years	Time to target multiplier	Difficulty of creation category	Difficulty of creation multiplier		
Urban - Developed land; sealed surface	0.906	V.Low	0	N/A - Other	0	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	0	1.000	Low	1	0.00	Buildings and Hardstanding including access roads and private driveways
Urban - Vegetated garden	0.67	Low	2	Poor	1	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	1	0.965	Low	1	1.56	Residential vegetated gardens both front and rear of properties.
Grassland - Modified grassland	0.34	Low	2	Poor	1	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	1	0.965	Low	1	0.79	but not as intensively as amenity grassland. This area includes mown paths through the neutral grassland below and areas of play to protect the neutral grassland from trampling. These areas are designed to encourage use on the improved grassland, and not the neutral/ semi improved grassland.
Woodland and forest - Other woodland; broadleaved	0.27	Medium	4	Fairly Poor	1.5	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	25	0.410	Medium	0.67	0.54	New broadleaved woodland planting block to south east of site. Will be protected from public encroachment through
Urban - Street Tree	0.03	Low	2	Moderate	2	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	27	0.382	Low	1	0.06	Street trees along roads and within amenity areas. Also included here are scattered trees within area to north. All will be fruiting/ flowering native species or
Urban - Orchard	0.19	Medium	4	Fairly Poor	1.5	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	10	0.700	Low	1	0.97	Community orchard
Grassland - Other neutral grassland	1.19	Medium	4	Moderate	2	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	10	0.700	Low	1	8.07	Much of the north of the site will be semi improved grassland, sown with a seed mix such as Emorsgate EM2 meadow mixture. The area will be managed by a late summer hay cut. Mown footpaths will be provided through the grassland areas.
Urban - Bioswale	0.11	Low	2	Moderate	2	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	1	0.965	Medium	0.67	0.34	Proposed wet ditch separating residential area from the POS to the north. Ditch will create a water channel with slopes suitable for colonisation by vegetation. No or limited planting will take place in the ditches, instead allowing them to colonise naturally. No invasive species should be planted, and regular maintenance checks for invasive species and litter undertaken by the management company.
Urban - Sustainable urban drainage feature	0.12	Low	2	Poor	1	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	1	0.965	Medium	0.67	0.19	Large SUDS feature. Will provide wetland habitats for amphibians and birds, as well as a foraging resource for bats and other wildlife.
Urban - Artificial unvegetated, unsealed surface	0.1	V.Low	0	N/A - Other	0	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	0	1.000	Low	1	0.00	Play area.
Heathland and shrub - Mixed scrub	0.1	Medium	4	Moderate	2	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	3	0.899	Low	1	0.87	Mixed bramble, elder, blackthorn scrub to be used to protect the woodland areas. Scrub will be encouraged to develop on the perimeter of the semi improved grassland areas, though will not be allowed to make up more than 30% of grassland area. Scrub is a valuable habitat for wildlife and should be included.

Berry Hill Road, Adderbury
B-1 Site Hedge Baseline

Condense / Show Columns Condense / Show Rows

Main Menu Instructions

Baseline ref	Hedge number	UK Habitats - existing habitats		Habitat distinctiveness		Habitat condition		Ecological connectivity			Strategic significance			Ecological baseline Total hedgerow units	
		Hedgerow type	length KM	Distinctiveness	Score	Condition	Score	Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier		Suggested action to address habitat losses
1	H1	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.18	High	6	Good	3	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Like for like	3.9204
2	H2	Native Species Rich Hedgerow	0.29	Medium	4	Good	3	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Like for like or better	4.2108
3	H3	Native Species Rich Hedgerow with trees	0.14	Medium	4	Good	3	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Like for like or better	2.0328
4	H4	Native Hedgerow	0.02	Low	2	Moderate	2	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness band or better	0.0968

Retention category biodiversity value						Comments	
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	Assessor comments	Reviewer comments
0.18		3.9204	0	0	0	All hedgerows to be retained will be protected through development via appropriate fencing. Management will be undertaken through alternative cutting outside of the breeding bird season.	
0.29		4.2108	0	0	0		
0.14		2.0328	0	0	0		
		0	0	0.02	0.0968		

Berry Hill Road, Adderbury																			
B-2 Site Hedge Creation																			
Condense / Show Columns				Condense / Show Rows															
Main Menu				Instructions															
		Proposed habitats			Habitat distinctiveness		Habitat condition		Ecological connectivity			Strategic significance			Temporal multiplier		Difficulty of creation multiplier	Hedge units delivered	Comments
Baseline ref	New hedge numb	Habitat type	Length km	Distinctiveness	Score	Condition	Score	Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier	Time to target condition/years	Time to target multiplier			Assessor comments	
1		Native Species Rich Hedgerow	0.39	Medium	4	Moderate	2	Medium	Moderately connected habitat	1.1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	5	0.837	0.67	2.12	New hedgerow along private roads. To be of native species of local provenance.	

Yours sincerely



Olivia Collington BSc (Hons), MEnvSc, CEnv

Director // Principal Ecologist

For and on behalf of Collington Winter Environmental Ltd

Appendix 51

APC Traffic calming update

Traffic Calming Update

Posted 1 week ago (24/06) by Theresa Goss

At its meeting on 23 June 2020, the Parish Council's Environment Committee received useful updates from the County Council on proposed traffic calming measures in the village. The Committee hopes these will be implemented in the village over the coming months.

There have been slight delays with the proposals due to the Covid-19 Pandemic and a subsequent shortage of staff at the County Council, but the following were confirmed:

1. additional road markings around the village were in the County Council schedule and would be progressed shortly;
2. they have received from the Parish Council, the design brief for the chicanes on Milton Road and Berry Hill Road and the design would be progressed; and
3. the proposal to close the western arm of the oak tree junction was in initial consultation with transport companies. Once the feasibility had been confirmed, the design brief would be finalised by the volunteers assisting the Committee, and the design would be progressed too.

The Committee had asked for feedback from WARA and residents with regard to the additional signage they would like for Horn Hill Road through to Water Lane, but this was yet to be received, so had not yet been progressed.

Adderbury Speedwatch had been paused due to the Covid-19 Pandemic, but it was hoped that this could get back up and running shortly. Interestingly, the majority of those who had been caught speeding by Adderbury Speedwatch were either local to Adderbury or lived in surrounding villages.

If any residents would like to join the Adderbury Speedwatch volunteer group, they should contact the Clerk to the Parish Council. adderburypc@hotmail.com

<https://www.adderburypc.co.uk/news-story.php?newsid=52>

Appendix 52

Policies complied with

LPP1 Policy reference	LPP1 Policy heading
PSD1	Presumption in favour of sustainable development
SLE4	Improved transport and connections
BSC1	District wide housing distribution
BSC2	The effective and efficient use of land – brownfield land and housing density
BSC3	Affordable housing
BSC4	Housing mix
BSC8	Securing health and well-being
BSC9	Public services and utilities
BSC10	Open space, outdoor sport and recreation provision
BSC11	Local standards of provision – outdoor recreation
BSC12	Indoor sport, recreation and community facilities
ESD1	Mitigating and adapting to climate change
ESD3	Sustainable construction
ESD6	Sustainable flood risk management
ESD7	Sustainable drainage systems
ESD10	Protection and enhancement of biodiversity and the natural environment
ESD13	Local landscape protection and enhancement
ESD15	The character of the built and historic environment
ESD17	Green infrastructure
Policy Villages 1	Village categorisation
Policy Villages 2	Distributing growth across the rural areas
Policy Villages 4	Meeting the needs for open space, sport and recreation
INF1	Infrastructure

CLP Policy reference	CLP Policy heading
C8	Sporadic development in the open countryside
C27	Development in villages to respect historic settlement pattern
C30	Design control
ANP Policy reference	ANP Policy heading
AD2	Green infrastructure
AD16	Managing design in Berry Hill Road and St Mary's Road

Appendix 53

Consultation Statement - Cherwell to 2040

Planning for Cherwell to 2040: Community Involvement Paper
Consultation Statement

Hollins Strategic Land
September 2020

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1 Introduction

1.1 This Consultation Statement (CS) is written in response to the 'Planning for Cherwell to 2040: Community Involvement Paper' (CIP). As requested, the CS provides comments on the effectiveness of existing planning policies and on what is needed for the future. In doing so, responses to the following Questions are provided:

- Question 1: Purpose of this Document;
- Question 2: Identification of Issues and Needs;
- Question 3: District Wide Planning Issues;
- Question 8: Rural Area Planning Issues; and,
- Question 12: Healthy Place-shaping.

1.2 The CS should be read alongside a 'Call for Sites' submission relating to land north of Berry Hill Road, Adderbury¹.

¹ Appendix 1: Call for Sites submission

2 Question 1: Purpose of this Document

What planning policies might we need to help us if COVID-19 persists? What lessons can we learn to help us plan for the future?

- 2.1 The CIP states that CDC “*will need long term thinking on the affordability, quantity, quality, space and safety of our homes and our outdoor spaces*” (para. 1.11) as a result of COVID-19. These are issues that have been made more acute because of the pandemic and must be addressed comprehensively in the Cherwell Local Plan Review (CLPR).
- 2.2 The CIP repeatedly refers to affordability issues, shortage of affordable housing, deficiencies in public open space. It correctly links these significant issues to societal inequalities and the health and well-being of its residents. The CLPR must incorporate effective policies to deal with these issues, which HSL cited in support of residential development on land north of Berry Hill Road, Adderbury. These are discussed under Questions 2, 3, 8 and 12.
- 2.3 Furthermore, whilst the CIP states that “*it is impossible, at the present time for us to predict the post COVID-19 economic landscape*” (para. 1.8), it does also acknowledge “*at least in the short-term the UK economy is forecast to shrink, with unemployment forecast to rise*” and that “*recovery, for the economy and for our communities, will need our support*” (para. 1.7). The CLPR must take the opportunity to boost the local economy as early as possible in the plan period.
- 2.4 Allocations for housing should be made where they will deliver early in the plan period. It would be wholly inappropriate for CDC to focus on large-scale strategic sites of over 150 dwellings which would undoubtedly require significant upfront infrastructure and have significant lead-in times.
- 2.5 The CLPR is not scheduled to be adopted until July 2023. If an application for permission on a large scale site allocated in the CLPR were then submitted shortly after adoption in 2023, it would be unrealistic to expect it to contribute significantly to the construction industry before 2026; and the subsequent economic benefits associated with the housing and its occupiers would not be realised until 2027. However, smaller scale sites can deliver housing much more quickly and can also benefit SME, local housebuilders as opposed to the volume housebuilders that CDC has had to rely heavily upon in the past.

- 2.6 For example, HSL is seeking permission for up to 40 dwellings on land north of Berry Hill Road, Adderbury. It is proposed that a condition is imposed requiring the application(s) for Reserved Matters (RM) approval to be submitted within 12 months and it is anticipated that the development could be built out in 1.5 years² from approval of last reserved matter. If a site such as this were allocated and an application for full permission were submitted in 2023, it could be delivered in its entirety by the end of 2025.
- 2.7 HSL has undertaken an Economic Impact Assessment³ of the proposals for the land north of Berry Hill Road, Adderbury. It sets out the economic benefits that would arise from the proposed development. The EIA states that the proposals would result in 62 FTE construction jobs per annum over the construction phase, which if allocated, could be for 1.5 years during 2024 and 2025. An additional 94 FTE jobs per annum would be supported by the proposed development in sectors across the UK economy.
- 2.8 Furthermore, the permanent economic benefits would accrue to the local shops and businesses in Adderbury and the surrounding area, including satellite villages and Banbury. The addition of up to 40 dwellings would help to maintain and possibly enhance local services and facilities, through the additional spending power of the new residents, in accordance with the NPPF (para. 78).
- 2.9 The EIA highlights the following operational and expenditure benefits:
- £220,000 first occupation expenditure;
 - £372,000 resident expenditure; and,
 - 4 supported jobs from increased expenditure in the local area.
- 2.10 All of these economic benefits would be realised early in the plan period, ensuring that CDC does provide support for the economy and its communities. The CLPR must incorporate policies that secure development on smaller sites that deliver the much needed housing, affordable housing and economic benefits early in the plan period.

² Based on a build out rate of 35 dwellings per annum and HSL track record

³ Appendix 2: Economic Impact Assessment

3 Question 2: Identification of Issues and Needs

What evidence do you think the Council needs to prepare for the Cherwell Local Plan Review?

- 3.1 At para. 2.17, the CIP lists a number of subjects that require evidence base documents to support the CLPR. HSL does not disagree with the subjects listed but considers it necessary that CDC undertakes significant work to ensure that:
- A. Deliverable sites are allocated for housing;
 - B. The CLPR delivers a housing mix that responds to local need;
 - C. Sufficient affordable housing is provided; and,
 - D. Sufficient elderly suitable housing is provided.
- 3.2 The reasoning for this is discussed in relation to Questions 3 and 8.

4 Question 3: District Wide Planning Issues

Do you have any observations on the district wide issues we have identified? Are there any others you would like to raise?

Housing

A: Deliverable sites required

- 4.1 The Annual Monitoring Report (AMR) 2019 indicates the need to boost the housing supply. The recent Report of the Oxfordshire Growth Board Director also suggests that the supply for 2020 – 2025 is likely to fall due to COVID-19. It states that the councils “can expect housing delivery trajectories, both Deal related and more generally to be impacted” (para. 11) because of the slowdown caused by COVID-19.

Prior to the COVID crisis, a picture was emerging in Oxfordshire of a housing market delivery trajectory that was slipping due to issues such as local plan delays and the beginnings of weakening developer confidence in certain areas of the Oxfordshire housing market. Within that overall picture however those sites that were supported by the Housing and Growth Deal through infrastructure investment were generally maintaining their delivery trajectory, partly because the infrastructure investment supported developer confidence and because these sites are the ones with the most robust demand profile and could withstand market movements more robustly.

Nationally, it is estimated that around 75% of housing sites closed due to the COVID crisis.¹ In Oxfordshire, all the major sites halted production because of COVID-19 and are now returning to work (May 2020). However, there will be on-site working practice restrictions in place that are likely to mean full productivity will not be possible whilst staff and contractors adapt to this new working environment. Some of the smaller development sites in Oxfordshire did not close, but capacity was limited as contractors were isolating or ill.

There is also an issue of supply chains drying up and putting workers onto the Furlough Scheme, affecting the ability to develop.² However, there is evidence that these firms are also returning to work. In April for example, a major brickmaker Mickelmersh announced they would be returning to work.

Costs of construction will also be an issue affected by COVID-19. The market was already experiencing an increase in labour costs due to the effects of Brexit and this may well be compounded by the crisis. Coupled with the point made above that developers will not be able to run sites at full capacity due to the need for physical distancing, this will therefore impact upon the efficiency of sites and therefore costs.

Because of the slowdown, councils can expect housing delivery trajectories, both Deal related and more generally to be impacted. (para. 7 – 11)

4.2 The Local Plan part 1 (LPp1) Partial Review will not boost the supply as it relates to Oxford's unmet needs. The Oxfordshire Plan 2050 will not be adopted until October 2022 at the earliest, with COVID-19 having caused a minimum seven-month delay. The LPp2 has been abandoned and work on the CLPR has now commenced but is unlikely to be adopted before July 2023.

4.3 The delay in delivering a plan-led system must be considered in the context of CDC progressing the CLPR on the basis of existing housing requirements and a growing population, as highlighted in the CDC Housing Strategy (HS):

The population is growing, it increased by 0.7% in the last year, this is above the UK growth rate and the rate of population growth in Oxfordshire as a whole. International migration does contribute to the increase in the population locally, however a key driver of population growth is in-migration from Oxford probably related to acute housing affordability issues in the City. Cherwell is expected to continue to grow with the population forecast to be 203,900 in district by 2031 (page 7, Housing Strategy 2019 -2024)

4.4 The HS also states that “Cherwell is a high growth area and the demand for housing is unlikely to subside in the foreseeable future” (page 14).

4.5 It is evident that the plan-led system is failing to provide the “*much needed housing*” (para. 9.114, Committee Report for application 19/02341/F) and it will not significantly boost housing for some time. The CLPR must respond to this by focussing on sites that can deliver early in the plan period.

B: Housing Mix

4.6 There is an identified need for more moderately sized homes in Cherwell, as highlighted in the SHMA (2014) and carried forward into LPp1 policy BSC4. The policy states:

New residential development will be expected to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities.

The mix of housing will be negotiated having regard to the Council's most up-to-date evidence on housing need and available evidence from developers on local market conditions.

4.7 The LPp1 also states that one of the key community issues facing the villages and rural areas is the lack of smaller homes generally (para. C.241).

4.8 SHMA Table 67, which is provided in the preamble to policy BSC4, sets out the most up to date evidence on housing need:

	1-bed	2-bed	3-bed	4-bed
Market	5%	25%	45%	25%
Affordable	25-30%	30-35%	30-35%	5-10%
All Dwellings	15%	30%	40%	15%

4.9 Para. B.123 of the LPp1 states that “the SHMA does advise, however, that at individual local authority level, there is a greater need for 3-bed properties in Cherwell and that the overall mix identified is focused more towards smaller properties than the existing mix of homes in Oxfordshire”.

4.10 The decision on appeal 3228169 points to the “locally widening gap in the ratio of house prices to earnings” (para. 84) and states the following:

Within the district the lower quartile house price is more than eleven times lower quartile annual earnings. This is higher than for England as a whole (7.29) and greater than the South East region (10.51). The affordability ratio has increased more rapidly in the district than in Oxfordshire over the CLPP1 plan period and it is apparent that market housing is increasingly unaffordable for many. (para. 85)

4.11 The LPp1 states that “house prices are more expensive in Kidlington and the rural areas compared to Banbury and Bicester, meaning that it is less likely that those born in a village will be able to purchase a house there” (para. C.241).

4.12 The Office for National Statistics (ONS) records that the median house price in Cherwell at September 2019 was £315,000, which has increased significantly by 31.3% from five years earlier in September 2014 (the LPp1 was adopted on 20/07/2015). The median gross annual workplace-based earnings in Cherwell at September 2019 were £30,200. This creates an affordability ratio for Cherwell of 10.43. The affordability ratio in Cherwell is worse than it is in Oxfordshire (10.42), the South East (10.12) and nationally (7.83). Whereas the affordability ratio has improved nationally in the last year (8.04 in 2018) it has worsened in Cherwell (9.77 in 2018).

	Cherwell	Oxfordshire	South East	England
Av. House price⁴	315,000	350,000	324,995	240,000
Av. Earnings	30,200	33,587	32,120	30,667
Affordability ratio	10.43	10.42	10.12	7.83

Table 1: Affordability at September 2019 (last 12 months)

- 4.13 The CDC Housing Strategy 2019-2024 unsurprisingly states that “home ownership is out of reach for households on low and average incomes” (page 8).
- 4.14 In preparing the LPP1, CDC identified a need to provide a housing mix that would secure moderately sized homes which would be more affordable to those on average incomes. If the cost of housing remains high, younger families are unable to enter the housing market or a higher percentage of their income is spent on mortgage or rental payments and household bills leaving little disposable income to spend locally. The Inspector’s comments on appeal 3228169, the ONS data and the Housing Strategy suggest that this remains a significant issue for Cherwell, and perhaps one that is worsening.

LPP1 Policy BSC4 Housing Mix

- 4.15 The CIP states that CDC has “been monitoring the effectiveness of our current Local Plan policies to inform our new Plan” (para. 2.16). Unfortunately, CDC has failed in its duty to monitor LPP1 BSC4 during 2018/19. The 2019 AMR (page 31) provides the following table:

Policy	Indicator	Target	Progress
Policy BSC 4 Housing Mix	Number of completed dwellings per number of bedrooms	As set out in Policy BSC 4	No data is available at this time.
Policy BSC 4 Housing Mix	Number of 'extra care' completions	As set out in Policy BSC 4	There were 78 extra care completions during 2018-19.

- 4.16 CDC has only monitored policy BSC4 in 2016/17 and 2017/18. This resulted in the following housing mix provision during those monitoring years:

⁴ ONS (median house price year ending September 2019)

Housing mix					
2016/17		1-bed	2-bed	3-bed	4-bed
1411 (gross) completions	no. of dwellings	145	365	408	458
	Percentage	10%	26%	29%	33%
2017/18					
1102 (gross) completions	no. of dwellings	146	281	274	370
	percentage	13%	26%	25%	34%

Table 2: Housing Mix 2016/17 – 2017/18⁵

	1-bed	2-bed	3-bed	4-bed
Market	5%	25%	45%	25%
Affordable	25-30%	30-35%	30-35%	5-10%
All Dwellings	15%	30%	40%	15%

Table extracted from policy BSC4

4.17 While a lack of monitoring means that it is not entirely possible to know if CDC is succeeding in providing the much needed moderately sized homes (predominantly 3-bedroomed) in response to the SHMA recommendations and indeed, the affordability ratio, the data from 2016/17 – 2017/18 suggests that CDC is failing. There has been a significant under-provision of 3-bedroomed dwellings and a significant over-provision of 4-bedroomed dwellings.

4.18 The CLPR must gather the necessary evidence base to demonstrate that CDC is able to provide the much needed moderately sized family homes.

C: Affordable housing

4.19 The ‘State of the District’s Housing’ (2018) (SDH) and discussions with the Strategic Housing Officer (SHO) confirm that the 407 annual need continues to apply. The 2019 AMR confirms that 2,181 affordable homes have been provided between 2011/12 and 2018/19 against a need of 3,256 (407/annum).

⁵ For 2017/18 there were 35 units with unknown bedroom number and 31 unknown for 2016/17

	Net affordable delivery/% of total net dwellings	Affordable need (SHMA)	Accumulated Shortfall
2011/12	204 (57.3%)	407	-203
2012/13	113 (33.2%)	407	-497
2013/14	140 (34.1%)	407	-764
2014/15	191 (20.2%)	407	-980
2015/16	322 (22.6%)	407	-1065
2016/17	278 (25.2%)	407	-1194
2017/18	426 (30.7%)	407	-1175
2018/19	507 (34.0%)	407	-1075
Totals	2181 (29.3%)	3256	-1075

Table 3: Affordable housing delivery against need

4.20 The SDH also confirmed that, as at April 2018, there were 1,044 active housing register applications. The SHO recently confirmed that:

- the number of people on the housing register has increased from that reported in the ‘State of the District’s Housing’ (2018) from 1,044 to 1,303 people.

Affordable housing delivery

4.21 The Housing Strategy 2019 – 2024 states the following:

Cherwell has a strong track record of housing delivery and has exceeded new build targets. But the market on its own does not deliver the volume and range of affordable products that our communities need. (page 8)

New build housing has been concentrated in the main towns of Banbury and Bicester and there is a need to increase delivery of affordable housing in rural areas of the district (page 8)

4.22 The LPp1 states that the key community issues facing the village and rural area include a lack of social rented housing (para. C.241). The AMR 2019 states “*there continues to be no delivery of social rented units*” (para. 5.53). The SHO has confirmed that there has been no delivery of social rented units in Cherwell for 4 years. Through discussions with the SHO, the reasoning for this is that housebuilders have opted to deliver only affordable rent properties (70%-80% of market rent) as opposed to social rent (50% of market rent). This is also partly a failure of the LPA to negotiate an element of

affordable properties for social rent given that there is a significant need, but there is no policy obligation to deliver social rent.

- 4.23 The recent Report of the Oxfordshire Growth Board Director also states that affordable housing delivery will be impacted by COVID-19:

Council partners will be aware of the government advice to councils to consider allowing SME developers to delay S106 commitments in a bid to support them through the crisis. For affordable housing this could take the form of either rephrasing or perhaps pressure to reduce the obligations, perhaps by remodelling or grant funding from government. This government advice has the potential to materially impact both the Deal and councils own affordable housing delivery trajectories as S106 accounted for 49% of all affordable housing delivered in 2018/19. (para. 14)

Looking at the impact of the COVID crisis on the OAHF moving forward, feedback from RPs on the Oxfordshire affordable housing market is that they are typically building a 6-9-month delay into their initial revisions of development business plans (as of April 2020) but sense these could be optimistic assessments. RPs also expect pressure for contracts to be renegotiated to reflect expected increased costs, force majeure claims and a perceived inability to accept compensation clauses for delay. (para. 20)

- 4.24 The Council has a serious and significant shortfall of affordable housing and a locally widening gap in the ratio of house prices to earnings. It is imperative that the CLPR has a comprehensive evidence base to justify a robust affordable housing policy that delivers what is needed across the plan period.

D: Elderly housing

- 4.25 An application (no. 19/02341/F) for 30 apartments for the over 60s in another Category A village, Kidlington, was recently approved by CDC (subject to a s106 Agreement). Significant weight was afforded to the provision of elderly housing. The Committee Report stated:

The Council's Housing Strategy 2019-2024 notes that the life expectancy of people in Cherwell is higher than the national average and that the District is expected to see a substantial increase in the older person population. The age group that will see the greatest increase is people over 85, with an increase of 142%, resulting in a significant increase in the demand for accommodation that is suited to an older population and the need for associated care and support services. Oxfordshire as a whole is expected to see a substantial increase in the population of older people with the total number of people aged 55 and over expected to increase by 49% over 20 years.

The 2014 Oxfordshire SHMAA suggests that in Cherwell the 55+ population will increase by 58% - the highest of the Oxfordshire districts. Whilst the SHMAA suggests that one of the implications of this demographic change is likely to be a growing need for specialist older persons housing, such as sheltered or extra care provision, it is not specific about the types of specialist housing needed. It also recognises that there may be an option to substitute some of this specialist provision with a mix of one and two bedroomed housing aimed to attract 'early retired' older people which could be designated as age specific or not. Such housing could be part of the general mix of one and two bedroomed homes but built to Lifetime Homes standards in order to attract retired older people looking to 'down size' but perhaps not wanting to live in specialist retirement housing. (para. 9.19 – 9.20)

- 4.26 The Housing Strategy seeks to “*broaden the housing choices for older people including co-housing, shared ownership and smaller homes for open market sale*” (page 15). It states that this would be in line with the Older People’s Strategy ‘Living Longer, Living Better’ (Oxfordshire Health and Wellbeing Board).
- 4.27 The Government has confirmed that the need to provide elderly housing nationally is critical and it is evident that this is reflected in Cherwell. The CLPR must be supported by an evidence base that enables it to address the requirements for the growing elderly population.

5 Question 8: Rural Area Planning Issues

Do you have any observations on the rural issues we have identified? Are there any others you would like to raise?

- 5.1 Aforementioned district-wide issues also impact on the Rural Area:
1. The CLPR must deliver a housing mix that responds to local need in the Rural Area.
 2. Sufficient affordable housing must be provided in the Rural Area.
- 5.2 Furthermore, HSL has identified the following issues that must be addressed in the CLPR:
3. Deficiency in public open space in the rural area; and,
 4. Growth must be in the most sustainable settlements.

1: Housing mix in the Rural Area

- 5.3 HSL has been able to examine the housing mix provision in Adderbury and the Category A villages using the sites listed in Tables 40 and 41 of the AMR 2019 i.e. those sites identified as contributing to the LPp1 policy PV2 development.
- 5.4 The tables at Appendix 3 of this CS⁶ provide the housing mix breakdown of the sites which have been completed or are under construction (Table 40 of AMR) and the sites which have planning permission but have not yet started (Table 41 of AMR). It is evident that CDC has failed to provide a housing mix that complies with LPp1 BSC4 in the Category A villages and in Adderbury.

Housing mix					
Category A villages		1-bed	2-bed	3-bed	4-bed
	no. of dwellings	39	190	138	223
percentage	7%	32%	23%	38%	
Adderbury		6	27	24	66
	percentage	5%	22%	20%	54%

⁶ Appendix 3: Housing Mix tables

Table 4: Housing mix assessment of sites listed in Table 40 of AMR 2019

	1-bed	2-bed	3-bed	4-bed
Market	5%	25%	45%	25%
Affordable	25-30%	30-35%	30-35%	5-10%
All Dwellings	15%	30%	40%	15%

Table extracted from policy BSC4

- 5.5 Across the Category A villages, there has been an under provision of 1-bed units; a slight over-provision of 2-bed units; a significant under-provision of 3-bed units; and, a significant over-provision of 4-bed units.
- 5.6 In Adderbury, the housing mix is even further removed from that set out in policy BSC4. There has been a significant under-provision of 1-bed units, an under-provision of 2-bed units; a significant under-provision of 3-bed units; and, a significant over-provision of 4-bed units.
- 5.7 The sites listed in Table 41 of the AMR comprise of those with full permission or reserved matters approval where the housing mix has been approved (154 dwellings); sites with outline consent where housing mix has not been secured by condition/s106 Agreement (140 dwellings)⁷; and, sites that don't yet have permission of any sort (38 dwellings). Table 5 below sets out the housing mix of the sites where the housing mix has been approved.

Housing mix					
Category A villages		1-bed	2-bed	3-bed	4-bed
	no. of dwellings	35	49	46	42
	percentage	20%	28%	27%	24%

Table 5: Housing mix of committed Category A sites where housing mix approved

⁷ It should be noted that housing mix is not a reserved matter and as such, cannot be controlled by CDC at reserved matters stage

	1-bed	2-bed	3-bed	4-bed
Market	5%	25%	45%	25%
Affordable	25-30%	30-35%	30-35%	5-10%
All Dwellings	15%	30%	40%	15%

Table extracted from policy BSC4

- 5.8 This demonstrates that, should these sites come forward, there will be an over-provision of 1-bed units, a slight under-provision of 2-bed units, a significant under-provision of 3-bed units; and, a significant over-provision of 4-bed units.
- 5.9 The qualitative housing completions and commitments are deficient in this regard. As a result of this failure, it is necessary for CDC to secure additional housing to rebalance the existing and future housing stock. The CLPR must address this issue.

2: Affordable Housing in the Rural Area

- 5.10 The SDH confirmed that, as at April 2018, there were 1,044 active housing register applications; and that Adderbury is one of the villages which are most requested by applicants. The SHO recently confirmed that:
- the number of people on the housing register has increased from that reported in the ‘State of the District’s Housing’ (2018) from 1,044 to 1,303 people;
 - there are 17 people with a local connection to Adderbury; and,
 - there is a social housing need of 1-bed (7), 2-beds (6), 3-beds (3) and 4-bed (1) in Adderbury.
- 5.11 The housing tenure in Adderbury Parish at the 2011 census is shown in Table 6 below, demonstrating that there was a much lower proportion of affordable housing in Adderbury than Cherwell district as a whole.

Tenure of property	Adderbury	Cherwell District
Owned	81%	69.3%
Shared ownership	0.6%	0.8%
Social rent	6.5%	12.1%
Private rent	10.8%	16.2%

Table 6: housing tenure in Adderbury and Cherwell at 2011

- 5.12 HSL has focussed on deficiencies in Adderbury but the CLPR must consider this alongside potential deficiencies across the Rural Area.
- 5.13 It may be necessary for significant development to take place in the Rural Area due to the need for more moderately sized family homes and affordable housing. Whilst the CIP refers to villages being predominantly places to live and commute from (para. 2.21) and refers to a lack of services and connectivity in some settlements, CDC must acknowledge the impact of COVID-19 on home working. Whereas the majority of rural residents may have commuted to larger settlements when the LPp1 was being prepared, the pandemic could significantly change commuting patterns with residents travelling to/from far less frequently. The strain on the local highway network was a key factor in seeking to constrain development in the Rural Area for the LPp1 but this need not necessarily be the case for the CLPR.

3: Public Open Space in the Rural Area

- 5.14 LPp1 policy BSC10 supports the provision of sufficient quantity and quality of, and convenient access to open space, sport and recreation provision. This includes addressing existing deficiencies in provision through qualitative enhancement of existing provision, improving access to existing facilities or securing new provision. Policy ESD17 also seeks to maintain and enhance the district's green infrastructure network. The LPp1 states that one of the key community issues facing the villages and rural areas is deficiencies in open space provision (para. C.241).
- 5.15 The Council's most up to date evidence base highlights a public open space shortfall. 'Green Space Strategy' (2008) states that there is a shortfall of both natural/semi-natural green space and amenity green space in Adderbury, as well as a deficiency in children's play across the Rural North. The CDC 'Open Space Update (OSU (2011) states:
- There is a shortfall of natural/semi-natural green space in the Rural North and the Action Plan is to negotiate public access agreements to privately owned natural/semi-natural provision in Adderbury (and other settlements) and to improve the quality of existing sites, especially access.
 - There is a shortfall of amenity green space in the Rural North and the Action Plan is to develop 4.1ha of space with priority provision in Adderbury (and other settlements) and to improve the quality of existing space, especially access.
 - There is a shortfall of children and young persons provision in the Rural North and the Action Plan is to provide a combination of new equipped play areas and additional play opportunities using other forms of green space and to improve the quality of existing play areas.

- 5.16 LP Policy Villages 4 identifies a shortfall in public open space (POS) in Adderbury. Adderbury Neighbourhood Plan (ANP) policy AD2 seeks to enhance the integrity and green infrastructure (GI) value of the GI network in the village.
- 5.17 The CIP acknowledges these issues and the CLPR must address these deficiencies which impact on the health and well-being of communities. As stated at para. 2.31 of the CIP, *“the current pandemic has reinforced our understanding that access to a network of high quality open spaces and opportunities for sport and physical activity is important for our health and well-being”*.
- 5.18 Sites such as that north of Berry Hill Road, Adderbury are capable of delivering significant on-site POS in response to identified deficiencies while also enhancing the GI network and the PROW network. The CLPR must take the opportunity to allocate such sites.

4: Growth in sustainable settlements

- 5.19 The CIP states that it will resurvey each Category A village to understand current levels of services, facilities and accessibility. This will inform housing distribution. This is an important part of the CLPR evidence base which will undoubtedly be scrutinised by interested parties. When considering accessibility, connectivity to the larger settlements of Banbury and Bicester, must also be an important consideration, as stated in the CIP, CDC must recognise *“connectivity as a key factor enabling sustainable growth”* (para. 2.37).
- 5.20 The CIP states that CDC will be *“mindful of the levels of growth experienced by some villages”* (para. 2.100). However, the future capacity is of more relevance in terms of local infrastructure such as the road network, health provision and school places, as well as public open space deficiencies. Population should also be taken into account as the larger villages are more likely to be able to sustainably accommodate further development. If a larger Category A village has accommodated a higher level of growth than other villages during the LPp1 period but is of sufficient size to accommodate further growth in a sustainable manner without unacceptable impact on local infrastructure, it would make more planning sense for housing to be located in that sustainable, service centre village, such as Adderbury.

6 Question 12: Healthy Place-shaping

Do you have any observations on the issues we have identified for this theme? Are there any others you would like to raise?

- 6.1 This Theme rightly highlights that planning is key to health and well-being. The CIP points to evidence that demonstrates how factors such as housing, sense of belonging and access to green space and nature all play a vital role in healthy place-shaping. This CS has highlighted issues related to these factors that must be addressed in the CLPR.
- 6.2 *“Living in good quality and affordable housing is associated with many positive health outcomes for the population generally”* (para. 3.28) yet CDC has not succeeded in delivering housing that is affordable to those on low/medium incomes and has a significant deficit in affordable housing, particularly social rented housing. This is true of the Rural Areas where sense of belonging is key to community life and people are being pushed out by ever rising house prices and new housing largely being 4+ bedroomed. There are Neighbourhood Plans in force across the Rural Area which must not be given undue weight by CDC when preparing the CLPR so that sustainable communities can be delivered by 2040.
- 6.3 Para. 3.30 of the CIP stresses that *“access to nature and green space can also improve people’s health and well-being”*. The Healthy Place-shaping table on pages 46 and 47 of the CIP raises key issues including the growing elderly population, the higher number of deaths in under 75s than the rest of Oxfordshire, obesity levels being the worst in Oxfordshire and physical activity being the lowest in Oxfordshire. This CS has highlighted the Green Infrastructure deficiencies in the Rural Area and Adderbury in particular. The CLPR must adequately address these and the only realistic opportunity to enhance the GI network is to do so via residential development.
- 6.4 Para. 3.27 of the CIP states that *“loneliness and social isolation (often transport related or due to commuter towns) are impacting the health of rural populations across the UK, and not just the elderly”*. There is evidently a need for further housing in the rural areas, to address affordability ratio matters as well as affordable housing deficiencies. The CLPR must ensure that this housing is located where there are already good transport connections, such as in Adderbury where the S4 Gold service provides frequent connections to the larger settlements and associated railway stations. Connectivity is key.

7 Summary and Conclusion

- 7.1 This CS demonstrates that there are significant district-wide issues to address via the CLPR, including:
- A. Deliverable sites are allocated for housing;
 - B. The CLPR delivers a housing mix that responds to local need;
 - C. Sufficient affordable housing is provided; and,
 - D. Sufficient elderly suitable housing is provided.
- 7.2 These are also significant issues for the Rural Area which also suffers from:
- 1. A deficiency in public open space; and,
 - 2. Growth not being in the most sustainable settlements.
- 7.3 These are all issues that impact on the health and well-being of Cherwell residents and must be sustainably planned for in the CLPR.
- 7.4 HSL would welcome the opportunity to discuss these matters with the LPA.

Appendix 1

Invitation to submit sites for consideration within the Cherwell District Housing and Employment Land Availability Assessment (HELAA) and Brownfield Land Register (BLR)

The Council is updating its 2018 Housing and Economic Land Availability Assessment (HELAA) and Brownfield Land Register (BLR) and is inviting the submission of new sites.

All site forms should be received by 11.59pm on Monday 14 September 2020.

Please complete this form if you would like to submit a site (land and/or buildings) for consideration, of at least 0.25 hectares in area, or which might be capable of accommodating at least 5 dwellings or at least 500 square metres of employment floor space or a site for gypsies and travellers or travelling showpeople. An appropriately scaled OS map showing the boundaries of the site must be provided. This form can also be used to provide updates on existing HELAA or BLR sites. A separate section for Local Green Space submissions is available at the end. Please complete as much information as possible on the site submission form below.

The existing HELAA can be viewed at www.cherwell.gov.uk/helaa, and the BLR at www.cherwell.gov.uk/info/33/planning-policy/384/brownfield-land-register.

Housing and Economic Land Availability Assessment (HELAA)

Local planning authorities are required to assess the amount of land that is available for housing and economic development in their areas. The HELAA is a technical study that determines the suitability, availability and achievability of land for development. It is an important evidence document to inform plan-making. It does not establish policy nor does it determine whether a site should be allocated for future development.

Brownfield Land Register (BLR)

Local planning authorities are required to prepare, maintain and publish a Brownfield Land Register. The HELAA is used to inform Part 1 of the register which contains previously developed sites that have been assessed as being suitable, available and achievable for residential development. The register is reviewed at least once a year.

Subject to a process of publicity, notification and consultation, the Council can formally decide to add sites from Part 1 of the register onto a Part 2. 'Allocation' on Part 2 of the register results in a grant of 'Permission in Principle'. Permission in Principle is limited to the location, land use and amount of development. It can only be granted for housing-led developments. An application for 'Technical Details Consent' must be applied for and granted before development can proceed.

Submissions should be sent to:

Planning Policy, Conservation and Design Team
Cherwell District Council
Bodicote House
Bodicote, Banbury
Oxfordshire, OX15 4AA

01295 227985

PlanningPolicyConsultation@cherwell-dc.gov.uk

HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT / BROWNFIELD LAND REGISTER - SITE SUBMISSION

Important:

Information provided, including the names of those making submissions, may be made publically available. Submissions cannot be made anonymously. Personal information (such as addresses (other than of the suggested site), telephone number and email address) will not be published.

The information provided will be used for the purpose of preparing planning policy documents and supporting evidence. It may be provided to consultants, consultees and other Council service areas involved in the production of planning policy documents. Information may also be considered as part of the wider Oxfordshire Plan 2050.

Your details will be added to our consultation mailing list which means that you will be automatically notified of future planning policy consultations by the Council. If you wish to be removed from our mailing list, please contact us. Your information will be processed in accordance with the Council's Privacy Notice, a copy of which is available upon request.

Legal Ownership	
Owner's Name (Please provide details of all owners to inform assessment of availability and achievability)	Mr Carl Wright
Owner's Address	Tall Trees, Weeping Cross, Bodicote, Banbury, OX15 4ED
Owner's Contact Details (unless using an agent)	Please use Hollins Strategic Land
Is the site in single ownership?	Yes
Is there a developer option on the site which can be disclosed? (please provide details)	Yes, Hollins Strategic Land

Hollins Strategic Land Contact	
Contact	Hannah Wild
Agent's Address	Hollins Strategic Land, Suite 4, 1 Kings Street, Manchester, M2 6AW
Telephone	0161 300 6509
Email	hannah.wild@hsland.co.uk



Site Information	
Site address	Land north of Berry Hill Road Adderbury Banbury
Grid reference	Grid Ref Easting: 446930 Grid Ref Northing: 234886
Total Site area (hectares)	4 hectares
Developable site area (the area of the site capable of being developed in hectares). Please provide a supporting plan / show on the location plan	2 hectares
Has the site been submitted through the Oxfordshire Plan 2050 during the consultation in 2019?	No

Land Use and Planning	
Brownfield/Greenfield/Mix	Largely greenfield however the paddock area would be classed as brownfield.
Current use of the site (e.g. vacant, agriculture, employment – include use class if known)	Paddock
Past uses	Greenfield
Current planning status	No planning permission
Relevant planning history	<p>An application (no. 06/00712/OUT) for outline permission for 17No. dwellings along the site frontage was refused in 2006 and the subsequent appeal (2032232) was dismissed.</p> <p>An application (no. 17/02394/OUT) for outline permission for up to 55No. dwellings was refused on 25/05/2018 and the subsequent appeal (3216992) was withdrawn.</p> <p>An application (no. 19/00963/OUT) for outline permission for up to 40 dwellings was refused on 20/01/2020 and a subsequent appeal (3255419) was submitted 03/07/2020.</p>
What are the surrounding uses?	North: Public Right of Way East: Public Right of Way South: Berry Hill Road West: Residential Development



Current Policy / Physical Constraints	
Local Plan Context/Designations	<ul style="list-style-type: none">• CLP 1996 policy H18;• Local Plan part 1 policy BSC1;• Local Plan part 1 policy Villages 2;• Neighbourhood Plan policy AD1;• Green Infrastructure AD2 (Berry Hill Road footpath).
	Provide Details
Do you consider the site to be within a built-up area?	No
Does the site fall within the Green Belt?	No
Does the site fall within an Area of Outstanding Natural Beauty?	No
Does the site fall within Flood Zone 2 or 3?	No
Does the site fall within a Registered Battlefield?	No
Does the site fall within a Historic Park and Garden?	No
Does the site fall within a Site of Special Scientific Interest?	No
Does the site contain any ecological interest?	No
Does the site contain any designated heritage assets? (e.g. listed buildings, scheduled monuments, conservation area)	No
Is there any known contamination on site?	No
Is the site affected by any physical constraints?	No
Any legal or ownership issues that may prevent development ?	No
Other	No

Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Yes, the site benefits from a bus stop on Horn Hill Road, which is only 480m from the site. Bus route S4 runs through the village 5 times a day from Monday to Friday as well as twice on a Saturday. The proposals also include a proposed



	bus stop.
Access to Services and facilities (e.g. employment, retail, leisure, health, school, post office)	Yes, the site is 600m from an employment park and benefits from services and facilities within the village. There is also a primary school and post office in the village.
Access to the site (vehicle and pedestrian access)	The site will have vehicle and pedestrian access, the proposals also include the addition of a footway along Berry Hill Road to access the site.

Suggested Development – Please provide justification

Suggested potential type of development (e.g. economic development uses – retail, leisure, cultural, office, warehousing etc; community facilities; residential – by different tenures, types and needs of different groups such as older people housing, private rented housing, travellers and people wishing to build or commission their own homes)	<p>The site would be residential development and significant public open space. The site will also supply a number of elderly housing as well as the following affordable housing and tenure split (35% affordable, 14 dwellings):</p> <ul style="list-style-type: none"> • 4 x 1-bedroomed units (social rent); • 4 x 2-bedroomed units (social rent); • 2 x 2-bedroomed units (shared ownership); • 2 x 3-bedroomed units (social rent); and, • 2 x 3-bedroomed units (shared ownership). <p>The market housing would be made up of smaller 3 bed family homes in line with the local need.</p>
Number of dwellings or employment floorspace/area suggested?	Up to 40 dwellings
Is the site Suitable? Are there any barriers to delivery and if so, how can these be overcome?	The appeal proposals demonstrate that the site is suitable
Is the site Available? Are there any barriers to delivery and if so, how can these be overcome?	The site is available
Is the site Achievable? Are there any barriers to delivery and if so, how can these be overcome?	The site is achievable. There are no barriers to development.
Indicative timescale to complete and reasons	The land could be delivered in full in less than four years with the Appellant proposing a condition that the application for reserved matters (RM) should be made within 12 months of the date of the outline permission, an allowance of 12 months being made for a start on site following submission of RM and a build out rate of 35 dwellings per annum being



	achieved.
<p>Other considerations:</p> <p>Appropriateness and likely market attractiveness for the type of development proposed</p> <p>Contribution to regeneration priority areas</p> <p>Environmental/amenity impacts experienced by would be occupiers and neighbouring areas</p>	<p>The site is within the category A village of Adderbury. Please see appended masterplan and visuals for reference.</p> <p>The development would deliver a large amount of public open space within the area, enhancing the current ecological value of the site and achieving a biodiversity net gain of 98.91%.</p> <p>HSL are confident the site would be attractive to the market. Market interest from national and regional housebuilders remains strong.</p>
<p>How will the site be delivered?</p> <p>Single developer, multiple developers, etc</p>	Single developer, with input from RSL.

Local Green Space

Please use this section if you would like to identify possible green area(s) to be protected by being designated as a Local Green Space(s).

An appropriately scaled OS map showing the boundaries of the site must be provided.

The National Planning Policy Framework's criteria for the designation of a Local Green Space is shown below. Please provide any information that you consider may help the site to meet the criteria set out.

Local Green Space	
Site address	N/A
Is the site in reasonably close proximity to the community it serves?	N/A
Is the site demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?	N/A
Is the site local in character and is not an extensive tract of	N/A



land?	
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Appendix 2

Berry Hill Road, Adderbury Economic Impact Assessment

Assumptions Note

Hollins Strategic Land LLP

June 2020

LICHTFIELDS

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1.0 Introduction

1.1 This note has been produced by Lichfields on behalf of Hollins Strategic Land in relation to Berry Hill Road, Adderbury – a proposed residential development in Cherwell District, northern Oxfordshire.

1.2 The following paragraphs provide an overview of the methodological approach and key assumptions that underpin the economic benefits summarised in the supporting infographic. The figures are underpinned by Lichfields' eVALUATE framework. eVALUATE is regularly used by local authorities to assess the economic impact of development, as well as many of the UK's leading developers, investors and house builders.

The Proposed Development

1.3 It is understood that Hollins Strategic Land is seeking outline planning permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road, Adderbury. The proposed housing mix responds to affordability issues in the Borough as set out in Table 1.1, with **35% of dwellings being affordable**.

Table 1.1 Proposed Housing Mix

Residential Units	Market	Affordable
1 Bedroom	0	4
2 Bedroom	2	6
3 Bedroom	18	4
4 Bedroom	6	0
Total	26	14

Source: Hollins Strategic Land

2.0 Construction Benefits

Capital Investment

2.1 In the absence of indicative build costs provided by Hollins Strategic Land, a number of Lichfields' standard assumptions have been employed in order to estimate the capital investment supported by the construction phase of the proposed development. Applying median build cost per sqm estimates by BCIS¹ to average floorspace estimates based on research by POD Architects² is used to provide average unit costs for units of 1 to 5 bedrooms in size.

2.2 To this, a 15% uplift is applied to account for external costs, whilst a regional adjustment factor (based on BCIS³ research of 1.13) is applied to account for regional cost differences. When applied to the 40 dwellings of the proposed development, these assumptions lead to an estimated total build cost in the region of **£5.5 million**.

Direct Construction Employment

2.3 Using labour coefficients from the HCA Calculating Cost per Job Best Practice Note (2015), it is possible to calculate the number of direct construction jobs supported by the proposed development over the course of the construction phase. Taking account of the composition of

¹ BCIS 2018 (35th Edition) Section 29 page 9

² POD Architects - based on experience of unit types for 4/5 house builders

³ BCIS 2019 (36th Edition) Section 29 - Q1 2018 Estimates

the proposed development, a new housing coefficient is considered appropriate when calculating the number of direct construction jobs. This coefficient assumes that 19.9 direct FTE jobs per £1 million of construction value in 2011 prices will be supported over the course of a year.

- 2.4 To use the coefficient, the construction cost of c.£5.5 million has been deflated from 2020 to 2011 prices using the latest UK Government GDP Deflator (2019). Applying the new housing coefficient to the deflated construction cost of c.£4.7 million and then dividing the result by the length of the construction phase (18 months), leads to the proposed development supporting **62 gross direct FTE jobs** annually over the construction phase⁴.
- 2.5 Although national and regional construction firms often use their own labour on projects, it is typical that a share of the contractors employed is drawn from the local labour pool. However, it is difficult to determine the likely source of labour to fill these jobs before contracts have been let. It is reasonable to expect a proportion of the construction jobs to be taken up by local workers, particularly if measures are in place to raise local skill levels and encourage local recruitment (e.g. through apprenticeships).
- 2.6 Following the uplift in construction activity nationally in recent years, it is likely there will now be a sufficient supply of local workers with construction skills and businesses which have developed to support/supply this activity.

Indirect and Induced Employment

- 2.7 Construction also involves acquisitions from a number of suppliers, who in turn purchase from their suppliers through the supply chain. The relationship between the initial direct spending and total economic effects is known as the ‘multiplier effect’, which demonstrates that an initial investment can have much greater indirect effects as this spending is diffused through the economy.
- 2.8 In addition, local businesses would be expected to benefit to some extent from a temporary increase in expenditure from the direct and indirect employment effects of the construction phase. Although only a proportion of these benefits would be felt in the local area, it would be expected that the local economy would gain a sizeable temporary boost from the wage spending of workers in shops, bars and restaurants, and other services and facilities. Such effects are typically referred to as ‘induced effects.’
- 2.9 Research undertaken on behalf of the National Housing Federation indicates the construction industry has an indirect and induced employment multiplier of 2.51⁵. Applying this multiplier to the 62 direct construction FTE jobs p.a. indicates an **additional 94 FTE jobs** p.a. would be supported by the proposed development in sectors across the UK economy. This is in addition to the 62 direct construction FTE jobs discussed earlier.

Gross Value Added

- 2.10 GVA is a measure of the difference between what is produced as outputs (goods and services) and the inputs (raw materials, semi-finished products etc.) used in the production of those outputs. It represents the additional value that is added through economic activity.

⁴ Homes and Communities Agency (HCA), Calculating Cost per Job: Best Practice Note (2015)

⁵ CEBR report for National Housing Federation (2013)

Direct Gross Value Added

- 2.11 Through an analysis of Experian data (March 2019) it is estimated that the average FTE construction worker in the South East region generates £71,489 of GVA per annum. On the basis of the above, it is assumed that the 62 construction jobs could generate c.£4.46 million in GVA during each year of construction.

Indirect and Induced Gross Value Added

- 2.12 2013 research⁶ commissioned by the National Housing Federation concluded that the house building industry has a GVA multiplier equivalent to 2.41. This means that every £1 of direct GVA supported by the industry is worth £2.41 in total. Applying this multiplier figure to the direct GVA impacts derived above indicates that the development proposals could support c.£6.28 million of indirect GVA per annum in total.
- 2.13 This equates to around **£10.74 million direct, indirect and induced GVA** in total per annum. It should be noted that not all of this will be retained locally.

1.0 Expenditure Benefits

First Occupation Expenditure

- 2.14 It is commonly accepted that households embark on a period of increased expenditure once they move into a new property in order to put their stamp on the house and make it 'feel like home'. Recent research by OnePoll⁷ suggested that this initial injection of expenditure could average approximately £5,500 per home. Applying this to the proposed development of 40 new homes would suggest that first occupation expenditure associated with the site could be in the order of **£220,000**. It is estimated – based upon the assessment of shopping patterns in the local area outlined in the narrative below – that a proportion of this expenditure is likely to be retained locally.

Net Additional Local Expenditure

- 2.15 The ONS Family Expenditure Survey (2019 Edition) provides a breakdown of household expenditure, at the national level, for a series of Output Area Classification (OAC) supergroups – defined according to their socio-economic characteristics. The predominant OAC supergroup within the existing residential areas surrounding the proposed development site is classified as 'suburbanites'. It has therefore been assumed that the residents of the market housing would also be suburbanites. Those occupying the affordable homes on site are considered more likely to fall into the 'Hard-pressed living' category.
- 2.16 The ONS Family Expenditure Survey indicates that there is variance between the average weekly household expenditure for 'suburbanites' and 'hard-pressed living' classifications (£656.20 and £479.60 per week respectively). These figures are expressed at the national level and therefore require regional adjustments. The ONS Family Expenditure Survey indicates that the weekly expenditure of the average household in the South East region stands at 119% of the UK average. Having regard to the above, the total gross expenditure expected from new residents at Berry Hill Road is estimated to be in the region of £1.46 million per annum.

⁶ CEBR report for National Housing Federation (2013)

⁷ <https://www.barratthomes.co.uk/the-buying-process/home-buying-advice/>

2.17 The expenditure estimates should be presented on a net additional basis, and therefore there is a need to make suitable allowance for the fact that not all spend will be new to the area, whilst some new expenditure may not be retained within the Cherwell District Council area. Data from the DTLR's English Housing Survey-Tenure by Distance moved (2013/14) has been used to estimate the proportion of households at the site that are likely to be new to the local area. For the purposes of this analysis, this has been defined as those households moving a distance greater than 10 miles. An analysis of the Council's most recent retail study⁸ has been used to estimate the percentage of new resident spend on both convenience and comparison goods likely to be retained with the Cherwell District Council area. It is estimated that an overall expenditure retention rate of 37% would be realistic.

2.18 Having regard to the methodological approach outlined above, it is estimated that the net additional expenditure to be generated by the scheme could be in the order of **£372,000** per annum.

FTE Jobs Supported by Net Additional Expenditure

2.19 It is estimated that the total net additional expenditure per annum, combined with the first occupation expenditure, could support the creation of **4 new FTE jobs** in the local area (primarily in the retail, leisure and hospitality and catering sectors). This has been calculated having regard to ONS data sets which provide a breakdown of: the proportionate share of the average household's weekly expenditure; and 'cost per job' estimates by sector.

3.0 Local Authority Revenue Benefits

New Homes Bonus

3.1 From 2018/19 changes to the New Homes Bonus [NHB] meant that payments match, for a four-year period, the increase in Council Tax income from new homes or homes brought back into use⁹. Local authorities will only receive New Homes Bonus payments on any housing delivered above a baseline level of growth equivalent to 0.4% of the dwelling stock.

3.2 Having defined an indicative Council Tax Band profile for the site, the potential New Homes Bonus payments have been estimated using the Ministry of Housing, Communities and Local Government's [MHCLG's] New Homes Bonus Calculator. This indicates that the delivery of 40 new homes (including 35% affordable) on site could generate **c.£279,000 in New Homes Bonus payments over four years**.

3.3 It is recognised that payments will be profiled to reflect the build period of the development and are contingent upon Cherwell District Council delivering total housing growth in excess of the 0.4% threshold.

Council Tax

3.4 The proposed development would generate an increase in council tax receipts. This would provide an additional boost to the revenue base of Cherwell District Council, over and above the impact of the NHB payments in the long-term. Drawing upon the assumptions and analysis presented in relation to NHB (and having regard to levels of council tax levied by the local

⁸ Cherwell Retail Study (2012)

⁹ New Homes Bonus is calculated on the basis of national average Council Tax charges. Council Tax, however, differs from one authority to the next. In addition, New Homes Bonus provides an additional allowance for the provision of affordable housing. As such, the New Homes Bonus payments to be generated by the scheme do not correspond precisely to four times the value of projected Council Tax revenues.

authority in the 2020/21 financial year), it is estimated that the development could generate around **£74,000 per annum** in additional council tax payments in perpetuity.

Section 106 Contributions

- 3.5 It is understood that Hollins Strategic Land has agreed in principle with Cherwell District Council a series of developer contributions, to be delivered via Section 106. It should be noted that some of these figures are subject to change at the Reserved Matters stage as they will be based on the final housing mix.
- 3.6 Berry Hill Road will deliver the following (costed) Section 106 contributions:
- Open space provisions to include the laying out and regulation of such areas and arrangements for the long term management and maintenance including the provision of commuted sums towards surface water drainage features, public open space and hedgerows. Contribution of £22,328.74.
 - Contribution towards the enhancement of public transport services serving the site to pump prime bus services on the A4260. Contribution of £40,000 index (linked from January 2018).
 - Contribution towards the provision of two sets of bus stop pole and premium route standard flags and a bus shelter, plus a commuted sum for long term maintenance. Contribution of £10,000 (index linked from January 2018).
 - Contribution towards access mitigation measures on local public rights of way to the east and north of the site (Footpaths 13, 6, 5 and 24 and bridleway 9). This would fund surface improvement, signing and furniture along the routes. Contribution of £20,000 (index linked from January 2018).
 - Administration costs towards a Traffic Regulation Order to enable the relocation of the existing 30mph speed signage from its current location to a point further east close to the junction with the A4260 to bring the entire Berry Hill Road to 30mph. Contribution of £3,120 (index linked from January 2019).
 - Contribution towards Nursery and Primary education to be used towards expanding nursery and primary provision at Christopher Rawlins CE (VA) Primary School of £331,593 (index linked from 2Q17).
 - Contribution towards Secondary education to be used towards expanding secondary provision at The Warriner School of £200,771 (index linked from 2Q17).
 - Contribution towards offsite outdoor sports towards the development of sports pitches and changing facilities off Milton Road in Adderbury CDC Recreation and Leisure response of £80,681.80 (index linked from 2Q17)
 - Contribution towards off-site indoor sports towards the expansion of/ improvements at Spiceball Leisure Centre in Banbury (which will serve the new residents) CDC Recreation and Leisure response of £33,397.87 (index linked from 2Q17)
 - Contribution towards the development of community hall facilities off Milton Rd in Adderbury CDC Recreation and Leisure response of £51,792 (index linked from 2Q17).
 - Contribution towards the improvement of local primary medical care facilities of £34,560.
 - Contributions towards waste and recycling bins of £4,440.
- 3.7 Having regard to the above, it is estimated that Hollins Strategic Land could contribute a total around £833,000 in S106 payments.