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Housing Land Supply Statement

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Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

& Banbury 17) and Drayton Lodge Farm (Banbury 18) which together account for 1009 dwellings. The remaining supply is from a mixture of smaller allocated sites in the urban area and unallocated sites with planning permission.

Bicester

38. Delivery at Bicester has been somewhat slower than at Banbury with many of the allocations still only at Outline stage. Whilst the projection for delivery is still significant at some 1,242 homes over 5 years this is substantially below that envisaged in the 2015 plan. There are several reasons for this including the delivery of essential infrastructure to deliver growth. Cherwell District Council is working proactively with partners including Homes England to unlock development. As of January 2023 when updating the Housing Delivery Monitor a cautious approach has been taken in assessing delivery. For example, it is anticipated that delivery from Northwest Bicester will be around 50 dwellings in the proceeding 5 year period with the remainder expected to come forward in years 6-10 and beyond the plan period.

Other Areas

39. The total for Other Areas includes Heyford Park which is expected to deliver 562 homes over the next 5 years. The remaining 577 homes are drawn from a range of smaller sites.

Windfalls

40. No windfall allowance is included within the deliverable supply for the first 3 years. This is to avoid double counting as the known sites are included within the allowance for small sites (sites less than 10 dwellings) or, where they are larger than 10 dwellings are included within the monitor. After year 3 an allowance of 100 dwellings is included. This reflects past trends.

Calculation of Cherwell's five year housing land supply

41. Using the standard method local housing need figure as the requirement and the projected supply for the period 2022-27, the five-year housing land supply calculation for the district is set out below.
42. The five-year housing land supply position in the district excluding the Partial Review area is **5.4 years**.