**Severely at Risk**

| **Address** | **Capacity** | **Council 5YHLS** | **Appellant 5YHLS** | **Difference** | **AMR Notes** | **Indicators of Firm Progress and Clear, Relevant Information in Support of the Council’s Assessment** |
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| **(Net)** |  |
| South East Bicester (Wretchwick Green) | 1,500 | 50 | 0 | -50 |  | Developer submission (Boyer Planning for Redrow Homes) received 23 October 2023 suggests that development will not commence until 2029.  However, it has been assumed that some dwellings would be delivered at the end of the 5 year period based on the adopted overall 5 year land supply methodology of outline permissions coming forward at the end of the 5 year period. |
| Bicester Gateway Business Park, Wendlebury Road | 273 | 50 | 0 | -50 |  | The representation to the Regulation 18 Cherwell Local Plan Review consultation submitted on behalf of Thomas Homes Ltd affirms their commitment to bringing the site forward as a mixed employment / residential site. It also commits to delivering the housing permitted through application 20/00293/OUT.  It has been assumed that some dwellings will be delivered at the end of the 5 year period based on the adopted overall 5 year land supply methodology of outline permissions coming forward at the end of the 5 year period. |
| Canalside, Banbury | 63 | 63 | 0 | -63 | Outline permission for 63 dwellings expired in June 2022. A new outline application for 63 dwellings (22/01564/OUT) at Station Road was approved in July 2023 subject to signing of a section 106 agreement. Site is part of a wider allocation in the adopted Cherwell Local Plan and the wider site is proposed to be allocated for mixed use development in the draft Local Plan Review 2040. Projection allows sufficient time (circa 3 years) for reserve matters submission and determination. | Named Housebuilder? No.  S106 progress?   * Chased by agent on behalf of applicant to move drafting of S.106 forward. * A formal extension of time sought and agreed between parties. * Lack of resource within Legal Services slowed progress initially. However, the drafting work has been outsourced to 3rd party legal firm. * Terms of agreement and associated costs have been agreed and is to be based upon previously agreed (but never implemented) permission and associated S.106 agreement. * Confirmation of legal representatives acting for applicant have also been provided.  Promoter engagement? Not aware of any.  Infrastructure / enabling works provided by surrounding sites? None undertaken.   There are no major viability or infrastructure issues affecting the deliverability of this site. It is not reliant on other sites coming forward.  It has been assumed that some dwellings will be delivered at the end of the 5 year period based on the adopted overall 5 year land supply methodology of outline permissions coming forward at the end of the 5 year period. |
| Bankside Phase 2  (Banbury 4) | 350 | 50 | 0 | -50 | Planning application for 700 dwellings (17/01408/OUT) was received in June 2017. A new application (19/01047/OUT) for a residential development of up to 825 dwellings (with 700 on Banbury 4 and 125 more on Banbury 12 allocations) was resolved to be approved subject to legal agreement in July 2021. It is assumed that 2 housebuilders will be on site at a peak of 50 homes per year per developer. The expected delivery rates allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time. Five years from the base date is considered sufficient time for the first dwellings to come forward. | Named Housebuilder(s) Hallam / Henry Box  S106 progress? Meeting with LPA and applicant and legal representatives (Minutes attached). August 2023. Following on from this a S.106 agreement has been drafted and is broadly agreed between LPA, OCC and Hallam. Correspondence on the matter last provided Nov 2023 whereby a further EoT has been requested to bring matters to a close (informally agreed at meeting in Nov 23 – awaiting written confirmation. Conditions agreed between parties.  Promoter engagement? Hallam Land Management  Infrastructure / enabling works provided by surrounding sites? Within S.106/S.278 - Provision of new link road between Oxford Road and Bankside/Longford Park by end of 2025.  Developer submission (Framptons) received on 30 October 2023.  It states that the Council’s trajectory is unduly pessimistic and should be updated.  Their representation to the Local Plan regulation 18 consultation supports the continued allocation of this site which shows their ongoing commitment to the delivery of this site.  It has been assumed that some dwellings will be delivered at the end of the 5 year period based on the adopted overall 5 year land supply methodology of outline permissions coming forward at the end of the 5 year period. |
| Land Opposite Hanwell Fields Recreation, Adj To Dukes Meadow Drive, Banbury | 78 | 78 | 0 | -78 | Outline planning application (21/03426/OUT) for up to 78 dwellings and associated open space was approved subject to legal agreement in April 2022. The application was submitted on behalf of a housebuilder, Manor Oak Homes, who will be developing the site. Signing of section 106 agreement is imminent. Projection is consistent with build rates in Banbury generally in recent years. | Named Housebuilder Manor Oak Homes  Confirmation of Legal Agreement, DOC and RM timeframes? S.106 has been drafted by CDC and has been passed to applicant and their legal representative for comment/assessment. This was due to be undertaken towards end of Nov 23. Awaiting further comments from the applicant.  Build trajectory? Currently being advertised. REM no later than 18 months with occupations through 2027 & Q1 ‘28  Any infrastructure or viability constraints? No  Developer Submission (AR Planning for Manor Oak) received on 23 October 2023 which supports the trajectory proposed.  The developer has also responded to the regulation 18 consultation on the Cherwell Local Plan Review and affirmed that in addition to the 78 dwellings currently granted subject to legal agreement a further submission of 117 dwellings would shortly be submitted. The developer can therefore be demonstrated to be committed to bringing this scheme forward.  It has been assumed that some dwellings will be delivered at the end of the 5 year period based on the adopted overall 5 year land supply methodology of outline permissions coming forward at the end of the 5 year period. |
| Land Adjoining Withycombe Farmhouse Stratford Road A422 Drayton | 250 | 50 | 0 | -50 | Outline planning application Ref 22/02101/OUT for a residential development comprising up to 250 dwellings was permitted in February 2023 subject to the signing of a section 106 agreement which is expected imminently. Developer (Bloor homes) anticipates delivery of homes within the next 5 years and reserve matters application to be submitted imminently. Site is identified in the draft Local Plan Review 2040. Projection is consistent with build rates in Banbury generally in recent years. | Named Housebuilder Bloor Homes  Confirmation of Legal Agreement, DOC and RM timeframes? S106 now agreed and being circulated for signing prior to sealing next week. PPA sought by developer for REM application submission intended for Jan. ’24.  Reasons for any S106 delay? Legal resources  Build trajectory? Bloor’s currently building phase 2 to north from which this site will gain access. Intend construction start as early as Q2/Q3 ’24, upon completion of 2nd phase.  Any infrastructure or viability constraints? No, all issues resolved in S106.  Developer submission (Bloor Homes) received on 13 October 2023 confirming delivery within the five years.  In their response to the regulation 18 Cherwell Local Plan Review consultation, the developer suggests that the development of the site will commence in the first quarter of 2024 and yield the following completions:  2024 – 48 dwellings  2025 – 63 dwellings  2026 – 63 dwellings  2027 – 63 dwellings  2028 – 13 dwellings  It has been assumed that some dwellings will be delivered at the end of the 5 year period based on the adopted overall 5 year land supply methodology of outline permissions coming forward at the end of the 5 year period. |
| OS Parcel 2778 Grange Farm North West Of Station Cottage Station Road Launton | 65 | 65 | 0 | -65 | Outline application for the erection of up to 65 dwellings granted following an appeal in November 2022. The expected delivery rates allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time. Greencore homes are developing and are advertising the site. A reserved matters application is expected imminently.  Outline Planning Ref 21/04112/OUT | Named Housebuilder – Greencore Homes (submitted DISC and NMA apps)  2 no. DISC apps have been received associated with outline 21/04112/OUT.  23/02290/DISC – Discharge of Condition 16 (Great Crested Newt licence) of 21/04112/OUT. Submitted in August 23 and approved in October 23 (app form and decision attached).  23/02291/DISC – Archaeological Written Scheme of Investigation) of 21/04112/OUT. Submitted in August 23 and approved in October 23 (app form and decision attached).  Non-Material Amendment application has been submitted in August 2023 associated with Great Crested Newt District Licence. Ref 23/02231/NMA. Approved in Sept 2023 (Decision Notice attached).  Pre-application enquiry submitted by Greencore under ref 23/00484/PREAPP. It was the intention to discuss the reserved matters process as part of the pre-app process as Greencore were in the process of acquiring the site at that time. Pre-app request was withdrawn as fee not paid and was superseded by new pre-app submission ref 23/01945/PREAPP.  Pre-app ref 23/01945/PREAPP – This is an open pre-app enquiry that is seeking advice from the LPA on the requirements for a Reserved Matters application. Submitted in July 2023 and ongoing discussions between case officer and agent through August 2023 (email trail attached). LPA had a meeting with agent to discuss pre-app Nov 2023 (email confirmation attached).  Developer website advertising homes  <https://www.greencorehomeslaunton.co.uk/>  This supports assumptions on delivery as the site is being actively promoted by the housebuilders, Greencore.  It has been assumed that some dwellings will be delivered at the end of the 5 year period based on the adopted overall 5 year land supply methodology of outline permissions coming forward at the end of the 5 year period. |
| Land at Deerfields Farm Canal Lane Bodicote | 26 | 26 | 0 | -26 | Outline permission was granted Ref: 19/02350/OUT in November 2022 for up to 26 dwellings with a S106. The expected delivery rates allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time. | Housebuilder? None confirmed yet.  Confirmation of DISC and RM timeframes? No.  Locate advert? No.  Build trajectory and developer engagement? Sought guidance from promoter but no response received.  Any infrastructure or viability constraints? No. |
| OS Parcel 3489 Adjoining And South West Of B4011, Ambrosden | 75 | 60 | 0 | -60 | Outline application for 75 homes permitted in February 2023 subject to section 106. With permission granted over 9 months ago, the section 106 is expected to be signed shortly. | Housebuilder? No.  Confirmation of Legal Agreement, DISC and RM timeframes? None.  Reasons for any S106 delay? N/A.  Build trajectory?  Developer approached for update, but no response received, despite a reminder.  It has been assumed that some dwellings will be delivered at the end of the 5 year period based on the adopted overall 5 year land supply methodology of outline permissions coming forward at the end of the 5 year period  Any infrastructure or viability constraints? |
| Land North Of Railway House, Station Road, Hook Norton | 43 | 43 | 0 | -43 | Outline application approved following appeal for 43 homes in August 2022. Section 106 is agreed. 21/00500/OUT | Pre-app enquiry submitted by Deanfield Homes in Oct 23 for up to 43 homes. Meeting subsequently undertaken in 8 Nov 23 (Email attached). Pre-App Ref 23/02990/PREAPP  No constraints to development.  It has been assumed that some dwellings will be delivered at the end of the 5 year period based on the adopted overall 5 year land supply methodology of outline permissions coming forward at the end of the 5 year period.  It should be noted that historically smaller residential development sites within the rural areas have a very strong rate of delivery. |
| Kidlington Garage, 1 Bicester Road, Kidlington | 15 | 15 | 0 | -15 | Application for 15 flats was granted planning permission in March 2023 subject to the signing of a section 106 agreement. Sweetcroft Homes are the developer. This is a full application and expected to be built out well within the five year period.  Planning ref 22/00017/F | Housebuilder – Sweetcroft Homes.  Full planning app, so no RM required.  The timescales condition will be the usual 'build within three years' of permission. However, no details on build out rate provided.  The delay in the S.106 agreement has been to do with refinement to various obligations. Case officer anticipates a revised draft s.106 agreement from the applicant by 30th Nov 23 with both the applicant and council working towards issuing planning permission before Christmas 2023.  There is a viability mechanism. The Council's developer contributions have been agreed but a viability review mechanism is needed to try and secure some affordable housing before all the flats are occupied.  Dwellings delivered in the 5 year period based on overall 5 year land supply methodology of full permissions coming forward within the 5 year period. |

**Sites with Pending or Further RM Submission Required**

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| **LPA ref:** | **Address** | **Capacity** | **Council 5YHLS** | **Appellant 5YHLS** | **Difference** | **AMR Notes** | **Indicators of Firm Progress and Clear, Relevant Information in Support of the Council’s Assessment** |
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| 18/00825/HYBRID 22/02255/REM | Former RAF Upper Heyford | 1,175 | 488 |  | TBC | A new Hybrid application for 1175 dwellings was approved in September 2022. Reserved matters (22/02255/REM) is approved for phase 10 for 138 dwellings. The Councils latest monitoring shows that foundations are in place for the majority of the homes with some near completion. Recent history of delivery on the site with 250 dwellings completed in 2022/3. Dorchester is a long standing and active developer on the site and there are two developers at Heyford Park. Dorchester Living are in partnership with Picture Living who will deliver private rented dwellings. Over the last five years an average of 100 new homes per year were built at Heyford Park. It is anticipated that this level of delivery will continue. Dorchester anticipate that they will deliver over 150 dwellings per year going forward including delivering phase 10 at the same time as future phases. They do not identify any infrastructure constraints to delivery. Discussions are occurring with the developer concerning future reserved matters applications which are expected shortly. Dorchester's website indicates a range of new homes for sale. | What is the clear evidence for timeframes for next RM submissions for +350 units from year 3. Is this agreed with Dorchester in terms of infrastructure timings for the Heyford Park Inquiry?  Developer Submission (Dorchester) received on 3 November 2023. Dwellings delivered during the 5 year period.  It should be noted that the developers are projecting a faster rate of delivery than assumed by the Council.  Dorchester’s committed new build completions to end Q1 2028 = 23 dwellings (built and occupied in the last 6 months at Phase 9A approved under 16/02446/F) + 270 (approved and under construction in Phases 9B – 9G also approved under 16/02446/F) + 5 (new occupations at Phase 8C under 19/00446/F in last 6 months) + 9 (built but not yet occupied at Phase 8C) + 34 (built and occupied in last 6 months in Phases 5C and 7A approved under 10/01642/OUT, 19/00439/REM & 19/00440/REM) + 138 (currently under construction at Phase 10 and approved under 22/02255/REM) = 479 dwellings.  In addition, Dorchester also anticipate the following additional completions within the next five years based on their phasing plan submission under 22/03016/DISC:  6 dwellings (at Phase 13) + 114 (Phase 11) + 62 (Phase 17) which are all due to be the subject in new reserved matters application submissions in Feb. 2024 and with construction expected Q1/Q2 2025 = 182.  These additional occupations all appear quite likely to the LPA.  Dorchester also suggest that:  100 dwellings (at Phase 23A) + 100 (56% of Phase 16) + 16 (Phase 39) + 62 (62% of Phase 23B) + 42 (42% of Phase 12) = 320 dwellings could all come forward over the next 5 years.  That would bring construction and occupation rates up to almost 200dpa, which is not considered likely by the LPA so have not been included in the Council’s supply calculations. |
| 18/01882/OUT | Drayton Lodge Farm | 320 | 250 |  | TBC | Outline permission for up to 320 dwellings is secured. The site was acquired by Vistry Group which consist of Bovis Homes and Linden Homes in November 2020. Reserved matters application (22/02357/REM) has now been approved in May 2023. Most conditions have now been discharged. Projection is consistent with build rates in Banbury generally in recent years. Developer has estimated that the majority of the site will be built out in 5 year period and they will start on site in early 2024. | Correspondence from Vistry informing CDC of Management Company to transfer for areas of open space including play areas, sports pitches, all ecological areas and potentially the SUDs features (email attached March 23). CDC advised that such details would need to form a DISC application and required prescribed info contained within schedule 3 (April 23).  Construction vehicle routing discussed in July 2023 following complaints from residents about traffic through Hanwell village. Email sent to applicant confirming approved routing with the CTMP.  Developer Submission (Vistry Homes) received 10 November 2023. Generally supports the Council’s assumptions. |
| 14/01932/OUT | Banbury 17 South of Salt Way East | 1000 | 400 |  | TBC | RM for 273 by Persimmon on Phases 1 & 3, with 70 units currently under construction alongside the construction of the spine road and all internal loop roads that have separate reserved matters consents  Next application expected by Charles Church for Phase 3 110 for 122 dwellings | This is generally fine but do we have any confirmed correspondence with the promoter for the next RM submission?  Developer Submission (Persimmon homes) received on 10 November 2023. This assumes a delivery of 250 within the next 5 years.  However, looking at historic delivery in Banbury this appears to be unduly pessimistic projection. |