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# Appellant's Planning Proof of Evidence – Appendices

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## **APP/C3105/W/23/3327213, Land East of Ploughley Road, Ambrosden**

Appeal by Archstone Ambrosden Ltd, Bellway Homes Ltd, and Rosemary May against the refusal of application reference 22/02866/OUT by Cherwell District Council for:

“Outline planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration”

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**Appendix 4 – Biodiversity Net Gain Technical Note**

**Appendix 5 – Framework Landscape Environmental Management Plan (LEMP)**

**Appendix 6 – Affordable Housing Appeal Statement of Mr Jamie Roberts, MPLAN MRTPI**

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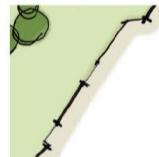
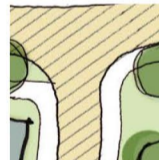
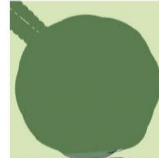
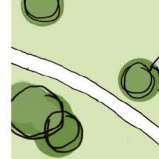
## Appendix 1 – Framework Plan, drawing number FP-01, Rev B

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The scaling of this drawing cannot be assured  
 Revision Date Drn Ckd  
 A Foot path link moved 27.03.23 BW JT north.

B Footpath link to West Hawthorn Road removed.

- A Site access
- B Existing hedges and trees to be retained and enhanced.
- C Potential play/recreational facilities
- D Potential attenuation feature
- E Main spine road to have street tree planting
- F Pedestrian Link to Ploughley Road
- G Development around the edges of the site to be more informal to provide a rural edge character.
- H Primary street to have greater formality with emphasis on structured landscape and tree planting to front gardens
- I Extensive green spaces that interconnect to provide green corridors and enhance the rural feel of the development as well as potential for biodiversity enhancement.
- J A mix of 2, 3 & 4 bedroom houses with an emphasis on smaller family homes.
- K North West boundary to have new hedge planting and potential ditch feature
- L Indicative Pumping Station Location

-  Site boundary
-  Primary frontage
-  Secondary frontage
-  Shared Surface Road
-  Existing trees and hedges
-  Proposed tree planting to open space areas.



Project  
**Ploughley Road, Ambrosden**

Drawing Title  
**Framework Plan**

Date 09.06.2022	Scale 1:1000@A1	Drawn by BW	Check by JT
Project No 32948	Drawing No FP-01	Revision	B

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## Appendix 2 – Parameter Plan Access, drawing number 9603, Rev B

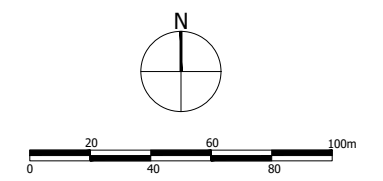
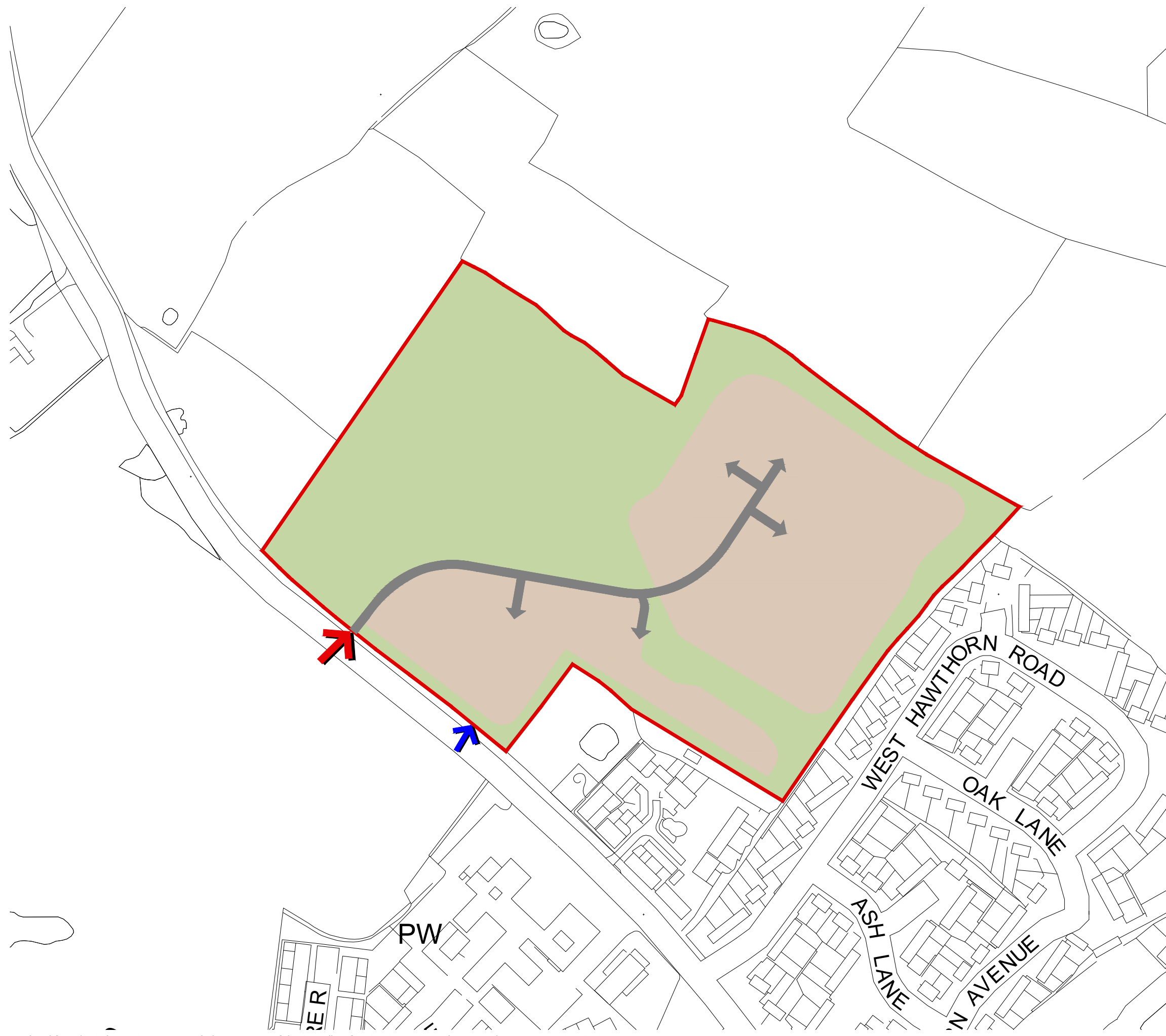
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The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
A	27.03.23	BW	JT
Footpath link to West Hawthorn Road moved north above T25			
B	11.10.23	BW	JT
Footpath link to West Hawthorn Road removed.			

### LEGEND

-  Site boundary
-  Indicative Primary Route
-  Vehicular & Pedestrian Access
-  Pedestrian Access



Project  
Ploughley Road, Ambrosden

Drawing Title  
Parameter Plan  
Access

Date	Scale	Drawn by	Check by
09.08.22	1:2500@A3	BW	JT
Project No	Drawing No	Revision	
32948	9603	B	



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## Appendix 3 – Biodiversity Metric 4.0

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# The Biodiversity Metric 4.0 - Calculation Tool

## Start page

Project details			
Planning authority:	Cherwell District Council		
Project name:	Land East of Floughley Road, Ambroden		
Applicant:	Archstone Ambroden Ltd and Bellway Homes Ltd		
Application type:	Outline		
Planning application reference:	APP/C3105/N/23/0327213		
Completed by:	The Environmental Dimension Partnership		
Date of metric completion:	24.10.2023		
Reviewer:			
Version control:	V5		
Consenting body reviewer:			
Date of consenting body review:			
Target % net gain:	10%		
Irreplaceable habitat present on-site at baseline:	No		
Total site area (including irreplaceable habitat area):	0.49	Irreplaceable habitat area at baseline:	0.00

Instructions

Main menu

Results

Cell style conventions	
	Attention required
	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map Insert

On-site baseline map reference number

On-site post intervention map Insert

On-site post-intervention map reference number

Off-site baseline map Insert

Off-site baseline map reference number

Off-site post intervention map Insert

Off-site post-intervention reference number



# The Biodiversity Metric 4.0 - Calculation Tool

## Main menu

- Key**
-  Area habitats
  -  Hedgerows and lines of trees
  -  Watercourses

- [Start page](#)
- [Instructions](#)
- [Technical data](#)
- [Results](#)

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	40	0.1629	85	0.3461		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
<b>Total</b>	<b>40</b>	<b>0.1629</b>	<b>85</b>	<b>0.3461</b>	<b>0</b>	<b>0.0000</b>

Start here

1

2

3

4

### On-site baseline

A-1 On-site Area Habitat Baseline



B-1 On-site Hedge Baseline



C-1 On-site Watercourse Baseline



### On-site post development

A-2 On-site Area Habitat Creation



A-3 On-site Area Habitat Enhancement



B-2 On-site Hedge Creation



B-3 On-site Hedge Enhancement



C-2 On-site Watercourse Creation



C-3 On-site Watercourse Enhancement



### Off-site baseline

D-1 Off-site Area Habitat Baseline



E-1 Off-site Hedge Baseline



F-1 Off-site Watercourse Baseline



### Off-site post development

D-2 Off-site Area Habitat Creation



D-3 Off-site Area Habitat Enhancement



E-2 Off-site Hedge Creation



E-3 Off-site Hedge Enhancement



F-2 Off-site Watercourse Creation



F-3 Off-site Watercourse Enhancement



# The Biodiversity Metric 4.0 - Calculation Tool

## Results

[Return to start page](#)

[Headline results](#)

[Detailed results](#)

[Habitat trading summaries](#)

[Off-site summary](#)

Land East of Ploughley Road, Ambrosden

Return to results menu

**Headline Results**

Scroll down for final results ▲

On-site baseline	Habitat units	25.82	
	Hedgerow units	15.26	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	28.67	
	Hedgerow units	22.89	
	Watercourse units	0.00	
On-site net change <small>(units &amp; percentage)</small>	Habitat units	2.85	11.06%
	Hedgerow units	7.63	50.02%
	Watercourse units	0.00	0.00%

Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change <small>(units &amp; percentage)</small>	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	2.85	
	Hedgerow units	7.63	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

**FINAL RESULTS**

Total net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	2.85	
	Hedgerow units	7.63	
	Watercourse units	0.00	

Total net % change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	11.06%
	Hedgerow units	50.02%
	Watercourse units	0.00%

Trading rules satisfied? **Yes ✓**

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	25.82	28.40	0.00
Hedgerow units	10.00%	15.26	16.78	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Unit requirement met or surpassed ✓  
 Unit requirement met or surpassed ✓  
 Unit requirement met or surpassed ✓

Last list of project birds, mammals		Detailed Results	
<b>Summary Figures</b>			
Net project biodiversity units		Initial units	4,411
Net project biodiversity units		Final units	4,411
Total project biodiversity % change		Net change	0.00%
		Final units	4,411
<b>Combined habitat retention and enhancement</b>			
Total area and other metrics		Initial	Final
Total area (ha)		1,000	1,000
Total area (m <sup>2</sup> )		10,000,000	10,000,000
Total area (km <sup>2</sup> )		1,000	1,000
Total area (mi <sup>2</sup> )		0.386	0.386
Total area (acres)		247,105	247,105
Total area (m <sup>2</sup> )		10,000,000	10,000,000
Total area (km <sup>2</sup> )		1,000	1,000
Total area (mi <sup>2</sup> )		0.386	0.386
Total area (acres)		247,105	247,105

### Area habitats

Detailed Results		Post-development counts		Net change	
Subject type	Category	Initial	Final	Initial	Final
Area	Area	1,000	1,000	0	0
Area	Area	10,000,000	10,000,000	0	0
Area	Area	1,000	1,000	0	0
Area	Area	0.386	0.386	0	0
Area	Area	247,105	247,105	0	0

**Combined area lost by disturbance level**

Category	Area lost	Area lost (D)
High	0	0
Medium	0	0
Low	0	0
Very Low	0	0

**% Area lost by disturbance category**

**Disturbance level by category**

**Disturbance level by category**

**Area change by habitat group**

**Area change by habitat group**

### Wetlands and lines of trees

Detailed Results		Post-development counts		Net change	
Subject type	Category	Initial	Final	Initial	Final
Wetlands	Wetlands	1,000	1,000	0	0
Wetlands	Wetlands	10,000,000	10,000,000	0	0
Wetlands	Wetlands	1,000	1,000	0	0
Wetlands	Wetlands	0.386	0.386	0	0
Wetlands	Wetlands	247,105	247,105	0	0

**Combined length lost by disturbance level**

Category	Length lost	Length lost (D)
High	0	0
Medium	0	0
Low	0	0
Very Low	0	0

**% Length lost by disturbance category**

**Disturbance level by category**

**Disturbance level by category**

**Wetlands length change**

**Wetlands length change**

### Watercourses

Detailed Results		Post-development counts		Net change	
Subject type	Category	Initial	Final	Initial	Final
Watercourses	Watercourses	1,000	1,000	0	0
Watercourses	Watercourses	10,000,000	10,000,000	0	0
Watercourses	Watercourses	1,000	1,000	0	0
Watercourses	Watercourses	0.386	0.386	0	0
Watercourses	Watercourses	247,105	247,105	0	0

**Combined length lost by disturbance level**

Category	Length lost	Length lost (D)
High	0	0
Medium	0	0
Low	0	0
Very Low	0	0

**% Length lost by disturbance category**

**Disturbance level by category**

**Disturbance level by category**

**Watercourse length change**

**Watercourse length change**



Project Name: Land East of Ploughley Road, Ambroden    Map Reference:  
**A-1 On-Site Habitat Baseline**

Condense / Show Columns    Condense / Show Rows

Main Menu    Instructions

Area habitat summary	
Total Net Unit Change	8.88
Total Net % Change	11.09%
Trading Rules Satisfied	Yes ✓

Ref	Existing area habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline Total habitat units
	Broad Habitat	Habitat Type	Area (hectare)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		
1	Grassland	Modified grassland	1.8948	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required >	10.17
2	Grassland	Modified grassland	7.8948	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required >	18.19
3	Heathland and shrub	Bramble scrub	0.0122	Medium	4	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Distinctiveness habitat required	0.05
4	Heathland and shrub	Hawthorn scrub	0.018	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same species richness or require distinctiveness habitat required	0.06
5	Sparsely vegetated land	Ruderal/Ephemeral	0.1416	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required >	0.28
6	Sparsely vegetated land	Ruderal/Ephemeral	0.03	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required >	0.06
7												
8												
9												
10												
<b>Total habitat area</b>			<b>9.49</b>									<b>88.82</b>
<b>Site Area (Excluding area of individual trees and Green walls)</b>			<b>9.49</b>									

Area retained	Area enhanced	Retention category biodiversity value				Biodiversity compensation agreed for unacceptible losses	Comments				
		Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Consenting body comments	GIS reference number		
0	0.101445	0.00	0.61	1.59	9.56				Face semi-improved grassland in field F1		
0	0.5796	0.00	1.16	7.02	14.03				Face semi-improved grassland in fields F2 and F3		
0	0	0.00	0.00	0.01	0.05				Bramble scrub		
0	0	0.00	0.00	0.02	0.06				Hawthorn scrub		
0	0	0.00	0.00	0.14	0.28				Tall ruderals		
0	0	0.00	0.00	0.03	0.06				Short perennials/ephemerals		
<b>0.00</b>	<b>0.68</b>	<b>0.00</b>	<b>1.77</b>	<b>8.81</b>	<b>24.08</b>						

<b>Total area lost (excluding area of individual trees and Green walls)</b>	<b>8.81</b>
-----------------------------------------------------------------------------	-------------

<b>M<sup>2</sup> to hectares conversion tool:</b>	Select a unit	Hectares	M <sup>2</sup>
---------------------------------------------------	---------------	----------	----------------

Project Name: Land East of Ploughley Road, Ambrosden Map Reference:  
**A-2 On-Site Habitat Creation**

Area habitat summary	
Total Net Unit Change	2.85
Total Net % Change	11.08%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Condense / Show Columns	Condense / Show Rows
Main Menu	Instructions

Broad Habitat	Proposed habitat	Area (hectares)	Post development/ post intervention habitats										GIS reference number
			Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Habitat units delivered	Comments			
										User comments	Consenting body comments		
Grassland	Modified grassland	0.76896	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	1.48	POG within the development split into 80% amenity turf, 10% wildflower grassland and 10% mixed scrub. This is the amenity turf component.			
Grassland	Modified grassland	0.09612	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	4	Low	0.33	POG within the development split into 80% amenity turf, 10% wildflower grassland and 10% mixed scrub. This is the wildflower grassland component.			
Grassland	Modified grassland	0.768315	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	1.48	Community/Leisure facilities area. It has been assumed amenity turf will cover 85% of this area.			
Urban	Developed land; sealed surface	2.48069	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Medium	0.00	Residential footprint and associated hardstanding. A ratio of 70% hardstanding/ buildings, 25% gardens and 5% amenity turf road verges has been assumed. This area includes the pump station			
Urban	Sustainable drainage system	0.6815	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Medium	1.64	SuDS ponds.			
Urban	Vegetated garden	0.892675	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	1.72	Gardens. A ratio of 70% hardstanding/ buildings, 25% gardens and 5% amenity turf road verges has been assumed.			
Grassland	Modified grassland	0.178535	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.34	Amenity turf road verges. A ratio of 70% hardstanding/ buildings, 25% gardens and 5% amenity turf road verges has been assumed.			
Heathland and shrub	Mixed scrub	0.09612	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.64	POG within the development split into 80% amenity turf, 10% wildflower grassland and 10% mixed scrub. This is the mixed scrub component.			
Urban	Developed land; sealed surface	0.135585	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Medium	0.00	LEAP - assumed to comprise of solely hardstanding. Assumed to cover 15% of the community/leisure facilities footprint.			
Grassland	Modified grassland	0.2187	Low	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	4	Low	0.83	Marginal vegetation around the SuDS pond and Swales to be planted with a marshy grassland seed mix.			
Individual trees	Rural tree	0.34607	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	27	Low	1.16	85 small rural trees within the public open space.			
Individual trees	Urban tree	0.16286	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	0.46	40 Small trees within the residential footprint and public open space within the development footprint.			
Woodland and forest	Other woodland; broadleaved	0.564	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	15	Low	2.91	Native woodland planting in public open space around the development			
Grassland	Modified grassland	1.156353	Low	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	1	Low	2.45	Wider public open space split 40% wildflower (other neutral grass) and 60% amenity grassland. This is the amenity grassland component.			
Grassland	Other neutral grassland	0.770902	Medium	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	10	Low	7.13	Wider public open space split 40% wildflower (other neutral grass) and 60% amenity grassland. This is the wildflower grassland component.			
<b>Total habitat area</b>		<b>9.32</b>											

**Site Area (Excluding area of individual trees and Green walls)** **8.81**

**M² to hectares conversion tool:** Select a unit: **Hectares** M²

Name: Land East of Plowhley Road, Ambroden Map Ref  
**A-3 On-Site Habitat Enhancement**

Condense / Show Columns Condense / Show Rows  
 Main Menu Instructions

Area habitat summary	
Total Net Unit Change	4.88
Total Net % Change	11.09%
Trading Rules Satisfied	Yes ✓

Baseline ref	Baseline habitat	Proposed Broad Habitat	Proposed habitat	Post development/ post intervention habitats					Strategic significance	Temporal risk multiplier			Difficulty risk multipliers	Habitat units delivered	Comments		ONS reference number
				Change in distinctiveness and condition		Area (hectares)	Distinctiveness	Condition		Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement			User comments	Consenting body comments	
				Distinctiveness change	Condition change												
1	Grassland - Modified grassland	Grassland	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Good	0.101445	Medium	Good	Locarum ecologically desirable but not in local strategy	Standard time to target condition applied	15	Low	1.06	Wildflower grassland to be retained and enhanced within the public open space around the development footprint.			
2	Grassland - Modified grassland	Grassland	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Good	0.5796	Medium	Good	Locarum ecologically desirable but not in local strategy	Standard time to target condition applied	15	Low	5.01	Wildflower grassland to be retained and enhanced within the public open space around the development footprint.			
						<b>Total habitat area</b>	<b>0.68</b>						<b>6.07</b>				



Project Name: Land East of Ploughley Road, Ambroden Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns      Condense / Show Rows  
 Main Menu      Instructions

Hedgerow summary	
Total Net Unit Change	7.63
Total Net % Change	80.00%
Trading Rules Satisfied	Yes ✓

Baseline ref	Hedge number	Hedgerow type	Length (km)	Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units
				Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier		
1		Line of trees	0.247	Low	2	Moderate	2	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness based or better	1.09
2	H2	Native hedgerow	0.186	Low	2	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness based or better	1.23
3	H6	Native hedgerow with trees	0.077	Medium	4	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness based or better	1.02
4	H3	Native hedgerow with trees	0.241	Medium	4	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness based or better	3.18
5	H5	Native hedgerow with trees	0.156	Medium	4	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness based or better	2.06
6	H4	Native hedgerow with trees - associated with bank or ditch	0.17	High	6	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Like for like or better	3.37
7	H1	Native hedgerow	0.188	Low	2	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness based or better	1.24
8	H7	Species-rich native hedgerow with trees	0.105	High	6	Good	3	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Like for like or better	2.08
9												
10												
11												
12												
13												
			1.37									15.80

Retention category biodiversity value						Comments		GBS reference number
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Consenting body comments	
0.239	0	1.05	0.00	0.01	0.04			
0	0.109	0.00	0.72	0.08	0.81			
0	0.077	0.00	1.02	0.00	0.00			
0	0.173	0.00	2.28	0.07	0.90			
0	0.156	0.00	2.06	0.00	0.00			
0	0.17	0.00	3.37	0.00	0.00			
0	0.178	0.00	1.17	0.01	0.07			
0.105		2.08	0.00	0.00	0.00			
0.34	0.90	3.13	10.68	0.18	1.81			



Site: Land East of Ploughley Road, Ambroden Map 1  
 B-3 On-Site Hedge Enhancement

Hedgerow summary	
Total Net Suit Change	7.69
Total Net % Change	80.08%
Trading Rules Satisfied	Yes /

Condense / Show Columns    Condense / Show Rows  
 Main Menu    Instructions

Post development/ post intervention habitats																		
Baseline ref	Baseline Habitats		Change in distinctiveness and condition		Length (m)	Distinctiveness		Condition	Strategic significance		Temporal multiplier		Difficulty risk multipliers		Hedge units delivered	Comments		GIS reference number
	Baseline habitat	Proposed (Pre-populated but can be overidden)	Distinctiveness increment	Condition increment		Distinctiveness	Condition		Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement	User comments	Consenting body comments				
2	Native hedgerow	Species-rich native hedgerow	Low - Medium	Lower Distinctiveness Habitat - Good	0.109	Medium	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	1.32	Hedgerow to be enhanced with supplementary native shrub planting and implementation of an appropriate management regime.					
3	Native hedgerow with trees	Species-rich native hedgerow with trees	Medium - High	Lower Distinctiveness Habitat - Good	0.077	High	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	1.44	Hedgerow to be enhanced with supplementary native shrub planting and implementation of an appropriate management regime.					
4	Native hedgerow with trees	Species-rich native hedgerow with trees	Medium - High	Lower Distinctiveness Habitat - Good	0.173	High	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	3.24	Hedgerow to be enhanced with supplementary native shrub planting and implementation of an appropriate management regime.					
5	Native hedgerow with trees	Species-rich native hedgerow with trees	Medium - High	Lower Distinctiveness Habitat - Good	0.156	High	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	2.92	Hedgerow to be enhanced with supplementary native shrub planting and implementation of an appropriate management regime.					
6	Native hedgerow with trees - associated with bank or ditch	Species-rich native hedgerow with trees - associated with bank or ditch	High - V.High	Lower Distinctiveness Habitat - Good	0.17	V.High	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	4.30	Hedgerow to be enhanced with supplementary native shrub planting and implementation of an appropriate management regime.					
7	Native hedgerow	Species-rich native hedgerow	Low - Medium	Lower Distinctiveness Habitat - Good	0.178	Medium	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	5	Low	2.16	Hedgerow to be enhanced with supplementary native shrub planting and implementation of an appropriate management regime.					
					<b>0.86</b>							<b>18.99</b>						

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## Appendix 4 – Biodiversity Net Gain Technical Note

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**Land East of Ploughley  
Road, Ambrosden**

**Biodiversity Net Gain  
Assessment**

Prepared by:  
**The Environmental Dimension  
Partnership Ltd**

On behalf of:  
**Archstone Ambrosden Ltd and  
Bellway Homes Ltd**

October 2023

Report Reference  
**edp4579\_r013d**

## Document Control

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## APPENDICES

Appendix EDP 1	Illustrative Framework Plan
Appendix EDP 2	Illustrative Landscape Strategy (edp4579_d025e 25 October 2023 LTi/BCo)
Appendix EDP 3	Habitat Condition Assessment Tables
Appendix EDP 4	Biodiversity Metric 4.0 (edp4579_r014)

## PLANS

Plan EDP 1: Extended Phase 1 Habitat Survey (edp4579_d010b 16 October 2023 VMS/JGw)
Plan EDP 2: Pre-development Habitat Plan (edp4579_d031a 09 October 2023 GYo/JGw)
Plan EDP 3: Post-development Habitat Plan (edp4579_d022c 20 October 2023 JGw/PNe)

## Section 1 Introduction

- 1.1 This Biodiversity Net Gain (BNG) Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Archstone Ambrosden Ltd and Bellway Homes Ltd (hereafter referred to as 'the Applicant'). The assessment relates to the proposed development at land East of Ploughley Road, Ambrosden (hereafter referred to as 'the Site').
- 1.2 The proposed development is for an outline planning application for up to 120 dwellings with vehicular and pedestrian access off Ploughley Road and associated infrastructure as identified under Application Ref: 22/02866/OUT, this is the subject of this appeal (ref: APP/C3105/W/23/3327213).
- 1.3 This version of the BNG Assessment supersedes *Appendix EDP 6 Biodiversity Impact Assessment* provided in the Ecological Appraisal (ref: edp4579\_r001a) which accompanied the outline submission.
- 1.4 Mindful of the emerging requirement of the *Environment Act* (2021) for all developments subject to the *Town and Country Planning Act* 1990 to deliver 10% net gain in biodiversity, expected to come into force from January 2024, as part of the outline application an assessment was undertaken to objectively measure the likely net biodiversity impacts of the proposed development. The original assessment was completed using the Defra 3.1 metric and demonstrated the proposals capability to achieve 10% net gain in biodiversity (report reference: edp4579\_r001). Since this time, the metric has been updated (to version 4.0) and the purpose of this report is to present the corresponding updated BNG assessment.
- 1.5 The remainder of this report is structured as follows:
  - **Section 2** summarises the general methodology employed in determining the pre-development and post-development biodiversity value of the Site;
  - **Section 3** describes the pre-development baseline and the predicted post-development habitats with reference to the design material currently available; and
  - **Section 4** presents the overall conclusions of the assessment in terms of the net biodiversity impact of the development.



## Section 2 Methodology

- 2.1 The assessment has been undertaken using the Department for the Environment Farming and Rural Affairs (DEFRA) Biodiversity Metric 4.0 (the latest version of ‘the Metric’, released in March 2023). The assessment has been undertaken by an ecological consultant suitably experienced in these types of assessment, and with reference to current best practice guidance<sup>1</sup>.
- 2.2 The Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scored according to their relative biodiversity potential. There are three different types of biodiversity unit which can be measured in the Metric, namely Area Units; Hedgerow Units and Watercourse Units. Area Units relate to two-dimensional areas measured in hectares (ha), whereas Hedgerow and Watercourse Units relate to one-dimensional lengths measured in kilometres (km). In this case, as there are no watercourses present, no assessment of Watercourse Units was made.
- 2.3 Factors such as distinctiveness, size, condition, and location, affect the unit score, and in the case of newly created/enhanced habitats the risk (time and difficulty) to reach target habitat condition affects the resulting score. The total number of ‘biodiversity units’ pre- and post-development are calculated in the Metric and used to calculate the total net change.
- 2.4 The Metric is a simple assessment tool and only considers direct impacts on biodiversity through impacts on habitats. Indirect impacts are not included, and the Metric does not take account of any other protected species enhancement measures such as the provision of habitat features, such as bird and bat boxes, basking sites (e.g. log piles) and hibernaculum.
- 2.5 The following sections break down the various components of the BNG Assessment to provide further clarity on how individual elements have been entered into the Metric.

### **ON-SITE BASELINE**

- 2.6 The pre-development (baseline) biodiversity value of the Site was calculated using the information derived from an updated Phase 1 habitat survey completed on 27 September 2023. This included undertaking an update condition assessment with reference to the habitat-specific criteria detailed within the Biodiversity Metric 4.0 Technical Annexes<sup>2</sup>. This was an update to a previous habitat survey undertaken by EDP in June 2021.
- 2.7 There are three different types of biodiversity unit which can be measured in the Metric, namely Habitat Units, Hedgerow Units, and Watercourse Units. Habitat Units relate to two dimensional areas measured in hectares, whereas Hedgerow and Watercourse Units relate

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<sup>1</sup> BSI (2021) *Process for designing and implementing Biodiversity Net Gain. Specification*. BS 8683:2021. British Standards Institute

<sup>2</sup> Natural England Joint Publication JP039. *The Biodiversity Metric 4.0 User Guide*. March 2023

to one-dimensional lengths measured in kilometres. In this case, as there are no watercourses within 10m of the Site, only Habitat Units and Hedgerow Units were measured.

- 2.8 GIS software was used to accurately measure the area of existing habitats.

### **ON-SITE POST-INTERVENTION**

- 2.9 The predicted post-development biodiversity value of the Site, as measured using Habitat Units, has been calculated based on the Illustrative Framework Plan (see **Appendix EDP 1**) and accompanying Illustrative Landscape Strategy (see **Appendix EDP 2**). These plans are being updated to exclude a pedestrian link as part of the appeal process, however, for the purposes of the BNG the original plans have been assessed. Any such changes would only result in a very minor betterment of the BNG score.
- 2.10 Given the proposals are currently at the outline planning stage, and the development layout and landscape design are therefore indicative, reasonable assumptions have been made using professional judgement on the type, extent and condition of habitats to be retained, enhanced, and newly created. These assumptions are described within **Section 3**.

## Section 3 Pre- and Post-Development Biodiversity Value

### ON-SITE BASELINE

- 3.1 The updated Phase 1 habitat survey undertaken in September 2023 confirmed that the majority of the Site still comprises three fields of sheep grazed, poor semi-improved grassland. However, it was noted that the species composition differed due to the overseeding of an agricultural seed mix. Furthermore, the area of marshy grassland was found to be no longer present on Site, potentially due to a change in the underlying ground conditions and/ or change in habitat management. This area now closely matches the species composition and structure of the adjacent grasslands in fields **F1** to **F3** (see **Plan EDP 1**).
- 3.2 Small pockets of hawthorn scrub, tall ruderals and short perennials remain present within fields **F1**, **F2** and/or **F3** in addition to within the field margins. Small, new clusters of tall ruderal vegetation, dominated by common nettle (*Urtica dioica*), have also been noted in fields **F1** to **F3**. The fields remain delineated by a network of mature hedgerows and treelines.
- 3.3 A summary of the baseline habitats is set out in **Table EDP 3.1**, which also details the impact of development on each habitat type in terms of loss, retention or enhancement. The detailed condition assessments of the baseline habitats are provided within **Appendix EDP 3** within **Tables EDP A3.1 to A3.3**. The Extended Phase 1 Habitat Survey (enclosed as **Plan EDP 1**) illustrates the baseline habitats present, with conversion to the habitat classification system used in the BNG metric illustrated in **Plan EDP 2**. Key extracts from the Biodiversity Metric are provided within **Appendix EDP 4** and a full copy of the Metric (in MS Excel format) is available on request.

### Poor semi-improved grassland

- 3.4 The majority of species present in 2021 were re-recorded in 2023 in addition to a number of additional species. Species present include perennial rye-grass (*Lolium perenne*), cocksfoot (*Dactylis glomerata*), Yorkshire fog (*Holcus lanatus*), Italian rye-grass (*Lolium multiflorum*), crested dog's-tail (*Cynosurus cristatus*), oat grass (*Trisetum sp.*), annual meadow-grass (*Poa annua*), timothy (*Phleum pratense*) and red fescue (*Festuca rubra*). Occasional herbs present include creeping buttercup (*Ranunculus repens*), creeping thistle (*Cirsium arvense*), field mouse-ear (*Cerastium arvense*), field bindweed (*Convolvulus arvensis*) and saxifrage species (*Saxifraga sp.*). Common nettle is also locally frequent.
- 3.5 On average, the grasslands within fields **F2** and **F3** (as labelled on **Plan EDP 1**) support 6 to 7 species per m<sup>2</sup>, of which the majority are grasses with on average 1 forb species being present. Field **F1** supports an average of 6 species per m<sup>2</sup> including an average of 2 forbs. Furthermore, none of the grasslands meet the criteria for other neutral grassland due to the following:

- The grassland has been artificially modified through the overseeding of an agricultural seed mix and supports a lush sward;
- The abundance of perennial rye-grass is greater than 25% and overall abundance of grasses is greater than 75%; and
- The diversity of herbs is primarily restricted to white clover and field bindweed with the remaining herbs appearing occasionally to rarely.

3.6 This habitat therefore still meets the definition of modified grassland within the metric.

### **Tall Ruderals**

3.7 The distribution of tall ruderals has marginally increased across the Site however, the species composition primarily remains the same with common nettle being dominant with intermittent broadleaved dock (*Rumex obtusifolius*).

### **Ephemerals/Short Perennials**

3.8 Similarly, the distribution and composition of the short perennials has remained the same with frequent perennial rye-grass, common knot grass (*Polygonum aviculare*) and common whitlow grass (*Erophila verna*) Herbs such as black medic, greater plantain (*Plantago major*) and scentless mayweed (*Tripleurospermum inodorum*) remain present occasionally throughout.

### **Scrub**

3.9 The structure and composition of the scrub has remained the same with mature hawthorn (*Crataegus monogyna*) and bramble (*Rubus fruticosus agg.*) being abundant with intermittent blackthorn (*Prunus spinosa*) saplings.

### **Hedgerows**

3.10 Seven hedgerows remain present along the field and Site boundaries, all of which support varying levels of structural and botanical diversity. Species present include hawthorn, blackthorn, dogwood (*Cornus sanguinea*), field maple (*Acer campestre*), English oak (*Quercus robur*), English elm (*Ulmus procera*), hazel (*Corylus avellana*), willow species (*Salix spp.*) and elder (*Sambucus nigra*).

### **Broadleaved Trees**

3.11 Scattered broadleaved trees remain present within the hedgerows and a single mature broadleaved treeline remains present along the south-eastern Site boundary. Species present includes English oak, field maple and ash (*Fraxinus excelsior*).

## **ON-SITE POST-INTERVENTION**

3.12 As described in **Section 2**, an assessment of the post-development habitats has been made based upon the Illustrative Framework Plan (see **Appendix EDP 1**) and accompanying

Illustrative Landscape Strategy (see **Appendix EDP 2**). Given the early stages in the design process, a conservative approach has been adopted when predicting future habitat type and value. To ensure long-term management of the proposed habitats it is anticipated that a Landscape and Ecology Management Plan (LEMP), secured via planning condition, will be prepared for the Site at the detailed design stages. The assumptions made when interpreting the proposals are set out in further detail below.

### **Retained and Enhanced Habitats**

3.13 Retained and enhanced habitats have been entered into the metric as follows:

- It has been assumed at 15% of the wider Public Open Space to be provided within **F1** is to comprise of 'modified grassland' enhanced to 'other neutral grassland' in 'good' condition. This has been based on the following assumptions:
  - The grassland will be retained adjacent to hedgerows and towards the Site margins to ensure appropriate protective measures can be implemented during construction;
  - These areas will be over-seeded with an appropriate seed mix to increase botanical diversity; and
  - The grassland will be managed via traditional hay meadow techniques to improve its botanical value and public access will be minimised via fencing or similar with appropriate signage.
- It has been assumed at 30% of the wider Public Open Space to be provided within **F2** and **F3** is to comprise of 'modified grassland' enhanced to 'other neutral grassland' in 'good' condition. The assumptions made for **F1** will also be applied to **F2** and **F3**.
- Retention of 0.239km of a 'line of trees';
- Retention of 0.105km of 'species-rich native hedgerow with trees';
- Retention and enhancement of 0.287km of 'native hedgerows' to 'species-rich native hedgerows' in 'good' condition;
- Retention and enhancement of 0.483km of 'native hedgerows with trees' to 'species-rich native hedgerows with trees' in 'good' condition; and
- Retention and enhancement of 0.17km of 'native hedgerow with trees - associated with bank or ditch' to 'species-rich native hedgerow with trees - associated with bank or ditch' in 'good' condition.

3.14 Retained and/or enhanced habitats will form also part of the Ecological Protection Zones (EPZs), in which construction activities will be excluded or carefully controlled in order to avoid or minimise harm to retained habitats. Details of the protection measures to be implemented prior to and during construction should be detailed within an Ecological Construction Method Statement (ECMS) or an equivalent document.

3.15 An overview of on-Site habitat impacts is provided in **Table EDP 3.1**.

**Table EDP 3.1:** Overview of on-Site Habitat Impacts

Habitat Type	Distinctiveness	Condition	Existing Area (Ha)/ Length (km)*	Area (Ha)/ Length (km) Lost	Area (Ha)/ Length (km) Retained	Area (Ha)/ Length (km) Retained and Enhanced
<b>Area Habitats (Hectares (Ha))</b>						
Modified Grassland (Poor Semi-improved Grassland - <b>F1</b> )	Low	Good	1.695	1.593	0	0.101
Modified Grassland (Poor Semi-improved Grassland - <b>F2</b> and <b>F3</b> )	Low	Poor	7.595	7.015	0	0.580
Bramble Scrub	Medium	Condition Assessment N/A	0.012	0.012	0	0
Hawthorn Scrub	Medium	Poor	0.016	0.016	0	0
Ruderal/Ephemeral (Tall Ruderal)	Low	Poor	0.142	0.142	0	0
Ruderal/Ephemeral (Short Perennial)	Low	Poor	0.03	0.03	0	0
<b>Linear Habitats (Kilometres (Km))</b>						
Native hedgerow ( <b>H1</b> )	Low	Good	0.188	0	0	0.178
Native hedgerow ( <b>H2</b> )	Low	Good	0.186	0.077	0	0.109
Native hedgerow with trees ( <b>H3</b> )	Medium	Good	0.241	0.068	0	0.173
Native hedgerow with trees - associated with bank or ditch ( <b>H4</b> )	High	Good	0.17	0	0	0.17

Habitat Type	Distinctiveness	Condition	Existing Area (Ha)/ Length (km)*	Area (Ha)/ Length (km) Lost	Area (Ha)/ Length (km) Retained	Area (Ha)/ Length (km) Retained and Enhanced
Native hedgerow with trees (H5)	Medium	Good	0.156	0	0	0.156
Native hedgerow with trees (H6)	Medium	Good	0.077	0	0	0.077
Species-rich native hedgerow with trees (H7)	High	Good	0.105	0	0.105	0
Line of Trees	Low	Moderate	0.247	0.008	0	0.239

\*Figures have been rounded up to 3 decimal places.

### Proposed Habitats

3.16 Proposed habitats have been entered into the metric as follows:

- Residential areas have been split into 70% 'developed land, sealed surface', 25% 'vegetated garden' and 5% amenity grassland road verges 'modified grassland' of 'poor' condition. This is based on the assumption that the road verges will be subject to frequent trampling and management via frequent cutting;
- The proposed attenuation ponds have been entered into the Metric as 'Urban-Sustainable Drainage System' of 'moderate' condition;
- Marshy grassland is proposed along the upper edge of the Sustainable urban Drainage System (SuDS) ponds. This has been input as 'modified grassland' of 'moderate' condition;
- Public open space within the development footprint has been split into 80% amenity grassland ('modified grassland' of 'poor' condition), 10% wildflower grassland ('modified grassland' of 'moderate' condition) and 10% mixed scrub ('mixed scrub' of 'moderate' condition);
- The remainder of Public open space to be provided within fields **F1 - F3** around the development footprint has been split into 40% wildflower grassland ('other neutral grassland' of 'good' condition) and 60% amenity grassland ('modified grassland' of 'poor' condition);
- Community/leisure facilities area has been split 85% amenity turf ('modified grassland' of 'poor' condition) and 15% hardstanding to account for play facilities and hardstanding footpaths ('developed land; sealed surface');

- A minimum of 40 small ‘urban’ trees will be provided within the development footprint. These have been assigned ‘poor’ condition given their location within built development which will likely limit their growth and value for wildlife;
- A minimum of 85 small ‘rural’ trees will be provided within the wider public open space around the development footprint. These have been assigned ‘moderate’ condition based on the assumption that appropriate native species will be used, and these will be subject to appropriate management to maintain condition;
- Native broadleaved woodland screening is to be provided within the public open space. This has been classified as ‘other woodland; broadleaved’ in ‘moderate’ condition based on the assumption native tree species will be used and the woodland will be subject to an appropriate management regime to maintain condition;
- New broadleaved treeline planting around the community and leisure facilities has been classified as ‘line of trees’ in ‘moderate’ condition;
- New hedgerow with trees planting with an associated ditch has been classified as ‘species-rich native hedgerow with trees-- associated with bank or ditch’ of ‘moderate’ condition; and
- New hedgerow planting around the development has been classified as ‘native species-rich native hedgerow’ of ‘moderate’ condition.

3.17 An overview of on-site habitat creation is provided in **Table EDP 3.2** and the condition assessments for the proposed habitats are provided in **Appendix EDP 3** within **Tables EDP A3.4 to A3.14**.

**Table EDP 3.2:** Overview of on-Site Habitat Creation

Habitat Type	Distinctiveness	Condition	Area (Ha)/Length (km) Created*
<b>Area Habitats (Ha)</b>			
<b>Development Footprint</b>			
Developed land; sealed surface	V. Low	N/A	2.481
Vegetated garden	Low	N/A	0.893
Modified grassland	Low	Poor	0.178
<b>Public Open Space (within the Development Footprint)</b>			
Modified grassland	Low	Poor	0.769
Other neutral grassland	Medium	Moderate	0.096
Mixed Scrub	Medium	Moderate	0.096
<b>Public Open Space (around the Development Footprint)</b>			
Modified Grassland	Low	Poor	1.156
Other neutral grassland	Medium	Moderate	0.771



Habitat Type	Distinctiveness	Condition	Area (Ha)/Length (km) Created*
Other Woodland; broadleaved	Medium	Moderate	0.564
<b>Community and Leisure Facilities Footprint</b>			
Modified grassland	Low	Poor	0.768
Developed land; sealed surface	V. Low	N/A	0.136
<b>Other Habitats</b>			
SUDs	Low	Moderate	0.682
Modified grassland (Marshy grassland around the SUDs)	Low	Poor	0.219
Rural tree	Medium	Moderate	0.346
Urban tree	Medium	Poor	0.162
<b>Linear Habitats (Km)</b>			
Line of Trees	Low	Moderate	0.186
Species-rich native hedgerow	Medium	Moderate	0.156
Species-rich native hedgerow with trees - associated with bank or ditch	High	Moderate	0.229

\*Figures have been rounded up to 3 decimal places.

## Section 4 Net Biodiversity Impact

### METRIC OUTPUTS

- 4.1 Key extracts from the Biodiversity Metric are provided within **Appendix EDP 4** and a full copy of the Metric (in MS Excel format) is available on request.
- 4.2 The predicted overall net change in biodiversity units, taking into account all proposed habitat retention, enhancement and creation, is summarised in **Table EDP 4.1**. This is subject to the development of more detailed proposals and associated mechanisms to secure delivery of the predicted habitat value in the long-term.

**Table EDP 4.1:** Biodiversity Metric 4.0 Headline Results

	Habitat Units	Hedgerow Units
On-Site Baseline	25.82	15.26
On-Site Post-intervention	28.67	22.89
On-Site Net Unit Change	+ 2.85	+ 7.64
On-Site Net % Change	+ 11.06% (gain)	+ 50.02% (gain)

- 4.3 The Metric has demonstrated that the proposed development, albeit in outline, is capable of delivering a significant net gain to biodiversity, with a 11% (+2.85 unit) increase from the current baseline value (25.82 units) post development. To ensure this is achieved through the Reserved Matters stage of the proposed development, the detailed design of the development should be carried out in accordance with the assumptions made in this report regarding habitat retention, enhancement and creation. Deviance from the assumptions made could result in a reduction in post-development biodiversity value below the target level, which would require alternative habitat provisions to address the shortfall in units and ensure the proposed development delivers the target level of biodiversity net gain. Under the above assessment, the Trading Rules for the Metric have been satisfied in accordance with Best Practice Guidance.

### CONCLUSIONS

- 4.4 This BNG assessment demonstrates that a development within the Site, as shown on the Illustrative Framework Plan (**Appendix EDP 1**) and accompanying Illustrative Landscape Strategy (**Appendix EDP 2**), is capable of delivering a significant net gain to biodiversity as measured through the Biodiversity Metric 4.0. The development is therefore capable of meeting the requirement of the National Planning Policy Framework<sup>3</sup> (and accompanying Planning Practice Guidance<sup>4</sup>) to provide “measurable improvements for biodiversity”.

<sup>3</sup> NPPF July 2021, Paragraph 174d

<sup>4</sup> www.gov.uk/guidance/natural-environment Paragraph: 022 Reference ID: 8-022-20190721




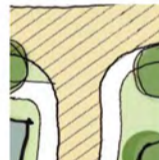
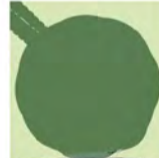

- 4.5 Furthermore, the predicted BNG results exceeds the 10% level which is expected to become a mandatory requirement for development in January 2024 under the provisions of the *Environment Act 2021*. Thus, this is a considerable benefit of the proposals that will greatly enhance the natural environment within and adjacent to the Site. An update Biodiversity Net Gain assessment should be undertaken at the details design stage to ensure the scheme remains capable of delivering biodiversity net gain.

## **Appendix EDP 1 Illustrative Framework Plan**

The scaling of this drawing cannot be assured  
 Revision Date Drn Ckd  
 A Foot path link moved 27.03.23 BW JT  
 north.

B Footpath link to West Hawthorn Road removed.

- A Site access
- B Existing hedges and trees to be retained and enhanced.
- C Potential play/recreational facilities
- D Potential attenuation feature
- E Main spine road to have street tree planting
- F Pedestrian Link to Ploughley Road
- G Development around the edges of the site to be more informal to provide a rural edge character.
- H Primary street to have greater formality with emphasis on structured landscape and tree planting to front gardens
- I Extensive green spaces that interconnect to provide green corridors and enhance the rural feel of the development as well as potential for biodiversity enhancement.
- J A mix of 2, 3 & 4 bedroom houses with an emphasis on smaller family homes.
- K North West boundary to have new hedge planting and potential ditch feature
- L Indicative Pumping Station Location

-  Site boundary
-  Primary frontage
-  Secondary frontage
-  Shared Surface Road
-  Existing trees and hedges
-  Proposed tree planting to open space areas.



Project  
**Ploughley Road, Ambrosden**

Drawing Title  
**Framework Plan**

Date 09.06.2022	Scale 1:1000@A1	Drawn by BW	Check by JT
Project No 32948	Drawing No FP-01	Revision	B

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**Appendix EDP 2**  
**Illustrative Landscape Strategy**  
**(edp4579\_d025e 25 October 2023 LTI/BCo)**



- Site Boundary
  - Existing Vegetation to be Retained and Enhanced Where Appropriate
  - Proposed Tree Planting
  - Proposed Hedgerow
  - Proposed Species Rich Wildflower Meadow
  - Proposed Amenity Grass
  - Indicative Location of Wildlife Pond
- Note: Location of proposed SUDs features to be confirmed at the detailed stage.*
- Indicative Location of Play Area

Proposed avenue of trees creates a soft boundary between the proposed meadow area and the amenity space.

Amenity space incorporates a play area for the local community.

Sustainable Urban Drainage (SUDs) features to be shown at the detailed stage.

Proposed tree planting within meadow area filters views of the scheme from the west.

Proposed pedestrian and cycle access to Ploughley Road.

Proposed Pedestrian and cycle link to Ambrosden.

Veteran tree on the northern boundary is retained as part of the scheme.

Existing boundary vegetation is retained to maintain level of visual screening and retain typical landscape features in the context of the site.

Proposed roads are tree lined in line with NPPF.

Tree planting among proposed built form breaks up roofscape in views from the west.

client  
**Archstone Ambrosden Ltd and Bellway Homes Ltd**

project title  
**Ploughley Road, Ambrosden**

drawing title  
**Illustrative Landscape Strategy Plan**

date	<b>25 OCTOBER 2023</b>	drawn by	<b>LTI</b>
drawing number	<b>edp4579_d025e</b>	checked	<b>BCo</b>
scale	<b>1:2,500 @ A3</b>	QA	<b>RBa</b>



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## Appendix EDP 3 Habitat Condition Assessment Tables

### Baseline Habitats

**Table EDP A3.1:** Baseline Condition for Modified Grassland - Poor Semi-improved Grassland in field **F1**.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria has been met/failed
A	Six - eight species per m <sup>2</sup> , including at least two forbs. (Essential for achieving Moderate or Good condition)	Y	On average, the majority of the sward now supports on average 6 species per m <sup>2</sup> , including 2 forb species per m <sup>2</sup> .
B	Varied sward height (at least 20% <7 cm and at least 20% >7 cm).	N	The grassland supports a uniform sward height of <10cm as a result of sheep-grazing.
C	<20% scrub cover.	Y	The field supports less than 20% scrub cover.
D	Physical damage evident in <5% of total area.	Y	Excessive physical damage impacted less than 10% of the total area.
E	Cover of bare ground between 1% and 10%, including localised areas.	Y	The grassland supports between 1 and 10% bare ground cover.
F	<20% bracken cover.	Y	Field supports less than 20% bracken cover.
G	Absence of invasive non-native plant species.	Y	The grassland does not support any non-native species.
<b>Condition Assessment Score:</b>		Passes six of seven criteria excluding essential criterion A.	
		<b>Condition Assessment Result:</b> Good	

\*Abridged from 'Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)'.



**Table EDP A3.2:** Baseline Condition for Modified Grassland - Poor Semi-improved Grassland in fields **F2** and **F3**.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria has been met/failed
A	Six - eight species per m <sup>2</sup> , including at least two forbs. (Essential for achieving Moderate or Good condition)	N	On average, the majority of the sward now supports on average 6 to 7 species per m <sup>2</sup> due to the overseeding of an agricultural seed mix. However, the grasslands support one forb or less per m <sup>2</sup> .
B	Varied sward height (at least 20% <7 cm and at least 20% >7 cm).	N	The grasslands support a uniform sward height of <7cm as a result of sheep-grazing.
C	<20% scrub cover.	Y	Each field supports less than 20% scrub cover.
D	Physical damage evident in <5% of total area.	Y	Excessive physical damage impacted less than 10% of the total area.
E	Cover of bare ground between 1% and 10%, including localised areas.	Y	The grasslands each support between 1 and 10% bare ground cover.
F	<20% bracken cover.	Y	Each field supports less than 20% bracken cover.
G	Absence of invasive non-native plant species.	Y	The grasslands do not support any non-native species.
<b>Condition Assessment Score:</b>	Passes five of seven criteria excluding essential criterion A.		<b>Condition Assessment Result:</b> Poor

\*Abridged from 'Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)'.

**Table EDP A3.3:** Summary of Condition Assessment for remaining on-Site Baseline Habitats

<b>Baseline Habitat</b>	<b>Assessment Criteria Passed</b>	<b>Condition Assessment Result</b>	<b>Condition Assessment Score</b>
<b>Area Habitats</b>			
Bramble Scrub	N/A	N/A	N/A
Hawthorn Scrub	C (absence of invasive species)	Passes one of seven criteria including passing essential criterion C.	Poor
Ruderal/Ephemeral (Tall Ruderal)	C (absence of invasive species).	Passes one of three criteria including passing essential criterion C.	Poor
Ruderal/Ephemeral (Short Perennial)	C (absence of invasive species).	Passes one of three criteria including passing essential criterion C.	Poor
<b>Linear Habitats</b>			
Native hedgerow ( <b>H1</b> )	A1 (height), A2 (width), B1 (gap at hedge base), B2 (gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives) and D2 (damage)	Passes seven of eight criteria.	Good
Native hedgerow ( <b>H2</b> )	A1 (height), A2 (width), B1 (gap at hedge base), B2 (gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives) and D2 (damage).	Passes seven of eight criteria.	Good
Native hedgerow with trees ( <b>H3</b> )	A1 (height), A2 (width), B1 (gap at hedge base), B2(gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives), D2 (damage), and E2 (Tree Health).	Passes eight of ten criteria.	Good
Native hedgerow with trees – associated with bank or ditch ( <b>H4</b> )	A1 (height), A2 (width), B1 (gap at hedge base), B2 (gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives), D2 (damage), and E2 (Tree Health).	Passes eight of ten criteria.	Good

<b>Baseline Habitat</b>	<b>Assessment Criteria Passed</b>	<b>Condition Assessment Result</b>	<b>Condition Assessment Score</b>
Native hedgerow with trees <b>(H5)</b>	A1 (height), A2 (width), B1 (gap at hedge base), B2 (gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives), D2 (damage) and E2 (Tree Health).	Passes eight of ten criteria.	Good
Native hedgerow with trees <b>(H6)</b>	A1 (height), A2 (width), B1 (gap at hedge base), B2(gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives), D2 (damage), and E2 (Tree Health).	Passes eight of ten criteria.	Good
Species-rich native hedgerow with trees <b>(H7)</b>	A1 (height), A2 (width), B1 (gap at hedge base), B2(gap at hedge canopy cover), C1 (ground and perennial cover), D1 (invasives), D2 (damage), and E2 (Tree Health).	Passes eight of ten criteria.	Good
Line of Trees	A (native species), B (canopy cover), C (veteran trees/presence of ecological niches) and E (tree health).	Passes four of five criteria.	Moderate

## Habitat Creation

### Other Neutral Grassland

**Table EDP A3.4:** Target Condition for Other Neutral Grassland

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Appearance and composition closely match the characteristics of the specific grassland habitat type, based on its UKHab description.  (Essential for achieving Moderate or Good condition for non-acid grassland types only).	Y	The sward will closely meet the characteristics of UKHab 'other neutral grassland'. Management of the sward will ensure that perennial rye grass is present at <30%, and this habitat will be sown with a species-rich wildflower seed mixture which will ensure that >9 species per m <sup>2</sup> are present after 30 years.
B	Varied sward height (at least 20% <7 cm and at least 20% >7 cm).	N	Although an appropriate management regime will be implemented in these areas, it is considered unlikely that variety in the sward height will be consistently maintained.
C	Between 1% and 5% bare ground cover, including localised areas, e.g., rabbit warrens.	Y	Bare ground scrapes can be created to cover between 1-5% of the total area, to be detailed within a LEMP at RM stage. In addition, it can be reasonably expected that rabbit warrens will occur naturally to create areas of bare ground, as well as some bare ground patches from foot traffic.
D	<20% bracken cover and <5% scrub cover.	Y	Bracken cover will be controlled to <20% and scrub encroachment (including bramble) will be managed to ensure <5%, to be detailed within a LEMP at RM stage.
E	Combined cover of sub-optimal species and physical damage accounts for <5% of total area.	Y	The presence of undesirable species will be managed within the LEMP and physical damage will be minimised through the installation of signage and limiting access for recreational activities.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met	
<b>Additional Criterion</b>				
F	≥ 10 vascular plant species/m <sup>2</sup> , including forbs characteristic of the habitat type > 9 species per m <sup>2</sup> .  (Essential for achieving Good condition for non-acid grassland types)	Y	The species mix to be sown will be a species rich wildflower grassland mix such as Emorsgate Standard General-Purpose Meadow Mixture EM2, which includes 20 species. Management prescriptions detailed within the LEMP produced at RM stage will also aim to ensure that this criterion is met.	
<b>Condition Assessment Result:</b>		Passes 5 of 6 criteria, including essential criterion A and additional criterion F.	<b>Condition Assessment Score:</b>	<b>Good</b>

\*Abridged from 'Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)'.

### Modified Grassland

**Table EDP A3.5:** Target Condition for Modified Grassland – Poor Condition

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Six - eight species per m <sup>2</sup> , including at least two forbs.  (Essential for achieving Moderate or Good condition)	N	It is assumed that the habitat will be sown with a typical species poor amenity grassland mix, which will fail to support between six - eight species per m <sup>2</sup> on average across the grassland.
B	Varied sward height (at least 20% < 7 cm and at least 20% > 7 cm).	N	Given its amenity use it is assumed that the sward will be regularly mown and maintained below 7cm.
C	< 20% scrub cover.	Y	Any encroaching scrub will be managed and removed as detailed within the LEMP produced at RM stage.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
D	Physical damage evident in <5% of total area.	N	Excessive physical damage is unlikely and nutrient levels will be managed through restrictions in the addition of fertilisers and herbicides as detailed within a LEMP at RM stage.
E	Cover of bare ground between 1% and 10%, including localised areas.	Y	It can be reasonably expected that rabbit warrens will occur naturally to create areas of bare ground. Excessive bare ground cover occurring from repeated trampling will be resown as detailed within the LEMP produced at RM stage.
F	<20% bracken cover.	Y	Bracken cover will be controlled to <20% to be detailed within a LEMP at RM stage.
G	Absence of invasive non-native plant species.	Y	The presence of invasive non-native species will be controlled as detailed within the LEMP to be produced at RM stage.
<b>Condition Assessment Result:</b>		Passes four out of seven criteria, not including essential criterion A	<b>Condition Assessment Score:</b> <b>Poor</b>

\*Abridged from 'Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)'.

**Table EDP A3.6:** Target Condition for Modified Grassland – Moderate Condition

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Six - eight species per m <sup>2</sup> , including at least two forbs.  (Essential for achieving Moderate or Good condition)	Y	An appropriate wildflower/marshy grassland seed mix will be sewn in these areas which will contain between six - eight species per m <sup>2</sup> on average across the grassland.
B	Varied sward height (at least 20% <7 cm and at least 20% >7 cm).	N	Given its location, it has been assumed that the sward will be regularly mown and maintained below 7cm.
C	<20% scrub cover.	Y	Any encroaching scrub will be managed and removed as detailed within the LEMP produced at RM stage.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met	
D	Physical damage evident in <5% of total area.	N	Given the location of this planting, excessive physical damage is unlikely however, there is potential for damage via regular maintenance and nutrient levels will be managed through restrictions in the addition of fertilisers and herbicides as detailed within a LEMP at RM stage.	
E	Cover of bare ground between 1% and 10%, including localised areas.	Y	It can be reasonably expected that rabbit warrens will occur naturally to create areas of bare ground. Excessive bare ground cover occurring from repeated trampling will be resown as detailed within the LEMP produced at RM stage.	
F	<20% bracken cover.	Y	Bracken cover will be controlled to <20% to be detailed within a LEMP at RM stage.	
G	Absence of invasive non-native plant species.	Y	The presence of invasive non-native species will be controlled as detailed within the LEMP to be produced at RM stage.	
<b>Condition Assessment Result:</b>		Passes five out of seven criteria, including essential criterion A	<b>Condition Assessment Score:</b>	<b>Moderate</b>

\*Abridged from 'Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)'.

### **Mixed Scrub**

**Table EDP A3.7:** Target Condition for Mixed Scrub - Moderate Condition

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Good representation of the identified habitat, with at least 80% of scrub native, and at least three native woody species.	Y	A diversity of native scrub species will be included within the detailed soft landscape scheme prepared for the site, with no one species comprising more than 75% cover. Management to be controlled via the LEMP produced at RM stage.
B	Seedlings, saplings, young shrubs and mature (ancient or veteran) shrubs are all present.	N	Mature shrubs will not be present.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
C	Absence of invasive non-native plant species, and species indicative of sub-optimal condition comprise <5% of ground cover.	Y	To be controlled via appropriate management secured via the LEMP produced at RM stage.
D	Well-developed edge.	Y	Targeted wildflower planting around the scrub will provide a diversity edge of tall grasses and forbs.
E	Clearings, glades or rides present.	N	Scrub patches not large enough to accommodate clearings, rides or glades.
<b>Condition Assessment Result:</b>		Passes three of five criteria.	<b>Condition Assessment Score:</b> <b>Moderate</b>

\*Abridged from 'Condition Sheet: SCRUB Habitat Type'.

### **Other Woodland; Broadleaved**

**Table EDP A3.8:** Target Condition for Other Woodland; Broadleaved

Condition Assessment Criteria		Criteria Score	How criteria will be met
A	Age distribution of trees	Moderate – Two age-classes present.	The woodland will be planted with native tree and shrub species from at least two age classes. Details to be provided via the LEMP produced at the RM stage.
B	Wild, domestic and feral herbivore damage	Good – No significant browsing damage evident in woodland.	Woodland to be protected from browsing through the planting of scrub species to provide a natural barrier. Details to be provided via the LEMP produced at the RM stage.
C	Invasive plant species	Good - No invasive species present in woodland.	To be controlled via appropriate management secured via the LEMP produced at RM stage.
D	Number of native tree species	Moderate - Three to four native tree or shrub species found across woodland parcel.	At least four native tree and shrub species to be planted. Due to the small size of these woodland parcels, it is unlikely that the woodland could support a greater diversity of species.
E	Cover of native tree and shrub species	Good - >80% of canopy trees and >80% of understory shrubs are native.	Solely native tree and shrub species are to be planted.



Condition Assessment Criteria		Criteria Score	How criteria will be met
F	Open space within woodland	Good - Woodland is <10ha and will support between 0 - 20% temporary open space.	The woodland parcels will be subject to an appropriate management regime to maintain temporary open space to 20% or less. Details to be provided via the LEMP produced at the RM stage.
G	Woodland regeneration	Moderate - One or two classes only present in woodland.	Due to the small-size of the woodland parcels and the ages of the trees, the majority of tree and shrub species will likely comprise of saplings and semi-mature specimens within a 30-year period.
H	Tree health	Good - Tree mortality less than 10%, no pests or diseases and no crown dieback.	The condition and health of the trees and shrubs will be monitored throughout the 30- year period. Should any pests and/or diseases occur, these will be appropriately controlled and treated. Details to be provided via the LEMP produced at the RM stage.
I	Vegetation and ground flora	Moderate - Recognisable woodland NVC plant community at ground layer present.	These will be new woodland parcels and will comprise of newly planted specimens on existing grassland. There is no current or historical evidence of ancient woodland flora within or around the Site, as such, these species are unlikely to establish within the woodland.
J	Woodland vertical structure	Moderate - Two storeys across all survey plots.	Given the ages of trees and shrubs to be planted, and the small size of the woodland parcels, it is considered unlikely that greater than two woodland storeys will be created.
K	Veteran trees	Poor - No veteran trees present in woodland.	Given the ages of the trees they are not likely to qualify as mature or veteran at 30 years
L	Amount of deadwood	Poor - Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Given the ages of the trees to be plated, they are unlikely to produce significant quantities of deadwood within the 30-year period.

Condition Assessment Criteria		Criteria Score	How criteria will be met
M	Woodland disturbance	Good - No nutrient enrichment or damaged ground evident.	The woodland parcels will be located within an area of wildflower grassland which will not be subject to intensive nutrient enrichment.
<b>Condition Assessment Score:</b>		26	<b>Condition Assessment Result:</b> Moderate

\*Abridged from 'Condition Sheet: Woodland Habitat Type'.

### **Sustainable Urban Drainage Systems (SUDs)**

**Table EDP A3.9:** Target Condition for SuDS Features

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
Core Criteria- applicable to all urban habitat types			
A	Varied vegetation structure with no single structural habitat component or vegetation type covering >80% of total area.	N	The habitat present will comprise a SuDS basin which although planted with aquatic flora will only comprise a single ecotone.
B	Diverse range of flowering plants species that are beneficial for wildlife.	Y	The aquatic planting will comprise a diverse range of species, to include species of value to insects and include native species only. The control of non-native species will be included within the LEMP produced at RM Stage.
C	<5% cover of invasive non-native species and other detrimental species.	Y	The control of non-native species will be included within the LEMP produced at RM stage to ensure that these species remain absent.
Additional Criterion - only applicable to Bioswale and SuDS habitat types			
E1	Plant species are mostly native, and if non-native they should not be detrimental to the habitat or native wildlife.	Y	Planting scheme will comprise mostly native species or those of value to wildlife.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
E2	Vegetation comprised of plant species suited to wetland or riparian situations.	N	It is anticipated that the basin will only be seasonally wet in heavy rainfall events and unlikely to support species indicative of true wetlands.
<b>Condition Assessment Result:</b>		Passes two of three core criteria.	<b>Condition Assessment Score:</b> <b>Moderate</b>

\*Abridged from 'Condition Sheet: URBAN Habitat Type'.

### Urban Trees - Street Trees

**Table EDP A3.10:** Target Condition for Individual Trees- Urban Trees.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Individual tree (or >70% within the block) are native species.	Y	All trees will be native species, or more than 70% will be.
B	Gaps in canopy cover <10% with no gaps >5m wide (Individual trees automatically pass this criterion).	Y	All street trees will be planted as individual trees which automatically pass this criterion.
C	Individual tree is mature (or >50% within the block are mature).	N	Given the ages of the trees they are not likely to qualify as mature or veteran at 30 years.
D	Little/no evidence of an adverse impact on tree health (e.g. from activities such as vandalism or herbicides), and no regular pruning regime so trees retain >75% of expected canopy.	N	Given the trees location, adverse impacts occurring from anthropogenic activities may occur. This criterion has been failed precautionarily.
E	Micro-habitats for birds, mammals and insects are present.	N	Given the age, size, and structure of the tree 30 years after planting, micro-habitats are unlikely to occur.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
F	>20% of tree canopy is oversailing vegetation beneath.	N	This criterion has been failed precautionarily on the basis that street trees are often planted within tree pits, and the canopy will over sail areas of roads/pavements/hard surfaces.
<b>Condition Assessment Result:</b>		Passes two of six criteria	<b>Condition Assessment Score:</b> <b>Poor</b>

\*Abridged from 'Condition Sheet: INDIVIDUAL TREES Habitat Type'.

### Rural Trees – Public Open Space

**Table EDP A3.11:** Target Condition for Individual Trees- Rural Trees.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	Individual tree (or >70% within the block) are native species.	Y	All trees will be native species.
B	Gaps in canopy cover <10% with no gaps >5m wide (Individual trees automatically pass this criterion).	Y	All POS trees will be planted as individual trees which automatically pass this criterion.
C	Individual tree is mature (or >50% within block are mature).	N	Given the ages of the trees they are not likely to qualify as mature or veteran at 30 years.
D	Little/no evidence of an adverse impact on tree health (e.g. from activities such as vandalism or herbicides), and no regular pruning regime so trees retain >75% of expected canopy.	N	Given the trees location, adverse impacts occurring from anthropogenic activities may occur. This criterion has been failed precautionarily.
E	Micro-habitats for birds, mammals and insects are present.	N	Given the age, size, structure of the tree 30 years after planting, micro-habitats are unlikely to occur.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
F	>20% of tree canopy is oversailing vegetation beneath.	Y	The surrounding habitat is likely to occur beneath the oversailing tree canopy.
<b>Condition Assessment Result:</b>		Passes three of six criteria	<b>Condition Assessment Score:</b> <b>Moderate</b>

\*Abridged from 'Condition Sheet: INDIVIDUAL TREES Habitat Type'.

### **Species-rich Native Hedgerow**

**Table EDP A3.12:** Target Condition for Species-rich Native Hedgerow

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A1	Height	Y	An appropriate management will be implemented to enable the successful establishment of the hedgerows and continued maintenance of the hedgerow height to greater than 1.5m.
A2	Width	Y	An appropriate management will be implemented to enable the successful establishment of the hedgerows and continued maintenance of the hedgerow width to greater than 1.5m.
B1	Gap – hedge base	Y	Distance from ground to lowest leaf expected to be <0.5m for >90% of hedgerow length.
B2	Gap – hedge canopy continuity	Y	Horizontal 'gappiness' expected to be low, with gaps making up <10% of total hedgerow length. Replacement replanting of any failures to be required through compliance with LEMP.
C1	Undisturbed ground and perennial vegetation	N	The location of proposed hedgerows immediately adjacent to new residential dwellings, within an urban environment, is likely to result in disturbance of ground.
C2	Nutrient-enriched perennial vegetation	N	The nutrient levels adjacent to the hedgerows is expected to reduce through the removal of agricultural practices on the adjacent habitats however, due to the urban setting of the hedgerows, there is potential for indirect nutrient enrichment through surface run-off.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
D1	Invasive and neophyte species	Y	Presence of native and recently introduced species will be controlled through removal, secured through the LEMP.
D2	Current damage	N	Given the urban setting of hedgerows, it is reasonably expected that the hedgerow will be subject to damage caused by human activities (e.g. pollution, fly-tipping, inappropriate management).
<b>Condition Assessment Result:</b>		Fails a total of three criteria	<b>Condition Assessment Score:</b> <b>Moderate</b>

\*Abridged from 'Condition Sheet: HEDGEROW Habitat Type'.

### **Species-rich Native Hedgerow with Trees – Associated with a Bank or Ditch**

**Table EDP A3.13:** Target Condition for Species-rich Native Hedgerow

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A1	Height	Y	An appropriate management will be implemented to enable the successful establishment of the hedgerows and continued maintenance of the hedgerow height to greater than 1.5m.
A2	Width	Y	An appropriate management will be implemented to enable the successful establishment of the hedgerows and continued maintenance of the hedgerow width to greater than 1.5m.
B1	Gap – hedge base	Y	Distance from ground to lowest leaf expected to be <0.5m for >90% of hedgerow length.
B2	Gap – hedge canopy continuity	Y	Horizontal 'gappiness' expected to be low, with gaps making up <10% of total hedgerow length. Replacement replanting of any failures to be required through compliance with LEMP.
C1	Undisturbed ground and perennial vegetation	N	The location of proposed hedgerows immediately adjacent to new residential dwellings, within an urban environment, is likely to result in disturbance of ground.

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
C2	Nutrient-enriched perennial vegetation	Y	The nutrient levels adjacent to the hedgerows is expected to reduce through the removal of agricultural practices on the adjacent habitats.
D1	Invasive and neophyte species	Y	Presence of native and recently introduced species will be controlled through removal, secured through the LEMP.
D2	Current damage	N	Given the urban setting of hedgerows, it is reasonably expected that the hedgerow will be subject to damage caused by human activities (e.g. pollution, fly-tipping, inappropriate management).
<b>Additional group – application to hedgerows with trees only</b>			
E1	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient <sup>8</sup> ), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	N	Given the ages of the trees to be planted, they are not likely to qualify as mature or veteran at 30 years.
E2	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	Trees will be left to mature naturally and will only be subject to appropriate management where required for safety or other reasons. Furthermore, the health of the trees will be monitored over the 30-year period and remediation measures will be undertaken should any pests or diseases be identified.
<b>Condition Assessment Result:</b>		Fails a total of three criteria	<b>Condition Assessment Score:</b> <b>Moderate</b>

\*Abridged from 'Condition Sheet: HEDGEROW Habitat Type'.

**Line of Trees**

**Table EDP A3.14:** Target Condition for Line of Trees

Condition Assessment Criteria*		Criteria to be met? (Y/N)	How criteria will be met
A	At least 70% of trees are native species.	Y	Native tree species only are to be planted.
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.	Y	Trees will be left to mature naturally and will only be subject to appropriate management where required for safety or other reasons.
C	One or more trees has veteran features and/or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Y	Trees will be left to mature naturally and will only be subject to appropriate management where required for safety or other reasons. Whilst the trees will be left to establish naturally, natural ecological niches and/or veteran tree features may also establish naturally over time, however, the creation of such features cannot be guaranteed within a 30-year period. Furthermore, given the ages of the trees to be planted, they are not likely to qualify as mature or veteran at 30 years.
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	N	The location of proposed treeline will be immediately adjacent to the community and leisure facilities which will likely result in disturbance to the adjacent ground layer.
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	Trees will be left to mature naturally and will only be subject to appropriate management where required for safety or other reasons.



<b>Condition Assessment Criteria*</b>		<b>Criteria to be met? (Y/N)</b>	<b>How criteria will be met</b>	
<b>Condition Assessment Result:</b>	Passes 3 or 4 criteria.		<b>Condition Assessment Score:</b>	<b>Moderate</b>

\*Abridged from 'Condition Sheet: LINE OF TREES Habitat Type.'

**Appendix EDP 4**  
**Biodiversity Metric 4.0**  
**(edp4579\_r014)**

Land East of Ploughley Road, Ambrosden
<b>Headline Results</b>
Scroll down for final results ▲

Return to results menu

On-site baseline	Habitat units	25.82	
	Hedgerow units	15.26	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	28.67	
	Hedgerow units	22.89	
	Watercourse units	0.00	
On-site net change <small>(units &amp; percentage)</small>	Habitat units	2.85	11.06%
	Hedgerow units	7.63	50.02%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change <small>(units &amp; percentage)</small>	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	2.85
	Hedgerow units	7.63
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

<b>FINAL RESULTS</b>		
Total net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	2.85
	Hedgerow units	7.63
	Watercourse units	0.00
Total net % change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	11.06%
	Hedgerow units	50.02%
	Watercourse units	0.00%

Trading rules satisfied?

Yes ✓

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	25.82	28.40	0.00
<i>Hedgerow units</i>	10.00%	15.26	16.78	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

Unit requirement met or surpassed ✓

Unit requirement met or surpassed ✓

Unit requirement met or surpassed ✓





Project Name: Land Use of Donohue Road, Embreyton - Mass Deforestation	
A-1 On-Site Habitat Baseline	
Coordinates / Base Columns	Coordinates / Base Row
Mass Miles	Coordinates

Area habitat summary	
Total Area (Acres)	8.81
Total Area (Square Feet)	381,000
Total Area (Square Meters)	100,000

ID	Broad Habitat	Habitat Type	Area (Acres)	Disturbance		Condition		Ecological significance			Ecological Action to Meet Trading Ratio	Endangered Species
				Disturbance	Score	Condition	Score	Design significance	Ecological significance	Multiple significance		
1	Disturbed	Disturbed grassland	1.000	Low	2	Good	2	1	1	1	1	1
2	Disturbed	Disturbed grassland	7.000	Low	2	Good	2	1	1	1	1	1
3	Disturbed and shrub	Disturbed shrub	0.020	Medium	4	Good	4	1	1	1	1	1
4	Disturbed and shrub	Disturbed shrub	0.014	Medium	4	Good	4	1	1	1	1	1
5	Shrubly upland forest	Shrubland/shrub	0.114	Low	2	Good	2	1	1	1	1	1
6	Shrubly upland forest	Shrubland/shrub	0.011	Low	2	Good	2	1	1	1	1	1
7												
8												
9												
10												
Total habitat area			8.81									
Site Area (including area of individual home lots) (Acres)			6.49									

Area	Relative category sensitivity value				Relative category for interpretability	Comments
	Area affected	Final relative value	Relative value	Area habitat lost		
1	1.000	0.02	0.04	1.00	1.00	Final area estimated previously at 0.02 (1)
2	7.000	0.02	1.40	1.00	1.00	Final area estimated previously at 0.02 (1)
3	0.020	0.02	0.00	0.00	0.00	0.00
4	0.014	0.02	0.00	0.00	0.00	0.00
5	0.114	0.02	0.00	0.00	0.00	0.00
6	0.011	0.02	0.00	0.00	0.00	0.00
7						
8						
9						
10						
Total area lost		0.00	0.00	0.00	0.00	0.00
Total area lost including area of individual home lots		0.00	0.00	0.00	0.00	0.00

MP to baseline conversion table	Relative to MP	Baseline	MP
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Project Name: Land Dept of Kingsley Road, Ambridgeon. Map Reference: A-2 On-Site Habitat Creation

Coordinate / Show Outline      Coordinate / Show Rows

Main Menu      Instructions

Area habitat summary	
Total Habitat Creation	1.89
Total Area to be Created	None
Total Area to be Destroyed	None
Area Check:	Area Acceptable ✓

Broad Habitat	Proposed habitat	Area (hectares)	Disturbance		Condition	Strategic significance		Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Habitat value (hectares)	Comments		GIS reference number
			Disturbance	Condition		Strategic significance	Strategic significance					User comments	Connecting body comments	
Grassland	Modified grassland	0.0396	Low	Poor	Area/compensation not in local strategy no local strategy	Standard time to target condition applied	1	Low	1.45	100% within the development site (100% amenity turf, 10% wildflower grassland and 10% mixed scrub) this is the amenity turf				
Grassland	Modified grassland	0.0912	Low	Moderate	Area/compensation not in local strategy no local strategy	Standard time to target condition applied	4	Low	0.33	100% within the development site (100% amenity turf, 10% wildflower grassland and 10% mixed scrub. This is the wildflower grassland)				
Grassland	Modified grassland	0.0801	Low	Poor	Area/compensation not in local strategy no local strategy	Standard time to target condition applied	1	Low	1.45	Community Garden facilities area. It has been assessed amenity turf will cover 80% of this area				
Urban	Developed land, sealed surface	2.4809	V Low	NA - Other	Area/compensation not in local strategy no local strategy	Standard time to target condition applied	0	Medium	0.00	Residential front and rear unsealed hardstanding. A mix of 20% hardstanding including 20% grass and 5% amenity turf and 20% grass and 5% amenity turf has been assessed. This area includes the access route.				
Urban	Sustainable drainage system	0.4818	Low	Moderate	Area/compensation not in local strategy no local strategy	Standard time to target condition applied	5	Medium	1.84	Public square				
Urban	Vegetated garden	0.88273	Low	Condition Assessment NA	Area/compensation not in local strategy no local strategy	Standard time to target condition applied	1	Low	1.72	See item. A mix of 20% hardstanding including 20% grass and 5% amenity turf and 20% grass and 5% amenity turf has been assessed. This area includes the access route.				
Grassland	Modified grassland	0.13833	Low	Poor	Area/compensation not in local strategy no local strategy	Standard time to target condition applied	1	Low	0.34	100% within the development site (100% amenity turf, 10% wildflower grassland and 10% mixed scrub. This is the mixed scrub)				
Heathland and scrub	Mixed scrub	0.0612	Medium	Moderate	Area/compensation not in local strategy no local strategy	Standard time to target condition applied	5	Low	0.84	100% within the development site (100% amenity turf, 10% wildflower grassland and 10% mixed scrub. This is the mixed scrub)				
Urban	Developed land, sealed surface	0.13896	V Low	NA - Other	Area/compensation not in local strategy no local strategy	Standard time to target condition applied	0	Medium	0.00	LEAP - assessed to comprise of safety hardstanding. Assessed to cover 10% of the development site (100% amenity turf)				
Grassland	Modified grassland	0.2197	Low	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	4	Low	0.83	Shrubland vegetation around the SUDS pond and drainage to be planted with a mixture of planted turf and				
Individual trees	Street tree	0.3402	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	22	Low	1.16	100% turf area within the public open space				
Individual trees	Urban tree	0.0289	Medium	Poor	Area/compensation not in local strategy no local strategy	Standard time to target condition applied	10	Low	0.45	100% turf area within the residential footprint and public open space within the development footprint				
Woodland and forest	Other woodland, broadleaved	0.584	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied	15	Low	3.91	Native woodland planting in public open space around the development				
Grassland	Modified grassland	1.18633	Low	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	1	Low	2.45	Native public open space (100% amenity turf, 10% wildflower grassland and 10% mixed scrub). This is the amenity turf				
Grassland	Other neutral grassland	0.77002	Medium	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	10	Low	3.13	Native public open space (100% amenity turf, 10% wildflower grassland and 10% mixed scrub). This is the wildflower grassland				
Total habitat area		8.88							81.40					

Site Area Check: area of individual trees and Green walls: 8.81

MP to baseline conversion tool: 8.81      8.81





## Plans

**Plan EDP 1:** Extended Phase 1 Habitat Survey  
(edp4579\_d010b 16 October 2023 VMS/JGw)

**Plan EDP 2:** Pre-development Habitat Plan  
(edp4579\_d031a 09 October 2023 GYo/JGw)

**Plan EDP 3:** Post-development Habitat Plan  
(edp4579\_d022c 20 October 2023 JGw/PNe)



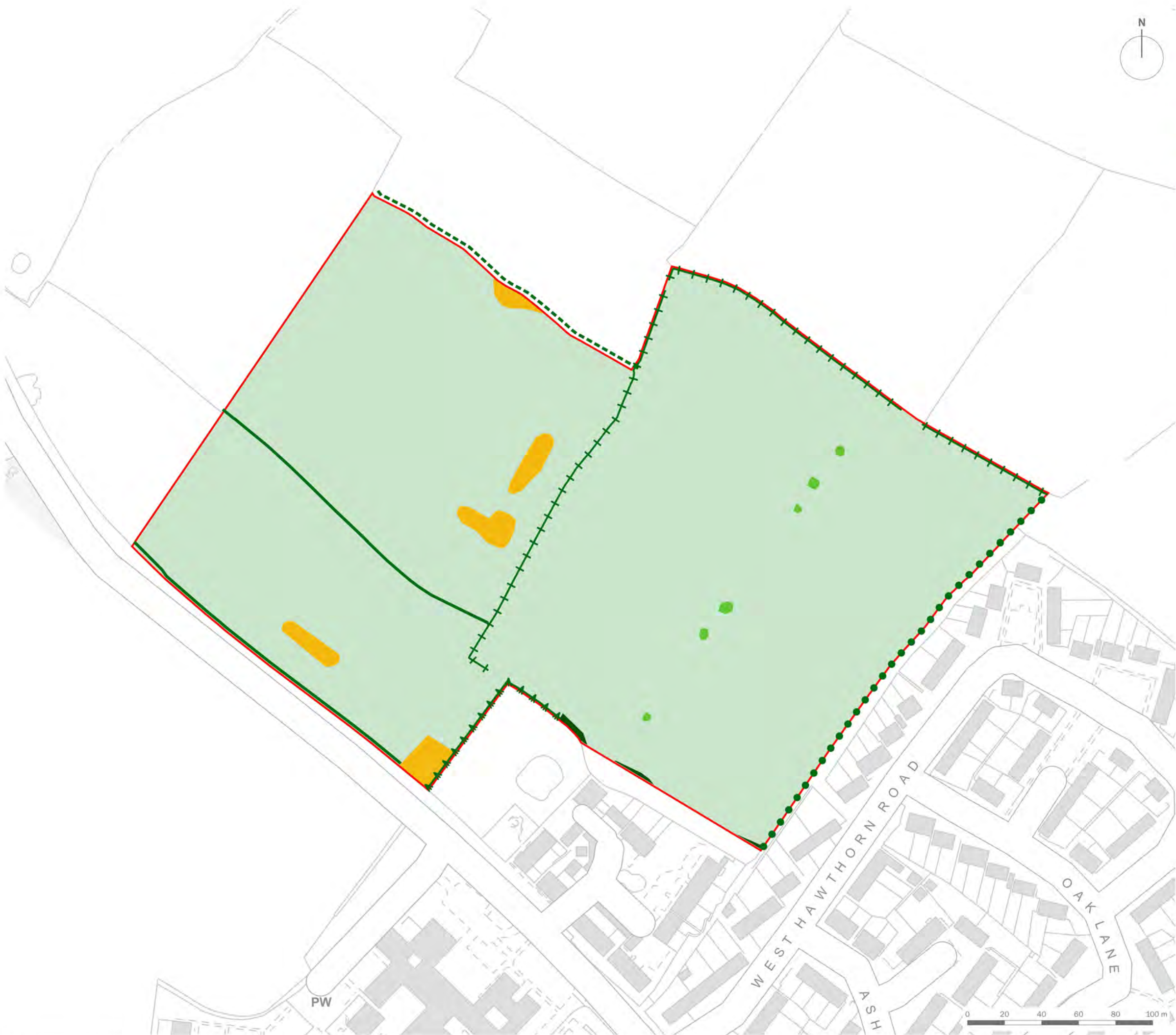
- Site Boundary
- Tall Ruderal
- Dense Continuous Scrub
- Ephemeral/short Perennial
- SI Poor Semi-improved Grassland
- P1 Standing Water
- Intact Species-rich Hedgerow and Trees
- Intact Species-poor Hedgerow and Trees
- Intact Species-poor Hedgerow
- Scattered Trees (Broad-leaved)
- Dry Ditch
- TN1 Target Note 1: Ancient Veteran Tree
- Tree with 'Moderate' Suitability for Roosting Bats
- Tree with 'Low' Suitability for Roosting Bats
- F1** Field Number
- H1** Hedgerow Number
- T1/G1** Tree Number

client  
**Archstone Ambrosden Ltd and Bellway Homes Ltd**

project title  
**Land east of Ploughley Road, Ambrosden**

drawing title  
**Extended Phase 1 Habitat Map**

date	<b>16 OCTOBER 2023</b>	drawn by	<b>VMS</b>
drawing number	<b>edp4579_d010b</b>	checked	<b>JBr</b>
scale	<b>1:3,000 @ A3</b>	QA	<b>GYo</b>



- Site Boundary
- Bramble Scrub
- Hawthorn Scrub
- Ruderal/Ephemeral
- Modified Grassland
- Species-rich Native Hedgerow with Trees
- Native Hedgerow with Trees
- Native Hedgerow
- Native Hedgerow - Associated with Bank or Ditch
- Line of Trees

client  
**Archstone Ambrosden Ltd and Bellway Homes Ltd**

project title  
**Land East of Ploughley Road, Ambrosden**

drawing title  
**Pre-development Habitat Plan**

date	<b>09 OCTOBER 2023</b>	drawn by	<b>GYo</b>
drawing number	<b>edp4579_d031a</b>	checked	<b>JGw</b>
scale	<b>1:2,000 @ A3</b>	QA	<b>VMS</b>



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- Site Boundary
- Retained Habitats**
- ▼▼▼▼ Species-rich Native Hedgerow with Trees
- Line of Trees
- Enhanced Habitats**
- ▼▼▼▼ Species-rich Native Hedgerow with Trees
- ▼-▼-▼-▼ Species-rich Native Hedgerow with Trees - Associated with Bank or Ditch
- ▼▼▼▼ Species-rich Native Hedgerow
- ▼-▼-▼-▼ Species-rich Native Hedgerow - Associated with Bank or Ditch
- Created Habitats**
- Public Open Space Split:  
80% Amenity Grassland (Modified Grassland; Poor Condition)  
10% Wildflower Grassland (Modified Grassland; Moderate Condition)  
10% Mixed Scrub
- Sustainable Drainage System
- Developed Land; Sealed Surface
- Wider Public Open Space Comprising of: 0.681ha of Enhanced Modified Grassland, 1.927 ha of Created POS Split: 40% Wildflower Grassland (Other Neutral Grassland), 60% Amenity Grassland (Modified Grassland)"
- Community and Leisure Facilities Split  
85% Modified Grassland  
15% Developed Land; Sealed Surface
- Other Woodland; Broadleaved
- ▼-▼-▼-▼ Species-rich Native Hedgerow with Trees - Associated with Bank or Ditch
- ▼▼▼▼ Species-rich Native Hedgerow
- Line of Trees
- Proposed Tree
- Hedgerow to be Removed

client  
**Archstone Ambrosden Ltd and Bellway Homes Ltd**

project title  
**Land East of Ploughley Road, Ambrosden**

drawing title  
**Post-development Habitat Map**

date	<b>20 OCTOBER 2023</b>	drawn by	<b>JGw</b>
drawing number	<b>edp4579_d022c</b>	checked	<b>PNe</b>
scale	<b>1:2,000 @ A3</b>	QA	<b>VMS</b>



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**URBAN DESIGN GROUP**  
REGISTERED PRACTICE



**Landscape Institute**  
Registered practice

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## Appendix 5 – Framework Landscape Environmental Management Plan (LEMP)

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**Land East of Ploughley  
Road, Ambrosden**

**Landscape and  
Ecological  
Management  
Framework**

Prepared by:  
**The Environmental Dimension  
Partnership Ltd**

On behalf of:  
**Archstone Ambrosden Ltd,  
Bellway Homes Ltd and  
Rosemary May**

October 2023

Report Reference  
**ed4579\_r015b**



## Document Control

### DOCUMENT INFORMATION

<b>Client</b>	Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May
<b>Report Title</b>	Landscape and Ecological Management Framework
<b>Document Reference</b>	ed4579_r015b

### VERSION INFORMATION

	<b>Author</b>	<b>Formatted</b>	<b>Peer Review</b>	<b>Proofed by/Date</b>
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015a_DRAFT	KJa	NHa	JGw	-
015b	KJa	CRo	-	NQA

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Section 2 Aims and Over-arching Management Principles ..... 5  
Section 3 Landscape and Ecological Management Plan ..... 8  
Section 4 Summary ..... 12

**APPENDICES**

- Appendix EDP 1 Illustrative Landscape Strategy Plan
- Appendix EDP 2 Framework Plan

**PLANS**

- Plan EDP 1: Pre-development Habitat Plan  
(edp4579\_d031a 09 October 2023 GYo/JGw)
- Plan EDP 2: Post-development Habitat Plan  
(edp4579\_d022c 20 October 2023 JGw/PNe)

## **Section 1**

### **Introduction**

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May to prepare a Landscape and Ecological Management Framework (LEMF) in relation to the proposed development at Land East of Ploughley Road, Ambrosden (hereafter referred to as the 'Proposed Development').
- 1.2 This LEMF is intended to provide the outline framework and detailed measures for delivering optimal ecological outcomes for the Proposed Development as informed by the landscape (ref: edp4579\_r005) and ecological (ref: edp4579\_r001 and edp4579\_r013) assessments of the Development Proposals accompanying the planning application. The necessary detailed measures, conforming with the broad principles set out within this LEMF, are to be provided within a future comprehensive Landscape, Ecological and Management Plan (LEMP).
- 1.3 The Proposed Development is centred at National Grid Reference SP 60464 20052 and will comprise of an outline planning application for up to 120 dwellings with vehicular and pedestrian access off Ploughley Road and associated infrastructure as identified under Application Ref: 22/02866/OUT, this is the subject of this appeal (ref: APP/C3105/W/23/3327213). The Framework Plan is provided in **Appendix 2**.
- 1.4 The Site measures c.9.46 hectares (ha) and is located in the northern outskirts of Ambrosden, c.1.5km south from the suburban edge of Bicester, within the Cherwell District Council (CDC) planning authority. It comprises of three fields of poor semi-improved grassland bound by a network of mature hedgerows and broadleaved trees. The Site is bordered by agricultural land to the north and west, with Ploughley Road on its southern boundary and low-density residential development to the south-east. The extent of the Site is illustrated on **Plan EDP 1**.
- 1.5 The document should be read in conjunction with the Illustrative Landscape Strategy Plan in **Appendix EDP 1**, Framework Plan in **Appendix 2** and proposed habitats for the Site are illustrated on **Plan EDP 2**, to be submitted as part of the planning application.

## Section 2

### Aims and Over-arching Management Principles

#### AIMS

- 2.1 The overall aims of this LEMF is to provide an overview of the measures required to facilitate the establishment and management of the landscape and ecological components specific to the Proposed Development.
- 2.2 The future LEMP will extend over the lifetime of the Proposed Development through construction, operation, and decommissioning; requiring subsequent monitoring and review of all operations set out within it at five yearly intervals. The LEMP should set out the purpose of the report including a brief description of the Proposed Development in its current condition and the green infrastructure (GI) elements of note.
- 2.3 The aim of the future LEMP should be:
- To ensure that the Proposed Development accords with the mitigation measures identified in the landscape and ecology assessment of the development proposals;
  - To ensure that development is carried out in an appropriate manner such that existing features and species of landscape and ecological importance are protected during the pre-construction/enabling, construction, operational and decommissioning phases of the scheme;
  - To provide adequate monitoring to ensure that those soft landscaping areas and ecological habitats and features have been managed appropriately; and
  - To enable the delivery, establishment, maintenance and management of all GI features and semi-natural habitats that are to be retained, enhanced or created to ensure that they continue to deliver benefits for local wildlife and landscape and visual amenity throughout the lifetime of the scheme.

#### STRATEGIC OBJECTIVES

- 2.4 The Strategic Objectives for the landscape proposal, as shown on the Illustrative Landscape Strategy Plan in **Appendix EDP 1**, are as follows:
- To ensure that the retained and enhanced green infrastructural (GI) elements, including the network of mature hedgerows and treelines, and semi-improved grassland, are maintained and enhanced through species enrichment, age diversity, healthy longevity and the integrity of linear elements;
  - To deliver an overall Biodiversity Net Gain of at least 10%;
  - To contribute to the visual integration of the Development Proposals, through visual screening and softening, reinstating historic hedgerows filtering views from beyond the

Site boundary to the west and planting alongside proposed roads on Site in line with the NPPF;

- To contribute to the reduction of glint and glare beyond the Site boundaries; and
- To contribute to the mitigation of potential effects on heritage assets beyond the Site boundaries.

## **MANAGEMENT PRINCIPLES**

2.5 To be able to achieve the vision and Strategic Objectives for the Proposed Development the following key Management Principles will need to be incorporated:

- Secure the maintenance of the GI throughout the construction, operational, and decommissioning periods;
- Retain, manage, enhance, and protect existing GI elements (e.g., mature trees and hedgerows, and semi-improved grassland);
- Ensure the establishment and maintenance of created elements and habitats to the appropriate condition, height and form to achieve the strategic objectives throughout the construction, operational and decommissioning periods;
- Provide an attractive, green environment for the new development and integrate the Proposed Development into the wider landscape setting;
- Reinforce the existing vegetation framework, and diversify its structure and age composition; and
- Ensure the GI does not compromise the health and safety of personnel involved in the construction and operation of the Proposed Development.

## **RESPONSIBILITIES**

2.6 The responsibility for carrying out the functions of the future LEMP will be as follows:

- Implementation works phase: all management and maintenance works of all features of landscape and ecological importance are the responsibility of the Developer, and are to be continued through to year 1 defects/rectification period;
- Long-term management: the responsibility of the management and maintenance works of all features and species of ecological importance associated with the development post-adoption will be the responsibility of the Developer;
- Landscape management and maintenance responsibilities may be undertaken by an independent landscape management and maintenance company as appointed by the Developer; and

- All measures detailed within the LEMP will cover the provision, management, inspection, maintenance, repair and replacement as necessary, considering factors including landscape and ecological use for the land.

## **Section 3**

### **Landscape and Ecological Management Plan**

- 3.1 Following the approval of planning permission, a comprehensive Landscape and Ecological Management Plan (LEMP) will be developed and agreed with the Local Planning Authority (LPA). The LEMP will conform to the broad principles set out in this LEMF.

#### **LANDSCAPE AND ECOLOGICAL RESOURCE**

- 3.2 The LEMP should demonstrate that the existing landscape and ecological resource of the Proposed Development has been fully understood, with separate resources identified and briefly described, referring to any baseline reporting where necessary.

#### **Landscape Resource**

- 3.3 The landscape resources identified during baseline investigations undertaken by EDP in 2021 and 2023 include the following features:

- Network of locally valuable hedgerows, treelines and trees across the Site and at its perimeter; and
- Semi-improved grassland within the fields.

#### **Ecology Resource**

- 3.4 The landscape resources identified during baseline investigations undertaken by EDP in 2021 and 2023 include the following features:

- Network of locally valuable hedgerows and scattered trees across the Site, including as ancient veteran tree;
- Potential for breeding birds in boundary features of up to Local-level value;
- Eleven trees of low to moderate suitability to support roosting bats;
- Foraging and commuting bat assemblage of Local-level value;
- Habitats of suitability for foraging and commuting badger and hedgehog of up to Site-level value;
- Potential for great crested newts in terrestrial habitats from off-Site breeding ponds of Local-level importance; and
- Small population of reptiles of no greater than Site-level importance.

## **GI TYPOLOGIES AND STRATEGIES**

- 3.5 The GI elements within the Proposed Development are presented on the Post-development Habitat Plan shown on **Plan EDP 2** and include:

### **Grassland**

- 3.6 Areas of retained semi-improved grassland (modified grassland) will form part of the wider public open space provisions as amenity footpaths and will be less species-rich due to intensive habitat management for amenity purposes.
- 3.7 Marshy grassland will also be created around the SuDS pond and swales utilising a species mix that is characteristic of the local area (Cherwell). These areas are to be planted with a marshy grassland mix and will be subject to a less intensive management regime to reduce the need for regular maintenance and cutting regimes, reducing cost and providing greater opportunities for biodiversity.
- 3.8 Wildflower and grassland seed mixes will be provided on areas of enhanced or newly established other neutral grasslands on Site. The grassland to be enhanced will be oversewn with a species mix that is characteristic of the local area and should utilise species native to the local provenance. The exact species mix(es) to be used should be in discussion and agreement with the LPA Ecologist. A targeted sensitive and long-term management regime will be implemented to enhance its existing condition and fulfil the LEMP objectives.
- 3.9 Wildflower grassland within the wider public open space will be species-rich and managed for biodiversity and value for wildlife. The grassland is to be subject a less intensive management regime via traditional hay meadow techniques of an annual hay cut and fenced off and sign posted 'no public access' to reduce disturbance and enhance its structural and botanical diversity.
- 3.10 The grassland management regimes is to include the control of invasive, scrub and ruderal species should they establish and undertaking remediation measures to limit the establishment of bare ground. Further details will be specified within the LEMP and can be found in the Biodiversity Net Gain assessment (ref: edp4579\_r013)

### **Mixed Scrub**

- 3.11 Native mixed scrub planting is proposed within the POS within the development footprint and around the development. At least three native scrub species characteristic of the local area will be planted. Scrub will be subject to an appropriate long-term cutting regime to maintain structural and botanical diversity.
- 3.12 Further details will be specified within the LEMP and can be found in the Biodiversity Net Gain assessment (ref: edp4579\_r013).

### **Hedgerows**

- 3.13 Lengths of retained hedgerows will be subject to targeted sensitive management to enhance their condition and fulfil the LEMP objectives.



- 3.14 New hedgerow planting should be native and locally prevalent with a diverse range of species, at a minimum this should be more than five species on average per 30m section. For the native hedgerow planting with trees, species to be planting is to include pedunculate oak (*Quercus robur*), willow species (*Salix spp.*) and field maple (*Acer campestre*). All internal and perimeter hedgerows to be maintained at a minimum height of 1.5m and support a minimum 1m margin of wildflower grassland. Remediation measures should be undertaken to control the presence of invasive and ruderal species should they establish.
- 3.15 Further details will be specified within the LEMP and can be found in the Biodiversity Net Gain assessment (ref: edp4579\_r013).

### **Woodland**

- 3.16 Native broadleaved woodland planting is proposed within the public open space. The planting is to include at least four native tree and shrub planting from at least two age classes. Once established, the woodland will be subject to a targeted sensitive management regime to maintain condition and fulfil the LEMP objectives. Measures to be implemented to include the maintenance of 0 – 20% open space within the woodland, the retention of deadwood *in-situ* and undertaking remediation measures should any pests or diseases be identified within the woodland.
- 3.17 Further details will be specified within the LEMP and can be found in the Biodiversity Net Gain assessment (ref: edp4579\_r013).

### **Trees**

- 3.18 Retained and proposed trees will be subject to targeted sensitive management to enhance their condition and fulfil the LEMP objectives, including the retention of the ancient veteran tree to meet NPPF requirements.
- 3.19 New urban and rural tree planting will comprise native species that are locally prevalent and best suited to their location and context and LEMP objectives.

### **Sustainable Urban Drainage Systems (SuDS)**

- 3.20 SuDS ponds creation is proposed within the western meadow area of the Proposed Development, to incorporate marginal marshy grassland species as above.
- 3.21 Further details will be specified within the LEMP and can be found in the Biodiversity Net Gain assessment (ref: edp4579\_r013).

### **New Planting**

- 3.22 Detailed planting proposals to be secured through condition and contained within the LEMP. Plants to comprise native species that are locally prevalent and best suited to their location and context and LEMP objectives.

## **GREEN INFRASTRUCTURE ESTABLISHMENT AND MAINTENENCE**

### **Construction Phase**

- 3.23 Several new habitats and landscape features are to be established during the construction phase of the Proposed Development, or in the first planting season following completion.
- 3.24 The LEMP should set out the appropriate protection and management measures to ensure the delivery of biodiversity the objectives from an early stage.

### **Establishment (Years 1 – 5)**

- 3.25 This section of the LEMP should detail the management which should be undertaken for the retained and newly created landscape and ecological habitat features including the grassland, hedgerow and mixed scrub planting.
- 3.26 The establishment and management regime for all created and enhanced habitats and areas of strategic landscaping will require subsequent monitoring and review of all operations at five-yearly intervals, and the LEMP should also set this out in detail.

### **Management Regime (Years 6 - 30)**

- 3.27 This section of the LEMP should set out the broad management and maintenance tasks for the long-term care and protection of landscape and ecological features on Site. Given the dynamic nature of habitats and their ability to change over time, it is both inappropriate and impractical to set out a fixed and prescriptive set of management tasks to be implemented 'regardless of progress'. A key element of the plan is flexibility. It is, therefore, considered that the LEMP should be reviewed after five years, with any necessary changes to management documented within an updated LEMP. However, the recommendations for management identified should be broadly adopted during the management regime of years 6 to 30 and included within an updated LEMP as required.

## **MONITORING**

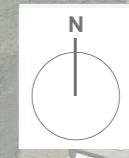
- 3.28 The LEMP should set out that the Applicant will have responsibility for implementation of the landscape proposals, and as contained within the LEMP, based on the provided plans and in accordance with the planning consent. When the landscaping is completed as part of the construction, the management company (if such an approach is adopted) will take over responsibility for the maintenance and management of the landscaping described in the LEMP.

## **Section 4 Summary**

- 4.1 This LEMF has been produced to inform the LEMP which is to be provided following the approval of planning permission and will ensure the Proposed Development is undertaken in accordance with the mitigation measures from the landscape and ecology assessment of the development proposals. The establishment of a clear vision for the overall Proposed Development is a key delivery consideration, ensuring the provision of visual amenity and landscape character and a Biodiversity Net Gain of at least 10% are afforded by appropriate landscape design principles.
- 4.2 It is considered that the management and maintenance guides outlined within this LEMF are sufficient in protecting and conserving the key landscape and ecological features of the Proposed Development, assuming they are followed into a detailed LEMP. Measures have been identified to ensure that existing retained features of landscape and ecological interest within the Proposed Development are suitably protected during the construction phase of the development.
- 4.3 The requirement for a detailed LEMP allows the Proposed Development to maintain the viability of new landscape planting, including suggested timings for when operations should occur. Broad recommendations for the continued long-term maintenance and protection of the Proposed Development's landscape and ecological interests have also been provided.
- 4.4 Any deviations from that prescribed within this LEMF is to be agreed in writing with the LPA.

## **Appendix EDP 1**

### **Illustrative Landscape Strategy Plan**



- Site Boundary
- Existing Vegetation to be Retained and Enhanced Where Appropriate
- Proposed Tree Planting
- Proposed Hedgerow
- Proposed Species Rich Wildflower Meadow
- Proposed Amenity Grass
- Indicative Location of Wildlife Pond
- Note: Location of proposed SUDs features to be confirmed at the detailed stage.*
- Indicative Location of Play Area

Proposed avenue of trees creates a soft boundary between the proposed meadow area and the amenity space.

Amenity space incorporates a play area for the local community.

Sustainable Urban Drainage (SUDs) features to be shown at the detailed stage.

Proposed tree planting within meadow area filters views of the scheme from the west.

Proposed pedestrian and cycle access to Ploughley Road.

Proposed Pedestrian and cycle link to Ambrosden.

Veteran tree on the northern boundary is retained as part of the scheme.

Existing boundary vegetation is retained to maintain level of visual screening and retain typical landscape features in the context of the site.

Proposed roads are tree lined in line with NPPF.

Tree planting among proposed built form breaks up roofscape in views from the west.

client  
**Archstone Ambrosden Ltd and Bellway Homes Ltd**

project title  
**Ploughley Road, Ambrosden**

drawing title  
**Illustrative Landscape Strategy Plan**

date	<b>25 OCTOBER 2023</b>	drawn by	<b>LTI</b>
drawing number	<b>edp4579_d025e</b>	checked	<b>BCo</b>
scale	<b>1:2,500 @ A3</b>	QA	<b>RBa</b>





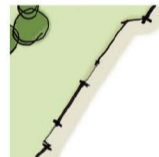
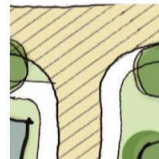
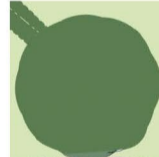
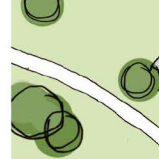
Registered office: 01285 740427 - [www.edp-uk.co.uk](http://www.edp-uk.co.uk) - [info@edp-uk.co.uk](mailto:info@edp-uk.co.uk)

## **Appendix EDP 2 Framework Plan**

The scaling of this drawing cannot be assured  
 Revision Date Drn Ckd  
 A Foot path link moved 27.03.23 BW JT north.

B Footpath link to West Hawthorn Road removed.

- A Site access
- B Existing hedges and trees to be retained and enhanced.
- C Potential play/recreational facilities
- D Potential attenuation feature
- E Main spine road to have street tree planting
- F Pedestrian Link to Ploughley Road
- G Development around the edges of the site to be more informal to provide a rural edge character.
- H Primary street to have greater formality with emphasis on structured landscape and tree planting to front gardens
- I Extensive green spaces that interconnect to provide green corridors and enhance the rural feel of the development as well as potential for biodiversity enhancement.
- J A mix of 2, 3 & 4 bedroom houses with an emphasis on smaller family homes.
- K North West boundary to have new hedge planting and potential ditch feature
- L Indicative Pumping Station Location

-  Site boundary
-  Primary frontage
-  Secondary frontage
-  Shared Surface Road
-  Existing trees and hedges
-  Proposed tree planting to open space areas.



Project  
**Ploughley Road, Ambrosden**

Drawing Title  
**Framework Plan**

Date 09.06.2022	Scale 1:1000@A1	Drawn by BW	Check by JT
Project No 32948	Drawing No FP-01	Revision	B



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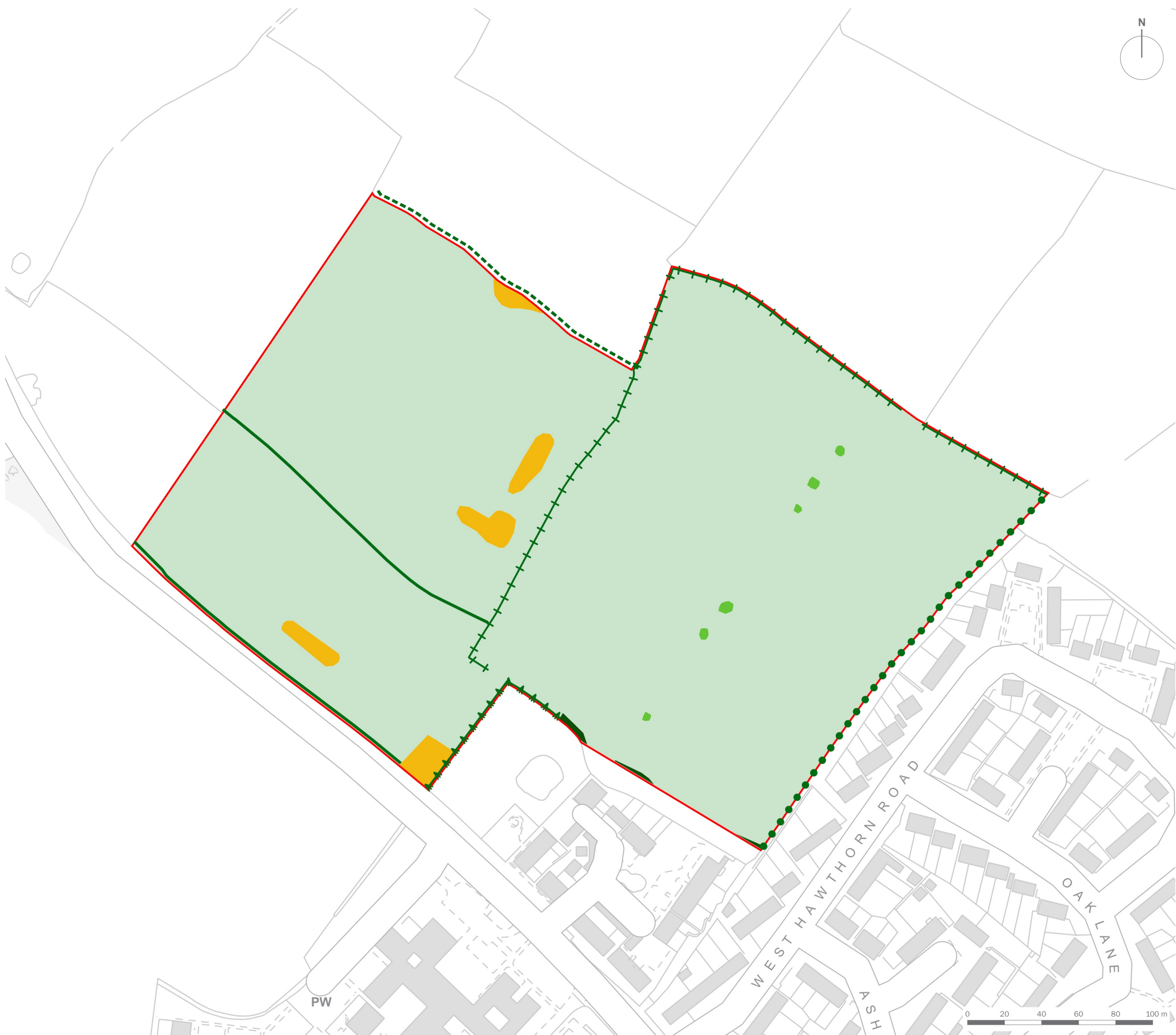


## Plans

**Plan EDP 1:** Pre-development Habitat Plan  
(edp4579\_d031a 09 October 2023 GYo/JGw)

**Plan EDP 2:** Post-development Habitat Plan  
(edp4579\_d022c 20 October 2023 JGw/PNe)





- Site Boundary
- Bramble Scrub
- Hawthorn Scrub
- Ruderal/Ephemeral
- Modified Grassland
- Species-rich Native Hedgerow with Trees
- Native Hedgerow with Trees
- Native Hedgerow
- Native Hedgerow - Associated with Bank or Ditch
- Line of Trees

client  
**Archstone Ambrosden Ltd and Bellway Homes Ltd**

---

project title  
**Land East of Ploughley Road, Ambrosden**

---

drawing title  
**Pre-development Habitat Plan**

---

date	<b>09 OCTOBER 2023</b>	drawn by	<b>GYo</b>
drawing number	<b>edp4579_d031a</b>	checked	<b>JGw</b>
scale	<b>1:2,000 @ A3</b>	QA	<b>VMS</b>



- Site Boundary
- Retained Habitats**
- ▼▼▼▼ Species-rich Native Hedgerow with Trees
- Line of Trees
- Enhanced Habitats**
- ▼▼▼▼ Species-rich Native Hedgerow with Trees
- ▼-▼-▼-▼ Species-rich Native Hedgerow with Trees - Associated with Bank or Ditch
- ▼▼▼▼ Species-rich Native Hedgerow
- ▼-▼-▼-▼ Species-rich Native Hedgerow - Associated with Bank or Ditch
- Created Habitats**
- Public Open Space Split:  
80% Amenity Grassland (Modified Grassland; Poor Condition)  
10% Wildflower Grassland (Modified Grassland; Moderate Condition)  
10% Mixed Scrub
- Sustainable Drainage System
- Developed Land; Sealed Surface
- Wider Public Open Space Comprising of: 0.681ha of Enhanced Modified Grassland, 1.927 ha of Created POS Split: 40% Wildflower Grassland (Other Neutral Grassland), 60% Amenity Grassland (Modified Grassland)"
- Community and Leisure Facilities Split  
85% Modified Grassland  
15% Developed Land; Sealed Surface
- Other Woodland; Broadleaved
- ▼-▼-▼-▼ Species-rich Native Hedgerow with Trees - Associated with Bank or Ditch
- ▼▼▼▼ Species-rich Native Hedgerow
- Line of Trees
- Proposed Tree
- Hedgerow to be Removed

client  
**Archstone Ambrosden Ltd and Bellway Homes Ltd**

project title  
**Land East of Ploughley Road, Ambrosden**

drawing title  
**Post-development Habitat Map**

date	<b>20 OCTOBER 2023</b>	drawn by	<b>JGw</b>
drawing number	<b>edp4579_d022c</b>	checked	<b>PNe</b>
scale	<b>1:2,000 @ A3</b>	QA	<b>VMS</b>



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**URBAN  
DESIGN  
GROUP** REGISTERED PRACTICE



**Landscape  
Institute**  
Registered practice

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## Appendix 6 – Affordable Housing Appeal Statement of Mr Jamie Roberts, MPLAN MRTPI

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# Affordable Housing Appeal Statement of Mr Jamie Roberts MPlan MRTPI

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Land East of Ploughley Road, Ambrosden

# Affordable Housing Appeal Statement of Mr Jamie Roberts MPlan MRTPI

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Outline planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure

Land East of Ploughley Road, Ambrosden

Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May

October 2023

PINS REF: APP/C3105/W/23/3327213

LPA REF: 22/02866/OUT and 23/00091/REF

OUR REF: M23/1007-02.RPT

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## Appendices (bound separately)

- Appendix JR 1 Letter from Fairhive Homes Ltd dated 24 October 2023
- Appendix JR 2 Relevant Extracts from the Planning Practice Guidance
- Appendix JR 3 House of Commons Debate, 24 October 2013
- Appendix JR 4 Freedom of Information Response dated 1 July 2022
- Appendix JR 5 Extract from Cherwell HomeChoice Portal, 19 October 2023



## Core Document References

<b>Table D</b>	<b>Planning Committee Documents</b>
CD D44	<a href="#">Officers' Report</a>

<b>Table H</b>	<b>National Planning Policy and Guidance</b>
CD H1	<a href="#">National Planning Policy Framework (September 2023)</a>
CD H2	<a href="#">Planning Practice Guidance (ongoing updates)</a>

<b>Table I</b>	<b>Adopted Local Planning Policy, Guidance and Evidence</b>
CD I1	<a href="#">Cherwell Local Plan Part 1, 2011 to 2031 (adopted 2015)</a>
CD I2	<a href="#">Inspector's Report into the Local Plan Part 1</a>
CD I4	<a href="#">Cherwell Local Plan Part 1 Partial Review, 2011 to 2031 (adopted 2020)</a>
CD I9	<a href="#">Developer Contributions Supplementary Planning Document (adopted 2018)</a>
CD I22	<a href="#">Bleak Houses; Childrens' Commissioner, 2019</a>
CD I23	<a href="#">Denied the Right to a Safe Home - Exposing the Housing Emergency; Shelter, 2021</a>
CD I24	<a href="#">Unlocking Social Housing: How to fix the rules that are holding back building; Shelter, 2022</a>
CD I25	<a href="#">First Homes Interim Policy Guidance Note 2021</a>
CD I26	<a href="#">Housing Strategy 2019 to 2024</a>
CD I27	<a href="#">Homelessness and Rough Sleeping Strategy 2021 to 2026</a>
CD I28	<a href="#">Cherwell District Council Business Plan 2022 to 2023</a>
CD I29	<a href="#">Cherwell Annual Monitoring Report 2022</a>

<b>Table J</b>	<b>Emerging Local Planning Policy, Guidance and Evidence</b>
CD J9	<a href="#">Emerging Local Plan Review Regulation 18 Draft (2023)</a>
CD J58	<a href="#">Cherwell District and Oxford City Councils Housing and Economic Needs Assessment 2022</a>

<b>Table K</b>	<b>Housing Needs and Land Supply</b>
CD K1	<a href="#">Housing Land Supply Position Statement, February 2023</a>
CD K2	<a href="#">Oxfordshire Strategic Housing Market Assessment 2014</a>

<b>Table M</b>	<b>Relevant Planning Appeal Decisions and Legal Judgements</b>
CD M44	<a href="#">Appeal Ref: APP/W3330/W/22/3304839, Land at Dene Road, Cotford St Luke, 9 February 2023</a>
CD M45	<a href="#">Appeal Ref: APP/K2420/A/13/2208318, Sketchley House, Burbage, 18 November 2014</a>
CD M46	<a href="#">Appeal Ref: APP/Q3115/W/19/3230827, Oxford Brookes University, Wheatley Campus, 23 April 2020</a>
CD M47	<a href="#">Appeal Ref: APP/Y2736/W/15/3136233, Langton Road, Norton, 22 July 2016</a>
CD M48	<a href="#">Appeal Ref: APP/M2270/W/21/3282908; Hawkhurst, Kent, 22 March 2022</a>
CD M49	<a href="#">Appeal Ref: APP/D3125/W/22/3297487, Land at Witney Road, Ducklington, 9 January 2023</a>
CD M50	<a href="#">Appeal Ref: APP/P0119/W/17/3191477, Land East of Park Lane, Coalpit Heath, 6 September 2018</a>
CD M51	<a href="#">Appeal Ref: APP/H1840/A/13/2199085, Pulley Lane, Droitwich Spa, 2 July 2014</a>

# Introduction

---

## Section 1

### Introduction

- 1.1 This Affordable Housing Appeal Statement has been prepared by **Mr Jamie Roberts MPlan MRTPI of Tetlow King Planning** on behalf of the Appellants, **Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May**. This Statement supports the appeal APP/C3105/W/23/3327213 against the decision of Cherwell District Council to refuse outline planning application 22/02866/OUT for residential development at land east of Ploughley Road, Ambrosden.

### The Proposed Development

- 1.2 The complete description of the proposed development is as follows:

*“Outline planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure.”*

- 1.3 The proposed development is for up to 120 dwellings, of which 35% (up to 42 dwellings) are to be provided on-site as affordable housing. This level of provision meets the requirements of Policy BSC3 (35%) of the adopted Cherwell Local Plan Part 1 (2011 to 2031) (**CD I1**).
- 1.4 The proposed tenure split will be:
- a. 70% affordable housing for rent (up to 29 dwellings);
  - b. 25% First Homes (up to 11 dwellings); and
  - c. 5% shared ownership (up to 2 dwellings)
- 1.5 This tenure mix reflects the requirements of the adopted Local Plan, the Developer Contributions Supplementary Planning Document (2018) (**CD I9**); and the First Homes Interim Policy Guidance Note (2021) (**CD I25**). The proposed affordable housing will be secured by way of a Section 106 planning obligation. The Appellant has engaged with Registered Providers during the planning application process; a letter from the leading regional housing provider Fairhive Homes confirms their support for the

scheme and their engagement with the Appellant to date, and can be found at **Appendix JR 1**.

### **About this Statement**

- 1.6 This Affordable Housing Appeal Statement deals specifically with affordable housing and the weight to be afforded to it in this planning decision considering evidence of need in the area. It should be read alongside the evidence of:
- a. Mr David Bainbridge of Savills in respect of overall planning matters;
  - b. Mr Ben Connolly of EDP in respect of landscape; and
  - c. Mr Ben Pycroft of Emery Planning in respect of housing land supply matters.
- 1.7 My credentials as an expert witness are summarised as follows:
- a. I hold a Master of Planning (MPlan) degree in Urban Studies and Planning from the University of Sheffield (2013). I am a chartered member of the Royal Town Planning Institute.
  - b. I have ten years' professional experience in the field of town planning. I was first employed in 2013 at a national planning consultancy in the East of England. I have been a Principal Planner at Tetlow King Planning since 2019.
  - c. I have previously given evidence to inquiries and hearings as well as Local Plan examinations in recent years, throughout England, at which my evidence and methodology have been accepted and endorsed by Inspectors.
  - d. I act for a range of clients including housebuilders, strategic land promoters, and housing associations. My work is primarily in the residential sector, with interests in matters of housing need and affordable housing.
- 1.8 In accordance with the Planning Inspectorate's Procedural Guidance, I hereby declare that:
- "The evidence which I have prepared and provide for this appeal reference APP/C3105/W/23/3327213 in this Statement is true and has been prepared and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions."*
- 1.9 Providing a significant boost in the delivery of housing, and in particular affordable housing, is a key priority for the Government.

- 1.10 This is set out in the most up-to-date version of the National Planning Policy Framework (the “NPPF”), the Planning Practice Guidance (the “PPG”), the National Housing Strategy and the Government’s Housing White Paper.
- 1.11 Having a thriving active housing market that offers choice, flexibility and affordable housing is critical to our economic and social well-being.
- 1.12 This Affordable Housing Appeal Statement deals specifically with affordable housing and the weight<sup>1</sup> to be attributed to it in the planning decision, in light of the evidence of need in Cherwell District and in the Ambrosden local area. It considers the positive contribution that the proposed development can make in meeting this need.
- 1.13 The Statement takes account of a range of affordable housing indicators as well as consideration of national planning policy, performance against identified needs for affordable housing, affordability issues, and the Council’s own corporate objectives. **This Statement concludes that in my opinion there is a pressing need for the proposed affordable homes now and that the planning appeal should be allowed without delay.**
- 1.14 As part of my evidence, I have sought local data from the Council through a Freedom of Information (“FOI”) request submitted to Cherwell District Council on 2 October 2023. A full response is awaited at the time of writing and I reserve the right to comment upon the information it contains.
- 1.15 This Statement comprises the following nine sections:
- a. Section 2 establishes the importance of affordable housing as an important material consideration;
  - b. Section 3 considers the consequences of failing to meet affordable housing needs;
  - c. Section 4 analyses the development plan and related policy framework including corporate documents;
  - d. Section 5 sets out the identified affordable housing needs;
  - e. Section 6 examines past affordable housing delivery against identified needs;
  - f. Section 7 covers a range of affordability indicators;

---

<sup>1</sup> For clarity, the weightings I apply are as follows: very limited; limited; moderate; significant; very significant; substantial; and very substantial.

- g. Section 8 considers the future supply of affordable housing;
- h. Section 9 identifies the benefits of the proposed affordable housing at the appeal site; and
- i. Section 10 considers the weight to be attached to the proposed affordable housing provision.

# Affordable Housing as an Important Material Consideration

---

## Section 2

2.1 The provision of affordable housing is a key part of the planning system. A community's need for affordable housing was first enshrined as a material consideration in PPG3 in 1992 and has continued to play an important role in subsequent iterations of national planning policy, including the National Planning Policy Framework (the "NPPF").

### **National Planning Policy Framework (September 2023) (CD H1)**

2.2 The revised NPPF was last updated on 5 September 2023 and is, of course, a key material planning consideration. It is important in setting out the role of affordable housing in the planning and decision-making process.

2.3 The document sets a strong emphasis on the delivery of sustainable development, an element of which is the social objective to *"support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations"* (paragraph 8).

2.4 Paragraph 60 at chapter 5 of the revised NPPF confirms the Government's objective of *"significantly boosting the supply of homes"*.

2.5 The revised NPPF is clear that local authorities should deliver a mix of housing sizes, types and tenures for different groups, which include *"those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes"* (paragraph 62).

2.6 The national guidance places a "corner-stone" responsibility on all major developments (involving the provision of housing) to provide an element of affordable housing. In particular, paragraph 65 establishes that *"Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership"*.

2.7 Affordable housing is defined within the revised NPPF's glossary as affordable housing for rent (in accordance with the Government's rent policy for Social Rent or Affordable

Rent or is at least 20% below local market rents), starter homes, discounted market sales housing (at least 20% below local market value) and other affordable routes to home ownership including shared ownership, relevant equity loans, other low-cost homes for sale (at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

### **Planning Practice Guidance (March 2014, Ongoing Updates) (CD H2)**

- 2.8 The Planning Practice Guidance (“PPG”) was first published online on 6 March 2014 and is subject to ongoing updates. It replaced the remainder of the planning guidance documents not already covered by the NPPF and provides further guidance on that document’s application. **Appendix JR 2** sets out the paragraphs of the PPG of particular relevance to affordable housing.

#### **Summary**

- 2.9 This section clearly demonstrates that, within national policy, providing affordable housing has long been established as, and remains, a key national priority; it is a fundamental element in the drive to address and resolve the national housing crisis.

# The Consequences of Failing to Meet Affordable Housing Needs

---

## Section 3

- 3.1 The National Housing Strategy<sup>2</sup> sets out that a thriving housing market that offers choice, flexibility and affordable housing is critical to our social and economic wellbeing.
- 3.2 A debate took place in the House of Commons on 24 October 2013 concerning the issue of planning and housing supply; despite the debate taking place over a decade ago the issues remain, and the commentary is sadly still highly pertinent to the issues surrounding affordable housing in Cherwell District.
- 3.3 The former Planning Minister, Nick Boles, provided a comprehensive and robust response to the diverse concerns raised, emphasising the pressing need for more housing, and in particular affordable housing across the country (**Appendix JR 3**). He opened by stating:

*“I need not start by underlining the scale of the housing crisis faced by this country, the extent of the need for housing or the grief and hardship that the crisis is visiting on millions of our fellow citizens.”*

- 3.4 When asked to clarify the word “*crisis*” by the Member for Tewkesbury, Nick Boles commented that in the past year the percentage of first-time buyers in England who were able to buy a home without their parents’ help had fallen to the lowest level ever, under one third. He also commented that the first-time buyer age had crept up and up and was nudging 40 in many parts of the country. He stated that the crisis “*is intense within the south-east and the south, but there are also pockets in parts of Yorkshire*”.
- 3.5 In response to questions, Nick Boles reaffirmed that:

*“Housing need is intense. I accept that my hon. Friend the Member for Tewkesbury (Mr Robertson) does not share my view, but many hon. Members do, and there are a lot of statistics to prove it”.*

---

<sup>2</sup> Laying the Foundations: A Housing Strategy for England (November 2011)



- 3.6 He went on to say: *“It is not unreasonable, however, for the Government to tell an authority, which is representing the people and has a duty to serve them, “Work out what’s needed, and make plans to provide it”. That is what we do with schools. We do not tell local authorities, “You can provide as many school places as you feel like”; we say, “Provide as many school places as are needed”. We do not tell the NHS, “Provide as many GPs as you feel you can afford right now”; we say, “Work out how many GPs are needed.” The same is true of housing sites: we tell local authorities, “Work out how many houses will be needed in your area over the next 15 years, and then make plans to provide them.”*
- 3.7 Mr Boles’ full response highlighted the Government’s recognition of the depth of the housing crisis and continued commitment to addressing, in particular, affordable, housing needs. The final quote above also emphasised the importance of properly assessing and understanding the needs; and planning to provide for them.
- 3.8 Mr Boles indicates there are *“a lot of statistics to prove it”*; my evidence in subsequent sections sets of an array of statistics, which I consider demonstrates the crisis remains as prominent now as it did in 2013.

### **Consequences of Failing to Meet Affordable Housing Need**

- 3.9 This section highlights some of the evidence gathered in recent years demonstrating the significant consequences of failing to meet affordable housing needs.
- 3.10 In August 2019 the Children’s Commissioner produced a report titled *“Bleak Houses: Tackling the Crisis of Family Homelessness in England” (CD I22)* to investigate impact of homelessness and in particular the effect of this upon children.
- 3.11 The report identified that family homelessness in England today is primarily a result of structural factors, including the lack of affordable housing and recent welfare reforms<sup>3</sup>.
- 3.12 It stated that the social housing sector has been in decline for many years and that between the early 1980s and early 2010s, the proportion of Britons living in social housing halved, because of losses to stock through the Right to Buy and a drop in the amount of social housing being built.
- 3.13 The research found that the decline in social housing has forced many households, including families, into the private rented sector. High rents are a major problem: between 2011 and 2017 rents in England grew 60% quicker than wages. It stated that

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<sup>3</sup> The Children’s Commissioner Report references a National Audit Office Report titled ‘Homelessness’ (2017) which concludes that government welfare reforms since 2011 have contributed towards homelessness, notably capping, and freezing Local Housing Allowance.

*“Simply put, many families cannot afford their rent. It is telling that over half of homeless families in England are in work”.*

- 3.14 The report particularly focused on the effect on children. The report revealed that many families face the problem of poor temporary accommodation and no choice but to move out of their local area, which can have a *“deeply disruptive impact on family life”*. This can include lack of support (from grandparents for example) and travel costs.
- 3.15 It found that a child’s education can suffer, even if they stay in the same school, because poor quality accommodation makes it difficult to do homework and that younger children’s educational development can also be delayed.
- 3.16 Temporary accommodation also presents serious risks to children’s health, wellbeing, and safety, particularly families in B&Bs where they are often forced to share facilities with adults engaged in crime, anti-social behaviour, or those with substance abuse issues.
- 3.17 Other effects include lack of space to play (particularly in cramped B&Bs where one family shares a room) and a lack of security and stability. The report found (page 12) that denying children their right to adequate housing has a *“significant impact on many aspects of their lives”*.
- 3.18 More recently in May 2021, Shelter published its report *“Denied the Right to a Safe Home – Exposing the Housing Emergency” (CD I23)* which sets out in stark terms the impacts of the affordable housing crisis. The report affirms that affordability of housing is the main cause of homelessness (page 15) and that *“we will only end the housing emergency by building affordable, good quality social homes”* (page 10).
- 3.19 In surveying 13,000 people, the research found that one in seven had to cut down on essentials like food or heating to pay the rent or mortgage. In addition, over the last 50 years, the average share of income young families spend on housing has trebled. The following statements on the impacts of being denied a suitable home are also made in the report:

*“Priced out of owning a home and denied social housing, people are forced to take what they can afford – even if it’s damp, cramped, or away from jobs and support networks.”* (Page 5)

*“... people on low incomes have to make unacceptable sacrifices to keep a roof over their head. Their physical and mental health suffers because of the conditions. But because of high costs, discrimination, a lack of support, and*

*fear of eviction if they complain to their landlord, they are left with no other option.” (Page 5)*

*“The high cost of housing means the private-rented sector has doubled in size over the last 20 years. [...] Most private rentals are let on tenancies of 6 to 12 months, and renters can be evicted for no reason because of section 21. This creates a permanent state of stress and instability.” (Page 6)*

*“If you live in an overcrowded home, you’re more likely to get coronavirus. If you live in a home with damp and black mould on the walls, your health will suffer.” (Page 9)*

*“14% of people say they’ve had to make unacceptable compromises to find a home they can afford, such as living far away from work or family support or having to put up with poor conditions or overcrowding.” (Page 12)*

*“Spending 30% of your income on housing is usually the maximum amount regarded as affordable. Private renters spend the most, with the average household paying 38% of their income on rent, compared to social renters (31%) and owner-occupiers (19%).” (Page 14)*

*“19% of people say their experiences of finding and keeping a home makes them worry about the likelihood they will find a suitable home in the future.” (Page 15)*

*“Families in temporary accommodation can spend years waiting for a settled home, not knowing when it might come, where it might be, or how much it will cost. It’s unsettling, destabilising, and demoralising. It’s common to be moved from one accommodation to another at short notice. Meaning new schools, long commutes, and being removed from support networks. Parents in temporary accommodation report their children are ‘often unhappy or depressed’, anxious and distressed, struggle to sleep, wet the bed, or become clingy and withdrawn.” (Page 25)*

*“Landlords and letting agents frequently advertise properties as ‘No DSS’, meaning they won’t let to anyone claiming benefits. This practice disproportionately hurts women, Black and Bangladeshi families, and disabled people.” (Page 29)*

*“The situation is dire. A lack of housing means landlords and letting agents can discriminate knowing there is excess demand for their housing.” (Page 30)*

- 3.20 Shelter estimate that some 17.5 million people are denied the right to a safe home and face the effects of high housing costs, lack of security of tenure and discrimination in the housing market (page 32).
- 3.21 The Report concludes (page 33) that for change to happen, *“we must demand better conditions, fight racism and discrimination, end unfair evictions, and reform housing benefit. But when it comes down to it, there’s only one way to end the housing emergency. **Build more social housing**”* (emphasis in original).
- 3.22 In April 2022 Shelter published a further report titled *“Unlocking Social Housing: How to fix the rules that are holding back building”* (CD I24). The first paragraph of the Executive Summary is clear that:
- “Our housing system is broken. Across the country, renters are stuck in damp, crumbling homes that are making them sick. Private renters are forced to spend more than 30% of their income on rent. As a result, nearly half have no savings. Desperate parents fighting to keep a roof over their heads are forced to choose between rent and food.”*
- 3.23 The Executive Summary goes on to state that **“An affordable and secure home is a fundamental human need”** (emphasis in original) noting that one in three of us don’t have a safe place to call home and that finding a good-quality home at a fair price is impossible for so many people.
- 3.24 At page 6 the report considers the impacts of the Government plans to scrap developer contributions (Section 106) and replace it with a flat tax called the ‘infrastructure levy’. It states that:
- “This would mean that developers no longer build social housing on site, in return for planning permission, but instead pay a tax to the local council when they sell a home. The unintended consequence could add yet more barriers to social housebuilding and spell the end of mixed developments where social tenants live alongside private owners”* (my emphasis).
- 3.25 In considering the impact of the private rented sector, the report highlights at page 7 that nearly half of private renters are now forced to rely on housing benefit to pay their rent – *“That’s taxpayer money subsidising private landlords providing insecure and often poor-quality homes”*. The paragraph goes on to note that:
- “The lack of social housing has not just pushed homeownership out of reach, it’s made it nearly impossible for working families to lead healthy lives and keep*

*stable jobs. Poor housing can threaten the life chances and educational attainment of their kids. If we want to level up the country, we must start with home.”*

- 3.26 Regarding the use of temporary accommodation (“TA”) the report notes on page 10 that number of households living in such accommodation has nearly doubled over the last decade and the cost to the taxpayer has gone through the roof. The page also notes that *“TA cost councils £1.45bn last year (2020/21). 80% of this money went to private letting agents, landlords or companies.”*
- 3.27 Page 11 goes on to highlight that *“Of the nearly 100,000 households living in TA, more than a quarter (26,110) of these households are accommodated outside the local authority area they previously lived in”*. This means that *“Families have been forced to endure successive lockdowns in cramped, unhygienic, and uncertain living conditions, away from jobs, family, and support networks”*.
- 3.28 The page goes on to conclude that *“As a result, the national housing benefit bill has grown. Tenants' incomes and government money is flowing into the hands of private landlords, paying for poorer quality and less security. **There are now more private renters claiming housing benefit than ever before.**”* (emphasis in original).
- 3.29 Page 9 is also clear that *“Since 2011, freezes to Local Housing Allowance (housing benefit for private renters) and blunt policies like the benefit cap have been employed to limit the amount of support individuals and families can receive. As a result, many thousands of renters’ housing benefit simply doesn’t meet the cost of paying the rent.”*
- 3.30 In considering the consequences of this page 12 notes that *“With fast growing rents, mounting food and energy bills, and a dire shortage of genuinely affordable social housing, these policies have failed to curb the rising benefits bill. Instead, they have tipped people into poverty, destitution and homelessness.”*
- 3.31 Finally, page 21 is clear that:

*“For the over 1 million households on housing waitlists across England, who in the current system may never live with the security, safety, and stability that a good quality social home can provide, reforms cannot come any faster.*

*Access to good housing affects every aspect of one’s life and outcomes like health, education, and social mobility. More to the point, the outcomes and holistic wellbeing of an individual or an entire household is not only meaningful*

*for their trajectory, but also contributes to the threads of society by helping people contribute to their communities.*

*The evidence is clear, the financial requirements to own one's home are out of reach for many. And many will spend years stuck in a private rented sector that's not fit for purpose. The answer is clear: build many more, good quality social homes for the communities that so desperately need them.” (my emphasis).*

- 3.32 It is also pertinent to highlight that Cherwell District Council itself recognises the consequences of failing to meet affordable housing needs, as demonstrated through the Development Plan and the corporate documents discussed at Section 4 of this Statement.

### **Conclusions**

- 3.33 Evidently, the consequences of failing to meet affordable housing needs in any local authority are significant. Some of the main consequences of households being denied a suitable affordable home have been identified as follows:

- a. A lack of financial security and stability;
- b. Poor impacts on physical and mental health;
- c. Decreased social mobility;
- d. Negative impacts on children's education and development;
- e. Reduced safety with households forced to share facilities with those engaged in crime, anti-social behaviour or those with substance abuse issues;
- f. Being housed outside social support networks;
- g. Having to prioritise paying an unaffordable rent or mortgage over basic human needs such as food (heating or eating); and
- h. An increasing national housing benefit bill.

- 3.34 These harsh consequences fall upon real households, and unequivocally highlight the importance of meeting affordable housing needs. These are real people in real need. An affordable and secure home is a fundamental human need, yet households on lower incomes are being forced to make unacceptable sacrifices for their housing.

- 3.35 I am strongly of the opinion that a step change in delivery of affordable housing is needed now.

# The Development Plan and Related Policies

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## Section 4

### Introduction

- 4.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The adopted Development Plan in Cherwell comprises the Cherwell Local Plan 2011-2031 Part 1 (adopted 2015), the Cherwell Local Plan 2011-2031 Part 1 Partial Review (adopted 2020) and a number of saved policies from the Cherwell Local Plan (adopted 2006) (although none of the saved policies relate to affordable housing). There are no made nor emerging Neighbourhood Development Plans for the Ambrosden area.
- 4.3 Other material considerations relevant to this application include the NPPF and the PPG; the Developer Contributions Supplementary Planning Document (2018), the emerging Local Plan Review 2040 (a draft of which is presently being consulted upon by the Council), and a number of corporate documents produced by Cherwell District Council.

### The Development Plan

#### **Cherwell Local Plan Part 1, 2011 to 2031 (adopted 2015) (CD I1)**

- 4.4 The Cherwell Local Plan Part 1 was adopted in 2015 and contains strategic planning policies for development for the twenty-year plan period from 2011/12 to 2030/31.
- 4.5 **Policy BSC3** at page 64 is the primary policy for affordable housing and requires qualifying developments (i.e. 11 or more gross dwellings) to provide at least 35% on site affordable housing across much of the district including Kidlington and the rural area (reduced to 30% in the main towns of Banbury and Bicester). The Ambrosden area falls within the 35% requirement zone.
- 4.6 The policy goes on to note that:

*“All qualifying developments will be expected to provide 70% of the affordable housing as affordable/social rented dwellings and 30% as other forms of intermediate affordable homes. Social rented housing will be particularly*

*supported in the form of extra care or other supported housing. It is expected that these requirements will be met without the use of social housing grant or other grant.”*

- 4.7 The supporting text for this policy states at paragraph B.104 at page 62 that “*Cherwell has a high level of need for affordable housing*” and as such a strong emphasis is placed on the delivery of affordable homes in the authority area.
- 4.8 Paragraph B.105 at page 62 highlights the objectively assessed affordable housing need, explaining that “*The Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 has identified a net need of 407 affordable homes per year*”. I discuss the affordable housing need in more detail at Section 5 of this Statement.

**Cherwell Local Plan Part 1 Partial Review – Oxford’s Unmet Housing Need, 2011 to 2031 (adopted 2020) (CD I4)**

- 4.9 The Cherwell Local Plan Part 1 Partial Review - Oxford's Unmet Housing Need was adopted in 2020 and provides site specific allocations to meet Cherwell District’s share of the unmet needs of Oxford City to 2031.
- 4.10 Whilst the Partial Review is focused upon the unmet need arising from Oxford City, the Partial Review sets out important context for affordable housing and Cherwell’s relationship with Oxford in this respect.
- 4.11 Section 5.24 discusses some of the affordability pressures arising in the Oxford area, stating that:

*“Because Oxford’s affordable housing need is so high, we are prescribing the mix of housing sizes needed for the defined ‘affordable’ element of the new housing supply. We have based these on the affordable housing requirements for the Housing Market Area as specified in the SHMA 2014. We are also requiring a higher level of affordable rent/social rented accommodation (80% of the total affordable housing requirement) than Cherwell’s 70% requirement.”*  
(My emphasis)

- 4.12 It is therefore clear that there is an increased pressure to provide affordable housing in Cherwell, given the requirement for affordable housing in Oxford.

**Saved Policies of the Cherwell Local Plan (adopted 1996)**

- 4.13 The Cherwell Local Plan (1996) contains detailed policies for development management. Some policies were ‘saved’ by direction of the Secretary of State in 2007.



- 4.14 The strategic policies – including those for affordable housing – have been superseded by those in the Local Plan (Part 1).

**Other material considerations**

**Developer Contributions Supplementary Planning Document (adopted 2018) (CD I9)**

- 4.15 The Developer Contributions Supplementary Planning Document was adopted in February 2018 and provides additional details on the tenure mix of affordable homes, the distribution of affordable homes and thresholds.

- 4.16 At paragraph 4.3 of the document, it states:

*“Cherwell District has a high level of need for affordable housing. The Council’s Housing Strategy 2012-17 recognises the need for affordable homes, and aims to ensure that Cherwell is well-placed to maximise investment by registered providers and to respond to opportunities as they arise.” (My emphasis).*

- 4.17 Section 4.10 goes on to discuss the expected tenure mix of affordable housing, setting an expectation of 70% affordable housing for rent and 30% other forms of affordable housing:

*“The adopted Cherwell Local Plan requires all qualifying developments (i.e. those developments comprising 11 or more dwellings (gross)) to provide 70% of the affordable housing as affordable/social rented dwellings and 30% as other forms of intermediate housing. Social rented housing will be particularly supported in the form of extra care or other supported housing. It is expected that these requirements will be met without the use of social housing grant or other grant.*

*It is expected that all affordable housing provided under a rented tenure will be built to the nationally described space standards and that where appropriate affordable housing should not be clustered in any more than 10 units of one tenure and 15 units of multiple affordable tenures with no contiguous boundary of the clusters.”*

**First Homes Interim Policy Guidance Note 2021 (CD I25)**

- 4.18 The First Homes Interim Policy Guidance Note 2021 summarises how Cherwell District Council will implement the national First Homes policy contained in the PPG.

- 4.19 Paragraph 4.7 at page 5 sets out an updated tenure split: namely:
- a. 25% First Homes;
  - b. 70% social or affordable rented housing; and
  - c. 5% intermediate housing.

#### **Emerging Local Plan Review 2040 – Consultation Draft (Regulation 18) (CD J9)**

- 4.20 The Council is presently consulting upon a ‘Regulation 18’ draft version of the Local Plan Review which is expected to cover a twenty-year period from 2020/21 to 2039/40 and replace the strategic policies contained within the extant Local Plan.
- 4.21 Strategic Objective 10 at page 11 of the Draft Local Plan relates to housing need, with the Plan seeking to *“Meet the housing needs of all sectors of Cherwell’s communities, in a way that creates sustainable, well-designed, safe, inclusive and mixed communities, promoting inter-generational connectivity and lifetime neighbourhoods”* (emphasis added).
- 4.22 The draft **Core Policy 36 ‘Affordable Housing’** sets out a revised approach to securing affordable housing in Cherwell District. Paragraph 3.196 at page 82 of the supporting text explains the importance of affordable housing delivery to the Council, stating that *“Providing truly affordable housing is one of our highest priorities”*.
- 4.23 Paragraph 3.197 explains that there are challenges for those seeking affordable home ownership and affordable housing for rent, explaining that:

*“Our Housing Strategy (2019-2024) has identified three strategic priorities, which includes the need to increase the supply and diversity of affordable housing to ensure the right types of housing are available in the right places. It highlights that home ownership is out of reach for households on low and average incomes, with social rent being the only truly affordable housing option for many local residents”*.

- 4.24 Paragraph 3.199 discusses the latest assessment of affordable housing need, set out in the Housing and Economic Needs Assessment 2022 (which I discuss further in Section 5 of this Statement). It highlights the scale of the affordable housing need and the imperative for the Council to deliver as many affordable homes as possible:

*“The HENA analyses the need for affordable housing in terms of social/affordable rented housing and affordable home ownership. It identifies a significant need for affordable housing in Cherwell, with a need of 660 social*

*rented/affordable rented homes per year and a further 193 homes to meet affordable home ownership needs. We therefore have to provide as many affordable homes as possible to meet this need. The Council's interim Viability Assessment tested a range of requirements for affordable housing from 0 to 50% and for First Homes provided at 25%. It currently recommends an overall 30% affordable housing requirement on all sites on overall viability grounds".*

- 4.25 Paragraph 3.201 at page 83 summarises the Council's recent performance in delivering affordable homes, with 178 net affordable housing completions in 2021/22 and 295 net affordable housing completions in the previous year 2020/21. The paragraph explains that, to date, the delivery of social rent homes has been limited.
- 4.26 The wording of Core Policy 36 at page 84 sets out the revised approach to securing affordable housing, applying an overall requirement for 30% affordable housing across the District with the First Homes tenure comprising 25% of *all* homes on sites<sup>4</sup>. Question 24 of the consultation paper specifically seeks views on whether affordable housing delivery should be maximised (particularly that for social rent homes) if sacrifices were made in respect of other policy requirements.

## **Corporate Documents**

### **Housing Strategy 2019 to 2024 (CD I26)**

- 4.27 The Housing Strategy sets out the Council's plans for the housing service for the period from 2019 to 2024 and identifies how Cherwell will:
- a. Increase the supply and diversity of affordable housing to ensure the right types of housing are available in the right places;
  - b. Improve the quality and sustainability of our homes and build thriving, healthy communities; and
  - c. Enhance opportunities for residents to access suitable homes and have housing choices.

- 4.28 The strategy states:

*"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*

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<sup>4</sup> I note that national guidance for First Homes seeks 25% of all affordable homes as First Homes, rather than 25% of the total number of homes on a scheme.

*private renting in Cherwell are now ahead of national levels and the amount of social housing falling behind.”*

### **Homelessness and Rough Sleeping Strategy 2021 to 2026 (CD I27)**

- 4.29 The current strategy covers the period 2021 to 2026 and was approved by Executive on 1 March 2021.
- 4.30 The Council’s stated vision is *“To work in partnership, with customers at the heart of our approach, to understand, prevent and resolve homelessness so that no one has to sleep rough in Cherwell”*.
- 4.31 There are six strategic priorities for the Homelessness and Rough Sleeping Strategy 2021-2026, as set out below. Priorities 1 to 5 set out how the Council will work with partner organisations and service users, whilst priority 6 focuses on improving access to good quality affordable housing.
- *“Priority 1 - Work with the County, City and District Councils and partner organisations across Oxfordshire to identify the causes of homelessness in our area, facilitate early interventions and responses to increase successful homelessness preventions, and make sure that no one has to sleep rough.*
  - *Priority 2 - Proactively identify, engage with and assist households who have difficulty accessing and receiving homelessness services.*
  - *Priority 3 - Proactively engage with and support households to develop housing resilience and when needed, to access suitable accommodation to meet their longer-term needs.*
  - *Priority 4 - Engage and work collaboratively with people with lived experience of homelessness and commission the right support to reduce, prevent and ultimately end homelessness and rough sleeping.*
  - *Priority 5 - Make sure that our service is flexible and equipped to deal with any future local Covid19 outbreak or emergency.*
  - *Priority 6 - Work in partnership to increase supply of affordable housing and make sure that accommodation in the private sector is good quality, that tenants are treated lawfully and fairly, and there is improved access to affordable private sector accommodation for homeless households.”*

### **Cherwell District Council Business Plan 2022 to 2023 (CD I28)**

- 4.32 The Council's business plan sets out the Council's overarching corporate priorities over 2022 and 2023. Page 2 identifies 'Housing that Meets Your Needs' as one of four key priorities for the Council; this includes actions to "*Support the delivery of affordable and green housing*" and to "*Deliver the Local Plan*".

### **Conclusions on the Development Plan and Related Policies**

- 4.33 The adopted Development Plan in Cherwell comprises the Cherwell Local Plan 2011-2031 Part 1; the Cherwell Local Plan 2011-2031 Part 1 Partial Review; and a number of saved policies from the Cherwell Local Plan
- 4.34 It is my opinion that the evidence set out in this section clearly highlights that within adopted policy, emerging policy and a wide range of other plans and strategies, providing affordable housing has long been established as, and remains, a key issue which urgently needs to be addressed within Cherwell.
- 4.35 The appeal proposals provide an affordable housing contribution which meets requirements of Local Plan policy BSC3.
- 4.36 The up to 42 affordable homes at the appeal site will make a significant contribution towards the annual affordable housing needs of the district, particularly when viewed in the context of past rates of affordable housing delivery which is considered in more detail in Section 6 of this Statement.

# Affordable Housing Needs in Cherwell District

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## Section 5

### **Housing Market Assessments**

- 5.1 The adopted Development Plan does not define a numerical target for the provision of affordable homes. Instead, Policy BSC3 of the adopted Local Plan seeks 30% to 35% affordable housing provision is made from qualifying developments.
- 5.2 In the absence of a defined affordable housing target figure in adopted policy, it is important to consider the objectively assessed need for affordable housing within the most up-to-date assessment of local housing need.
- 5.3 Cherwell District Council has published two Housing Market Assessments over the course of the past nine years; these are summarised in turn below.

### **Oxfordshire Strategic Housing Market Assessment (2014) (CD K2)**

- 5.4 The Oxfordshire Strategic Housing Market Assessment (“SHMA”) was published in 2014 and forms part of the evidence base for the adopted Cherwell Local Plan Part 1 (2015). It was prepared by GL Hearn on behalf of the Oxfordshire authorities (Cherwell, Oxford City, Vale of White Horse, South Oxfordshire) to inform the production of their respective Local Plans.
- 5.5 The SHMA covers a 20 year period from 2011/12 to 2030/31. The SHMA sets out an objective assessment of housing need, including for affordable housing – although I note that the inputs to the SHMA are now almost a decade old.
- 5.6 The SHMA was updated in 2018 in respect of housing need in Oxford City only. Correspondingly, I do not consider the update further within my evidence.
- 5.7 Section 6 of the 2014 SHMA assesses the need for affordable housing in accordance with guidance set out in the Planning Practice Guidance. The assessment considers:
  - The existing backlog of affordable housing need (primarily from those households in unsuitable accommodation and unable to afford alternative accommodation on the open market);
  - Newly arising need, from newly forming households in affordable housing need and from existing households falling into affordable housing need; and

- The supply of affordable housing being made available through re-lets (and re-sales in the case of intermediate housing).
- 5.8 The assessment of affordable housing need covers the 18-year period from 2013/14 to 2030/31. This is two years fewer than the SHMA's overall assessment of affordable housing need, and two years fewer than the overall Plan period.
- 5.9 Table 54 of the 2014 SHMA calculates the estimated level of affordable housing need per annum, **identifying a net need for 407 new affordable homes each year in the district between 2013 and 2031**, equivalent to 7,326 affordable dwellings over the 18-year period.
- 5.10 The Cherwell Local Plan Part 1 (2015) acknowledges this figure at paragraph B.105 at page 62.
- 5.11 The SHMA goes on to consider the tenure split of the affordable housing provision in the Oxfordshire authorities. Table 60 shows that in Cherwell, there is a need to deliver 13.7% shared ownership or shared equity dwellings; 32.3% affordable rented housing; and 54.0% social rented housing<sup>5</sup>.
- 5.12 The SHMA sets out concluding remarks in respect of affordable housing need, and the implications for the authorities that were preparing their Local Plans. Paragraph 6.79 states that *"There is thus a significant need for new affordable housing in Oxfordshire and we therefore consider the Councils are justified in seeking to secure the maximum viable level of affordable housing."*
- 5.13 Consequently, the PRS in my opinion is not a suitable substitute for affordable housing and does not have an equivalent role in meeting the housing needs of low-income families. It is highly pertinent that in the revised NPPF, PRS housing is not and has not been included within the Annex 2 definition.
- 5.14 Given that the 2014 SHMA has already relied on the PRS when calculating the net affordable housing requirement, in my view there is a strong case to suggest that the true net affordable housing need for Cherwell is significantly greater than 407 affordable dwellings per annum.
- 5.15 It is also worth noting that the 2014 SHMA was prepared prior to the implementation of the updated Annex 2 definition of affordable housing in the revised 2018 NPPF (now September 2023 version). The calculation of need within the 2014 SHMA therefore

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<sup>5</sup> Clearly, this tenure mix has been superseded by the definition in the 2018 NPPF and the subsequent introduction of First Homes in 2021.

does not make provision for the range of affordable routes to home ownership included within the current definition of affordable housing.

- 5.16 If these households were also to be factored in to the calculation of affordable housing need it is likely that the net affordable housing need figure for the Cherwell area would increase further.

### **Relationship Between Identified Affordable Housing Need and the Overall Housing Requirement**

- 5.17 The overall housing requirement in Cherwell stands at 1,142 dwellings per annum of all tenures between 2011/12 and 2030/31, as set out in Cherwell Local Plan Part 1 (2015) Policy BSC1 'District Wide Housing Distribution'.

- 5.18 Paragraph B.94 of the Cherwell Local Plan Part 1 (2015) supporting text notes that this is derived from the 2014 SHMA, accounting for various factors which include *“modelling of the level of housing provision that might be required to meet affordable need in full and wider evidence of market signals”*. This makes plain that the affordable housing need has influenced the overall housing requirement and in turn, the overall plan strategy.

- 5.19 The Inspector’s Report into Cherwell Local Plan Part 1 (2015) (**CD I2**) makes clear the link between the affordable housing need and the overall requirement and Plan strategy. At paragraph 54, the Inspector noted that the Oxfordshire 2014 SHMA and the associated modifications to the development strategy met the full objectively assessed need for housing, including affordable housing:

*“...the 2014 SHMA and the modifications arising from it now properly address the NPPF’s requirements for a “significant boost” to new housing supply and to meet the full OAN, including for affordable housing, as well as take account of “market signals”, which the submitted plan did not.”*

- 5.20 Paragraph 61 summarised the Inspector’s conclusions on this matter, confirming that:

*“Overall, I conclude that [...] the plan suitably and sufficiently addresses the full OAN for housing, including affordable housing, in Cherwell to 2031”.*

- 5.21 In this context, it is therefore clear that the adopted Cherwell Local Plan Part 1 (2015) promotes a development strategy that seeks to meet Cherwell’s affordable housing needs in full.



## **Cherwell District and Oxford City Councils Housing and Economic Needs Assessment (December 2022) (CD J58)**

- 5.22 The Cherwell District and Oxford City Council Housing and Economic Needs Assessment (“HENA”), published in December 2022, was prepared by Iceni projects, JG Consulting and Cambridge Econometrics. The 2022 HENA covers the 20-year period from 2020 to 2040.
- 5.23 The 2022 HENA was commissioned by CDC and Oxford City Council to inform their individual Local Plans and includes a refresh of the methodology and growth scenarios covered by the Oxfordshire Growth Needs Assessment (2021) which was prepared as part of the preparation of the now ceased Oxfordshire Plan.
- 5.24 Table 9.11 on page 117 of the 2022 HENA identifies a net need for **660 social/affordable rented dwellings per annum** within Cherwell over the 20-year period.
- 5.25 Table 9.21 on page 124 identifies a net need for **193 affordable home ownership dwellings per annum** within Cherwell over the 20-year period.
- 5.26 When combining both the identified net need for social/affordable rented dwellings and affordable home ownership dwellings, the 2022 HENA identifies a total net affordable housing need of **853 dwellings per annum** within Cherwell, equivalent to 17,060 affordable dwellings over the 20-year period.

### **Local Housing Need vs Affordable Housing Need**

- 5.27 The Council’s latest Housing Land Supply Position Statement (**CD K1**) was published in February 2023 and includes a five year housing land supply based upon the Local Housing Need, calculated using the Standard Method contained in the PPG.
- 5.28 Whilst the Standard Method for calculating Local Housing Need applies an affordability adjustment, the PPG is clear that:

*“The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the **affordability of homes**”<sup>6</sup>”*  
 (My emphasis)

<sup>6</sup> Paragraph: 006 Reference ID: 2a-006-20190220

- 5.29 Evidently providing an affordability adjustment to start to address the affordability of homes in an authority is clearly not the same as calculating an affordable housing need figure. The affordability uplift is simply a function of the standard methodology, and it is not a basis for determining the numerical need for affordable housing nor the types of affordable housing required as defined in Annex 2 of the NPPF (2023).
- 5.30 This is further supported by the fact that calculating such need for an authority is dealt with under a separate section of the PPG<sup>7</sup> titled ‘*How is the total annual need for affordable housing calculated?*’ which clearly sets out that:
- “The total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period.”*
- 5.31 Whilst the Standard Method calculation may be used for monitoring general housing needs and supply across the authority it does not purport to provide a need figure for affordable housing in line with the PPG. As such it does not reflect affordable housing need; nor is it an appropriate basis with which to monitor affordable housing supply.
- 5.32 In a similar fashion, the achievement of Housing Delivery Test targets does not signify that affordable housing needs have been being met over a period when using the standard method to calculate the ‘number of homes required’ for a Local Authority area.

### **Conclusions on Affordable Housing Needs in Cherwell District**

- 5.33 The 2014 SHMA identifies a need for **407 net affordable dwellings per annum** over the 18-year period between 2013 and 2031.
- 5.34 The more recently published 2022 HENA identifies a net need for 660 social/affordable rented dwellings per annum and 193 affordable home ownership dwellings per annum, giving a total net affordable housing need of **853 net affordable dwellings per annum** over the 20-year HENA period from 2020 to 2040.
- 5.35 The affordable housing need identified in the 2022 HENA represents a 110% increase on the previously identified net affordable housing need identified within the 2014 SHMA.

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<sup>7</sup> Paragraph: 024 Reference ID: 2a-024-20190220

# Affordable Housing Delivery in Cherwell District

## Section 6

### Gross affordable housing delivery

6.1 Figure 6.1 below illustrates the gross delivery of affordable housing in Cherwell over the eleven monitoring years since the start of the adopted Local Plan period in 2011/12. The completions figures are sourced from the Council's Annual Monitoring Report which was approved by the Council Executive on 6 February 2023 (CD I29).

Figure 6.1: Gross Additions to Affordable Housing Stock in Cherwell, 2011/12 to 2021/22

Monitoring Year	Net Overall Housing Completions	Gross Affordable Housing Completions	Gross Affordable Completions as a % of Net Overall Completions
2011/12	356	204	57%
2012/13	340	113	33%
2013/14	410	140	34%
2014/15	946	191	20%
2015/16	1,425	322	23%
2016/17	1,102	278	25%
2017/18	1,387	426	31%
2018/19	1,489	510	34%
2019/20	1,159	400	35%
2020/21	1,192	295	25%
2021/22	1,175	178	15%
<b>Total</b>	<b>10,981</b>	<b>3,057</b>	<b>28%</b>
<b>Average per annum</b>	<b>998</b>	<b>278</b>	<b>28%</b>

Source: Annual Monitoring Report 2022

6.2 Between 2011/12 and 2022/23, a total of 10,981 dwellings of all tenures have been delivered in Cherwell, equivalent to 998 dwellings per annum. Of these, 3,057 dwellings were affordable tenures, equivalent to an average of 278 gross affordable dwellings per annum. This equates to 28% gross affordable housing delivery, which is below the 30% to 35% that is sought under adopted policy BSC3.

## Accounting for the Right to Buy

- 6.3 It is important to note that the gross affordable completions figure does not take into account any losses from the affordable housing stock through demolitions nor through Right to Buy sales. Dwellings sold under the Right to Buy are lost permanently from the existing affordable housing stock and can no longer be used to accommodate households in need. In Cherwell the affordable housing stock is held by Registered Providers<sup>8</sup> (“RPs”). While Councils are able to use some Right to Buy receipts to acquire existing homes for use as affordable housing, data published by DLUHC shows that no such acquisitions have taken place in Cherwell.
- 6.4 Figure 6.2 below calculates the affordable housing additions per annum over the eleven years since the start of the Local Plan period in 2011/12, net of Right to Buy sales. The sale of 139 affordable dwellings over this period equates to 5% of the gross affordable housing completions of 3,057 dwellings over same period – a modest figure that is nonetheless lost permanently from the affordable housing stock. In total, 2,918 net affordable housing additions have been achieved over the period, or an average of 265 net affordable dwellings per annum.

*Figure 6.2: Right to Buy sales in Cherwell, 2011/12 to 2021/22*

Monitoring Year	Gross Affordable Housing Completions	Right to Buy Sales from Registered Provider Stock	Net Affordable Housing Additions
2011/12	204	-5	199
2012/13	113	-12	101
2013/14	140	-22	118
2014/15	191	-16	175
2015/16	322	-14	308
2016/17	278	-15	263
2017/18	426	-11	415
2018/19	510	-10	500
2019/20	400	-13	387
2020/21	295	-8	287
2021/22	178	-13	165
<b>Total</b>	<b>3,057</b>	<b>-139</b>	<b>2,918</b>
<b>Average per annum</b>	<b>278</b>	<b>-13</b>	<b>265</b>

Source: Annual Monitoring Report 2022; Private Registered Providers Statistical Data Returns

<sup>8</sup> Data on RP sales of affordable housing to RP tenants is contained in the annual Statistical Data Returns (‘SDR’) data sets for the period 2011/12 to 2021/22 published by the Regulator of Social Housing. These figures have been combined on an annual basis to produce total Right to Buy sales.

- 6.5 Figure 6.3 below recalculates the net affordable housing additions as a percentage of overall housing completions. It shows that net overall housing delivery reduces to 27% of overall housing completions.
- 6.6 One can observe a ‘spike’ in the annual net affordable housing delivery in Cherwell, which rose to high levels in 2017/18 and 2018/19 but has since fallen back.

*Figure 6.3: Net Additions to Affordable Housing Stock in Cherwell, 2011/12 to 2021/22*

Monitoring Year	Net Overall Housing Completions	Net Affordable Housing Additions	Net Affordable Additions as a % of Net Overall Completions
2011/12	356	199	56%
2012/13	340	101	30%
2013/14	410	118	29%
2014/15	946	175	18%
2015/16	1,425	308	22%
2016/17	1,102	263	24%
2017/18	1,387	415	30%
2018/19	1,489	500	34%
2019/20	1,159	387	33%
2020/21	1,192	287	24%
2021/22	1,175	165	14%
<b>Total</b>	<b>10,981</b>	<b>2,918</b>	<b>27%</b>
<b>Average per annum</b>	<b>998</b>	<b>265</b>	<b>27%</b>

*Source: Annual Monitoring Report 2022; Private Registered Providers Statistical Data Returns*

- 6.7 For the analysis in this Statement, I adopt the net affordable housing completions figures above.

*Continues overleaf*

### Net Affordable Housing Delivery Compared to Identified Needs: 2014 SHMA

6.8 Figure 6.4 illustrates net affordable housing delivery compared to the identified need of 407 affordable dwellings per annum over the nine years from 2013/14 to date, as set out in the 2014 SHMA.

*Figure 6.4: Net Additions to Affordable Housing Stock Compared to Needs Identified in the 2014 SHMA*

Monitoring Year	Net Affordable Housing Additions	Affordable Housing Need: 2014 SHMA (407 dpa)	Surplus / Shortfall	Cumulative Shortfall	Percentage of Needs Met
2013/14	118	407	-289	-289	29%
2014/15	175	407	-232	-521	43%
2015/16	308	407	-99	-620	76%
2016/17	263	407	-144	-764	65%
2017/18	415	407	+8	-756	102%
2018/19	500	407	+93	-663	123%
2019/20	387	407	-20	-683	95%
2020/21	287	407	-120	-803	71%
2021/22	165	407	-242	-1,045	41%
<b>Total</b>	<b>2,618</b>	<b>3,663</b>		<b>-1,045</b>	<b>71%</b>
<b>Average</b>	<b>291</b>	<b>407</b>		<b>-116</b>	<b>71%</b>

Source: See Figure 6.3 above; 2014 SHMA

6.9 Over the nine monitoring years of the 2014 SHMA period from 2013/14 to date, net affordable housing completions have averaged 291 affordable dwellings per annum against an identified need for 407 affordable dwellings per annum. A significant shortfall of -1,045 affordable dwellings has arisen over the nine year period, equivalent to an average annual shortfall of -116 affordable dwellings. Overall, the Council has met 71% of the identified needs contained within the 2014 SHMA.

### Net Affordable Housing Delivery Compared to Identified Needs: 2022 HENA

6.10 Figure 6.5 illustrates net affordable housing delivery compared to the identified need of 853 affordable dwellings per annum over the first two years from 2020/21 to date, as set out in the 2022 HENA.

*Figure 6.5: Net Additions to Affordable Housing Stock Compared to Needs Identified in the 2022 HENA*

Monitoring Year	Net Affordable Housing Additions	Affordable Housing Need: 2022 HENA (853 dpa)	Shortfall	Cumulative Shortfall	Percentage of Needs Met
2020/21	287	853	-566	-566	34%
2021/22	165	853	-688	-1,254	19%
<b>Total</b>	<b>452</b>	<b>1,706</b>	<b>-1,254</b>		<b>26%</b>
<b>Average</b>	<b>226</b>	<b>853</b>	<b>-627</b>		<b>26%</b>

Source: See Figure 6.3 above; 2022 HENA

6.11 Over the first two monitoring years of the 2022 HENA period from 2020/21 to date, net affordable housing completions have averaged 226 affordable dwellings per annum against an identified need for 853 affordable dwellings per annum. A significant shortfall of -1,254 affordable dwellings has already arisen over just two years, equivalent to an average annual shortfall of -116 affordable dwellings. Overall, the Council has met only 26% of the identified needs contained within the 2022 HENA.

### Conclusions on Affordable Housing Delivery

6.12 The above evidence demonstrates that across Cherwell, the delivery of affordable housing has fallen persistently short of meeting identified needs – despite the fact the Local Plan target was aligned with the affordable housing need contained in the then-prevailing 2014 SHMA.

6.13 In the eleven monitoring years since the start of the Local Plan period in 2011/12, net affordable housing delivery represented 27% of overall housing delivery, at an average of 265 affordable dwellings per annum.

6.14 Against the affordable housing need of 407 net affordable dwellings per annum between 2013/14 and 2030/31 set out in the 2014 SHMA, a cumulative shortfall of -1,045 affordable dwellings has already arisen over the eleven-year period between 2011/12 and 2021/22, equivalent to an average annual shortfall of -116 affordable dwellings and with just 71% of needs being met.

- 6.15 Against the affordable housing need of 853 net affordable dwellings per annum between 2020/21 and 2039/40 set out in the 2022 HENA, a cumulative shortfall of -1,254 affordable dwellings has already arisen in the first two years 2020/21 and 2021/22, equivalent to an average annual shortfall of -627 affordable dwellings and with just 26% of needs being met.
- 6.16 It is clear that a 'step change' in affordable housing delivery is needed now in Cherwell to address these shortfalls and ensure that the future authority-wide needs for affordable housing can be met.
- 6.17 In light of the identified level of need there can be no doubt that the delivery of up to 42 affordable dwellings on the proposed site will make an important contribution to the affordable housing needs of Cherwell and its residents.



# The Future Supply of Affordable Housing

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## Section 7

### The Future Supply of Affordable Housing

- 7.1 The tables and analysis in the preceding have looked at past affordable housing trends, but it is important to also consider how much affordable housing might come forward in the future.
- 7.2 It is possible to analyse the Council's Housing Trajectory to understand how many affordable homes are likely to come forward in the next five years from 2022/23 to 2026/27. The Council's latest stated position is contained in the Housing Land Supply Position Statement, dated February 2023 (**CD K1**). The Housing Land Supply Position Statement claims that there is a likely deliverable supply in Cherwell of **4,244 dwellings over the next five years**. These are the Council's "best case" figures and I note that the evidence of Mr Pycroft shows that the deliverable supply is 3,565 dwellings, some 679 dwellings fewer than claimed in the Housing Land Supply Position Statement.
- 7.3 As Figure 6.1 in the preceding section shows, the Council has achieved an average of 28% gross affordable housing completions over the eleven monitoring years of the Local Plan period so far, from 2011/12 to 2021/22.
- 7.4 Consequently, if one assumes that the 4,244 homes in the deliverable supply in Cherwell will also yield 28% in line with the trends seen to date, then there is a likely deliverable supply of 1,188 affordable homes over the five years 2022/23 to 2026/27 – an average of 238 gross affordable dwellings per annum. This is 40 dwellings per annum fewer than the 278 gross affordable dwellings achieved 2011/12 to 2021/22 (see Figure 6.1 in the preceding Section of this Statement) or put another way, an 11% reduction in the likely gross affordable housing supply.
- 7.5 In addition, if one applies the average of 13 Right to Buy sales per annum in line with the trends calculated in Figure 6.2 above, then there is likely to be a **net yield of 225 affordable dwellings per annum over the five years 2022/23 to 2026/27**. I reiterate here that this is based upon the Council's 'best case scenario' in respect of its deliverable supply.

### Future Affordable Housing Delivery Compared to Identified Needs: 2014 SHMA

7.6 Figure 7.1 below calculates the rolling shortfall in affordable housing delivery over the next five years, when compared against the identified needs in the 2014 SHMA for 407 affordable dwellings per annum. As Figure 6.4 above shows, to date there has been a net shortfall of -1,045 affordable homes over the first eleven monitoring years of the HENA period from 2011/12 to 2021/22. Figure 7.1 applies the projected average of 225 net affordable dwellings over the next five years to identify the shortfall at the end of 2026/27.

*Figure 7.1: Projected Affordable Housing Completions Compared to Identified Needs in the 2014 SHMA – the Next Five Years to 2026/27*

	Net Affordable Housing Additions		Affordable Housing Need: 2014 SHMA (407 dpa)	Surplus / shortfall	Cumulative shortfall
	Actual	Projected			
2013/14	118		407	-289	-289
2014/15	175		407	-232	-521
2015/16	308		407	-99	-620
2016/17	263		407	-144	-764
2017/18	415		407	+8	-756
2018/19	500		407	+93	-663
2019/20	387		407	-20	-683
2020/21	287		407	-120	-803
2021/22	165		407	-242	-1,045
2022/23		225	407	-182	-1,227
2023/24		225	407	-182	-1,409
2024/25		225	407	-182	-1,591
2025/26		225	407	-182	-1,773
2026/27		225	407	-182	-1,955
<b>Total</b>	<b>2,618</b>	<b>1,125</b>	<b>5,698</b>	<b>-1,955</b>	<b>-1,955</b>

Source: See Figure 6.4 above; Cherwell Housing Land Supply Position Statement

7.7 The potential delivery of 225 net affordable dwellings per annum over the next five years is not enough to meet the identified need for 407 affordable dwellings per annum as set out in the 2014 SHMA. Alarming, as a result, the existing shortfall of -1,045 affordable dwellings will widen to -1,955 affordable dwellings by the end of 2026/27. There is clearly a persistent under-delivery of affordable homes, which is likely to continue over the next five years. Consequently, there is a significant need for more affordable homes to receive permission now if future needs are to be met.

7.8 Since the Local Plan period ends in 2030/31, the prospect of recovering a -1,955 shortfall in the remaining four years from 2027/28 to 2030/31, would appear to be remote.

**Future Affordable Housing Delivery Compared to Identified Needs: 2022 HENA**

7.9 Figure 7.2 below calculates the rolling shortfall in affordable housing delivery over the next five years, when compared against the identified needs in the 2022 HENA for 853 affordable dwellings per annum. As Figure 6.5 above shows, to date there has already been a net shortfall of -1,254 affordable homes over the first two monitoring years of the HENA period from 2020/21 to 2021/22. Figure 7.2 applies the projected average of 225 net affordable dwellings over the next five years to identify the shortfall at the end of 2026/27.

*Figure 7.2: Projected Affordable Housing Completions Compared to Identified Needs in the 2022 HENA – the Next Five Years to 2026/27*

	Net Affordable Housing Additions		Affordable Housing Need: 2022 HENA (853 dpa)	Surplus / shortfall	Cumulative shortfall
	Actual	Projected			
2020/21	287		853	-566	-566
2021/22	165		853	-688	-1,254
2022/23		225	853	-628	-1,882
2023/24		225	853	-628	-2,510
2024/25		225	853	-628	-3,138
2025/26		225	853	-628	-3,766
2026/27		225	853	-628	-4,394
<b>Total</b>	<b>452</b>	<b>1,125</b>	<b>5,971</b>	<b>-4,394</b>	<b>-4,394</b>

Source: See Figure 6.5 above; Cherwell Housing Land Supply Position Statement

7.10 The potential delivery of 225 net affordable dwellings per annum over the next five years is not enough to meet the identified need for 853 affordable dwellings per annum as set out in the 2022 HENA. Alarming, as a result, the existing shortfall of -1,254 affordable dwellings will widen to -4,394 affordable dwellings by the end of 2026/27. Once again, this reinforces the need for more affordable homes to receive permission now if future needs are to be met.

**Conclusions on the Future Supply of Affordable Housing**

7.11 The analysis of the future supply of affordable housing shows that over the next five years from 2022/23 to 2026/27, the Council is likely to be able to deliver 225 net

affordable dwellings per annum, assuming past trends of affordable housing delivery (28% of overall housing completions, gross) and of Right to Buy sales (averaging 13 sales per annum). This figure is based upon the Council's own delivery expectations and represents a 'best case scenario' for affordable housing delivery.

- 7.12 When compared with the need for 407 affordable dwellings per annum set out in the 2014 SHMA, the existing shortfall of -1,045 dwellings will widen to -1,955 dwellings. When compared with the need for 853 affordable dwellings per annum set out in the 2022 HENA, the existing shortfall of -1,254 dwellings will widen to as many as -4,394 dwellings. In either case, this is a substantial shortfall which underlines the need for more affordable homes to come forward.

# Affordability Indicators

## Section 8

### Market Signals

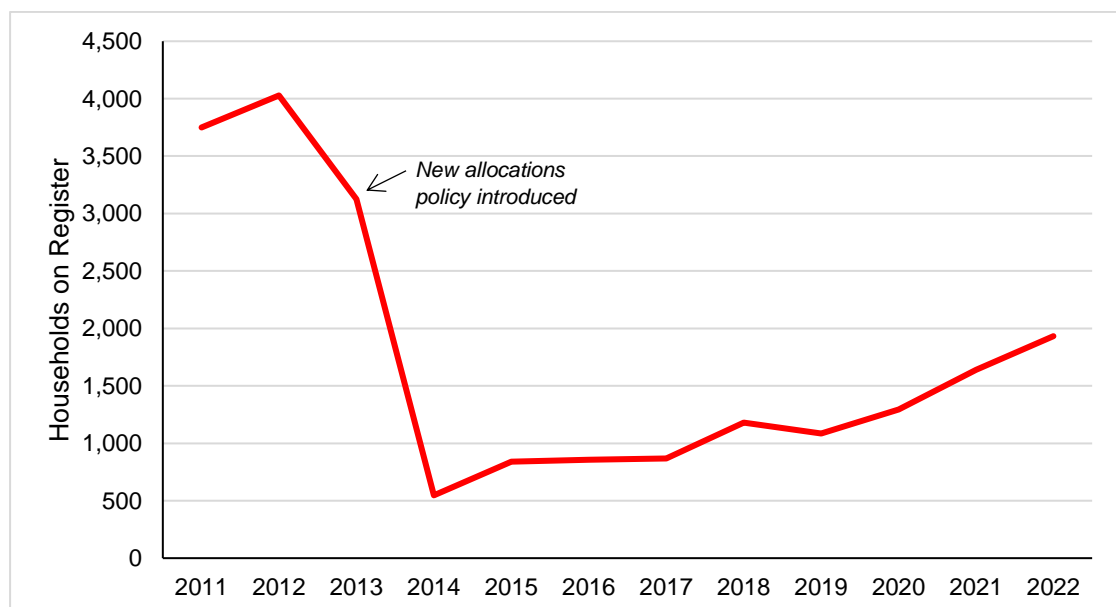
8.1 The PPG recognises the importance of giving due consideration to market signals as part of understanding affordability. It is acknowledged that this is in the context of plan making.

### Cherwell Housing Register

8.2 Data published by DLUHC shows that **on 31 March 2022, there were 1,932 households on Cherwell District Council's Housing Register.**

8.3 Figure 8.1 below shows the Housing Register since the start of the Local Plan period in 2011. Since 2014 (when the Register stood at 547 households), the Housing Register has more than tripled. Even in the last year alone, the Housing Register has increased from 1,640 households in 2021, rising by 292 households or 18% to the 1,932 figure in 2022.

Figure 8.1: Housing Register, Cherwell, 2011 to 2022



Source: DLUHC Live Table 600

- 8.4 The Housing Register fell sharply between 2013 and 2014, coinciding with the introduction of a new housing allocations policy which introduced restrictive qualification criteria.
- 8.5 Footnote 4 of DLUHC Live Table 600 highlights that:
- “The Localism Act 2011, which came into force in 2012, gave local authorities the power to set their own qualification criteria determining who may or may not go onto the housing waiting list. Previously, local authorities were only able to exclude from their waiting list people deemed guilty of serious unacceptable behaviour. The Localism Act changes have contributed to the decrease in the number of households on waiting lists since 2012.” (My emphasis).*
- 8.6 Evidently the result of the Localism Act is that many local authorities, including Cherwell District Council, have been able to exclude applicants already on Housing Register waiting lists who no longer meet the new narrower criteria but who are still in need of affordable housing.
- 8.7 Despite this it is important to reiterate that the number of households on the Housing Register has increased significantly since the new allocations policy took effect from 2014 onwards (as illustrated in figure 8.1 above) and has increased by 18% in the last year alone.
- 8.8 Whilst restricting the entry of applicants on to the Housing Register may temporarily reduce the number of households on the waiting list, this does not reduce the level of need, it merely displaces it.
- 8.9 Furthermore, in the appeal decision elsewhere in Oxfordshire at Oxford Brookes University Campus at Wheatley (**CD M46**), the Inspector asserted at paragraph 13.101 of his report that in the context of a lengthy housing register of 2,421 households:
- “It is sometimes easy to reduce arguments of housing need to a mathematical exercise, but each one of those households represents a real person or family in urgent need who have been let down by a persistent failure to deliver enough affordable houses” (my emphasis).*
- 8.10 The Inspector went on to state at paragraph 13.102 that *“Although affordable housing need is not unique to this district, that argument is of little comfort to those on the waiting list”* before concluding that *“Given the importance attached to housing delivery that meets the needs of groups with specific housing requirements and economic*

*growth in paragraphs 59 and 80 of the Framework, these benefits are considerations of substantial weight”.*

- 8.11 In undertaking the planning balance, the Inspector stated at paragraph 13.111 of their report that:

*“The Framework attaches great importance to housing delivery that meets the needs of groups with specific housing requirements. In that context and given the seriousness of the affordable housing shortage in South Oxfordshire, described as “acute” by the Council, the delivery of up to 500 houses, 173 of which would be affordable, has to be afforded very substantial weight”.*

- 8.12 In determining the appeal, the Secretary of State concurred with these findings, thus underlining the importance of addressing needs on the Housing Register, in the face of acute needs and persistent under delivery. In my opinion the numbers on Cherwell District Council’s housing register remains high.
- 8.13 It is important to note that the Housing Register is only part of the equation relating to housing need. The housing register does not constitute the full definition of affordable housing need as set out in the NPPF – Annex 2 definitions i.e. affordable rented, starter homes, discounted market sales housing and other affordable routes to home ownership including shared ownership, relevant equity loans, other low-cost homes for sale and rent to buy, provided to eligible households whose needs are not met by the market.
- 8.14 In short there remains a group of households who fall within the gap of not being eligible to enter the housing register but who also cannot afford a market property and as such are in need of affordable housing. It is those in this widening affordability gap who, I suggest, the Government intends to assist by increasing the range of affordable housing types in the most recent NPPF.

### **Waiting Times**

- 8.15 Data on waiting times is available from a previous Fol response in relation to another Tetlow King Planning project in Cherwell, and I attach this response at **Appendix JR 4**. The wait to be housed in an affordable home within the area ranges from 162 days for a 1-bed affordable home through to 922 days for a 4-bed+ affordable home. The wait for each size of property in the District has increase in the 12 month period between 31 March 2021 and 31 March 2022.

8.16 The waiting times for all affordable property sizes is set out at Figure 8.2 below and presents further stark evidence of a deteriorating affordable housing crisis affecting the Cherwell area.

*Figure 8.2: Housing Register Average Waiting Times*

Size of Affordable Property	Average Waiting Time to be Housed at 31 March 2021	Average Waiting Time to be Housed at 31 March 2022	Numerical change
1-bedroom home	78 days	162 days	+84 days
2-bedroom home	185 days	243 days	+58 days
3-bedroom home	260 days	346 days	+86 days
4+ bedroom home	690 days	922 days	+232 days

Source: FOI Response (01 July 2022)

### Average Numbers of Bids

8.17 The Council operates the Cherwell HomeChoice choice based lettings scheme under which applicants can bid for affordable homes advertise on an online portal. Information retrieved from the Council's online portal (**Appendix JR 5**) includes information on the average number of bids received, by dwelling size, in Cherwell and in Ambrosden.

#### Cherwell District

8.18 Figure 8.3 below shows the average number of bids per property in Cherwell District, accessed on 19 October 2023, covering the last 12 months, for a range of types of affordable property.

*Figure 8.3: Bids Per Property in Cherwell, 19 October 2022 to 19 October 2023*

Type of affordable property	Number of Lettings via Cherwell HomeChoice	Average Bids Per Property
1-bed affordable dwelling	215	54
2-bed affordable dwelling	231	72
3-bed affordable dwelling	89	93
4+ bed affordable dwelling	20	59
<b>All properties</b>	<b>580</b>	<b>67</b>

Source: Cherwell HomeChoice

8.19 Figure 8.3 demonstrates that on average, each property attracts many tens of bids, with an average of 67 bids per property across all sizes. 2- and 3-bedroom dwelling homes both attracted higher-than-average numbers of bids.



### Ambrosden Local Area

- 8.20 Figure 8.4 below shows local level data with the average number of bids per property in Ambrosden, accessed on 19 October 2023, covering the last 12 months, for a range of types of affordable property.

*Figure 8.4: Bids Per Property in Ambrosden, 19 October 2022 to 19 October 2023*

Type of affordable property	Number of Lettings via Cherwell HomeChoice	Average Bids Per Property
1-bed affordable dwelling	0	n/a
2-bed affordable dwelling	7	97
3-bed affordable dwelling	14	54
4+ bed affordable dwelling	0	n/a
<b>All properties</b>	<b>21</b>	<b>68</b>

*Source: Cherwell HomeChoice*

- 8.21 Figure 8. demonstrates that on average, each property in Ambrosden attracts similar numbers of bids to Cherwell as a whole, with higher demand for 2-bedroom dwellings. Notably, no properties with either 1 or 4+ bedrooms were advertised in the last 12 months.

### **Help to Buy Register**

- 8.22 Further evidence in respect of the need across Cherwell for affordable housing is provided in information from Help to Buy South.
- 8.23 Help to Buy South is one of three agents appointed by the Government to manage the Help to Buy initiative as well as other affordable home ownership options including shared ownership. The Help to Buy Equity Loan scheme closed at the end of 2022. However, the extant data from the Help to Buy South system helps to identify the number of households who have registered for an affordable home ownership home in Cherwell. The Help to Buy Register shows that on that on 24 March 2023, **1,184 households are seeking a shared ownership home in Cherwell.**
- 8.24 Furthermore, 36 households have expressed a specific locational preference for a shared ownership home in Ambrosden.

## Homelessness

- 8.25 DLUHC statutory homelessness data shows that in the 12 months between 1 April 2022 and 31 March 2023, the Council accepted 257 households in need of homelessness prevention duty<sup>9</sup>, and another 162 households in need of relief duty<sup>10</sup>.
- 8.26 In Cherwell, the termination of a private sector tenancy accounts for 141 households owed a prevention duty, or 55% of all households owed a prevention duty; it is the most common reason for the prevention duty.
- 8.27 As highlighted in Section 4 of this Statement, the Council's own Homelessness and Rough Sleeping Strategy 2021-2026 is clear at page 16 that *"The highest cause of homelessness in Cherwell is the loss of an Assured Shorthold Tenancy in private rented properties, followed by family/friends no longer able to accommodate."*
- 8.28 Furthermore a 2017 report by the National Audit Office ("NAO") found that:

***"The ending of private sector tenancies has overtaken all other causes to become the biggest single driver of statutory homelessness in England. The proportion of households accepted as homeless by local authorities due to the end of an assured shorthold tenancy increased from 11% during 2009-10 to 32% during 2016-17. The proportion in London increased during the same period from 10% to 39%. Across England, the ending of private sector tenancies accounts for 74% of the growth in households who qualify for temporary accommodation since 2009-10. Before this increase, homelessness was driven by other causes. These included more personal factors, such as relationship breakdown and parents no longer being willing or able to house children in their own homes. The end of an assured shorthold tenancy is the defining characteristic of the increase in homelessness that has occurred since 2010."*** (Emphasis in original).

- 8.29 The NAO report also noted that *"The affordability of tenancies is likely to have contributed to the increase in homelessness"* and that *"Changes to Local Housing Allowance are likely to have contributed to the affordability of tenancies for those on benefits, and are an element of the increase in homelessness"*.

<sup>9</sup> The Prevention Duty places a duty on housing authorities to work with people who are threatened with homelessness within 56 days to help prevent them from becoming homeless. The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.

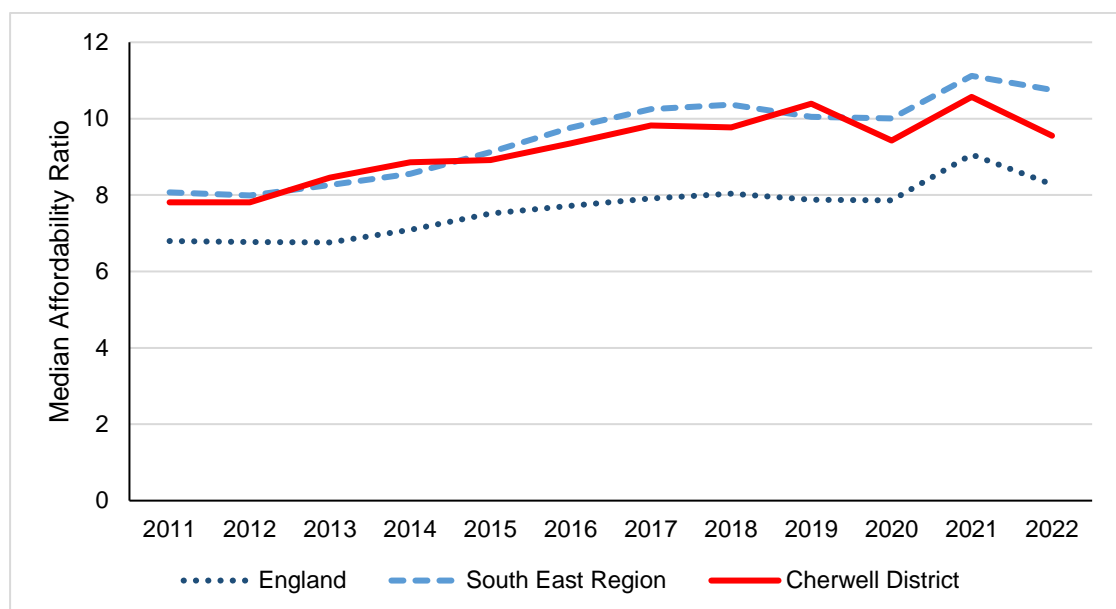
<sup>10</sup> The Relief Duty requires housing authorities to help people who are homeless to secure accommodation. The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.

## Affordability Ratios

### Median affordability ratio

- 8.30 Affordability ratios illustrate the relationship between average house prices and average workplace-based earnings, i.e. how much does a house cost in relation to the earnings of somebody working in Cherwell? For context, mortgage lending is typically offered on up to 4.5 times earnings (and may be lower subject to individual circumstances).
- 8.31 The ratio of median house prices to median incomes in Cherwell now stands at 9.55, a 23% increase since the start of the Local Plan period in 2011 when it stood at 7.81.

*Figure 8.5: Median Workplace-Based Affordability Ratio Comparison, 2011 to 2022*



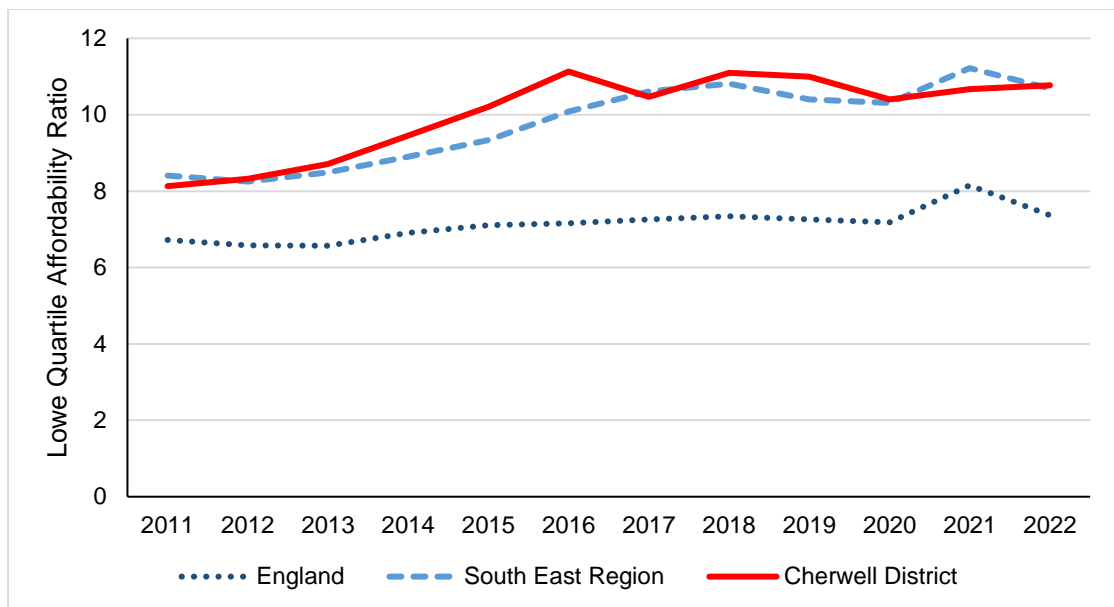
Source: Office for National Statistics

- 8.32 This median ratio of 9.55 in Cherwell is well in excess of the 4.5 times benchmark used for mortgage lending. It also stands significantly above the national median ratio of 8.28 (+15%) although below the South East median ratio of 10.75 (-11%).

### Lower quartile affordability ratio

- 8.33 For those seeking a lower quartile priced property (typically considered to be the 'more affordable' segment of the housing market), the ratio of lower quartile house price to incomes in Cherwell now stands at 10.77, a 32% increase since the start of the Local Plan period in 2011 where it stood at 8.13.

Figure 8.6: Lower Quartile Workplace-Based Affordability Ratio Comparison, 2011 to 2022



Source: Office for National Statistics

- 8.34 This lower quartile ratio of 10.77 in Cherwell is well in excess of the 4.5 times benchmark used for mortgage lending. It also stands significantly above the national lower quartile ratio of 7.37 (+46%) and is also marginally higher than the South East lower quartile ratio of 10.69 (+1%).
- 8.35 The lower quartile affordability ratio in Cherwell shows that there is greater affordability pressure at the lower quartile or 'entry level' of the housing market than at the median level. Not only is the lower quartile ratio in Cherwell higher than the median ratio, but it has increased at a faster rate since 2011, and it compares less favourably with the national and regional lower quartile ratios.

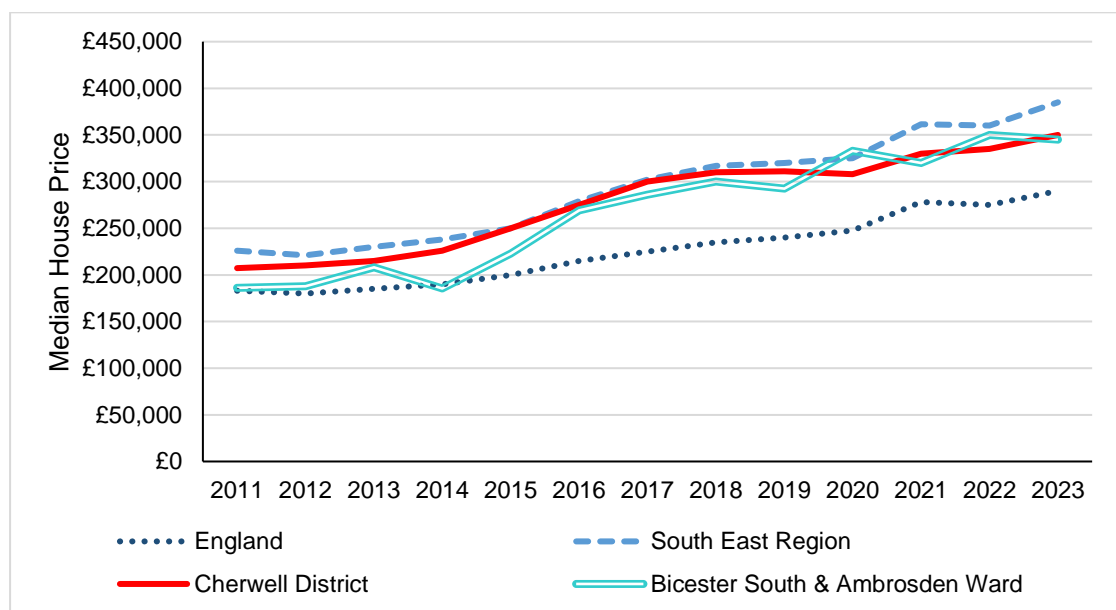
*Continues overleaf*

## House prices

### Median house prices

- 8.36 In 2023, the median house price in Cherwell was £350,000, which is £60,000 (or 21%) higher than the national median house price of £290,000; although it is £35,000 (or 9%) less than the South East median house price of £385,000.
- 8.37 In Cherwell, the median house price has risen by 69% in the twelve years since the start of the Local Plan period in 2011. This is faster than in England (58% increase) and marginally slower than the South East region (70% increase).

*Figure 8.7: Median House Prices, 2011 to 2023*



Source: House Price Statistics for Small Areas

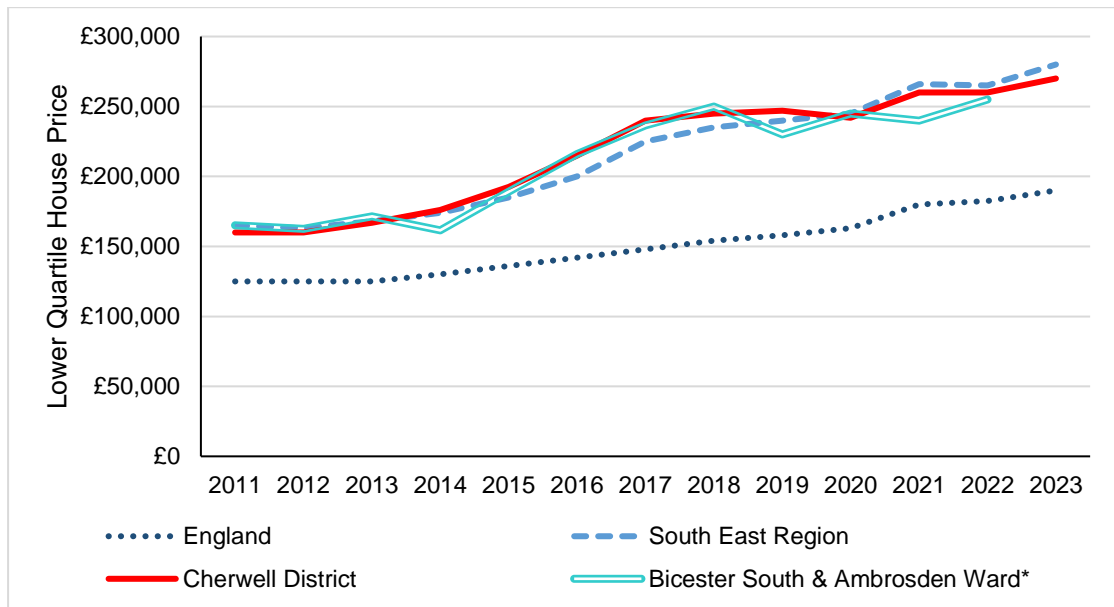
- 8.38 In 2023, the median house price in Bicester South and Ambrosden Ward was £345,000, which is £5,000 (or 2%) less than in Cherwell as a whole. However, the median price has risen faster in Bicester South and Ambrosden Ward than in Cherwell, England and the South East, rising by 85% since the start of the Local Plan period in 2011.

### Lower quartile house prices

- 8.39 Lower quartile house prices are representative of the “entry level” of the housing market. In 2023, the lower quartile house price in Cherwell was £270,000, which is £80,000 (or 42%) higher than the national lower quartile price of £190,000; although it is £10,000 (or 4%) less than the South East lower quartile house price of £280,000.

8.40 In Cherwell, the lower quartile house price has risen by 69% in the twelve years since the start of the Local Plan period in 2011. This is faster than in England (52% increase) and in line with the South East region (70% increase).

Figure 8.8: Lower Quartile House Prices, 2011 to 2023



Source: House Price Statistics for Small Areas

\* Ward level lower quartile house price data is not available for 2023.

8.41 In 2022 (the most recent year for which local data was available), the lower quartile house price in Bicester South and Ambrosden Ward was £255,000, which was £5,000 (or 2%) less than in Cherwell as a whole (£260,000 in 2022). The lower quartile price in Bicester South and Ambrosden Ward has risen by 55% between the start of the Local Plan period in 2011 and 2022.

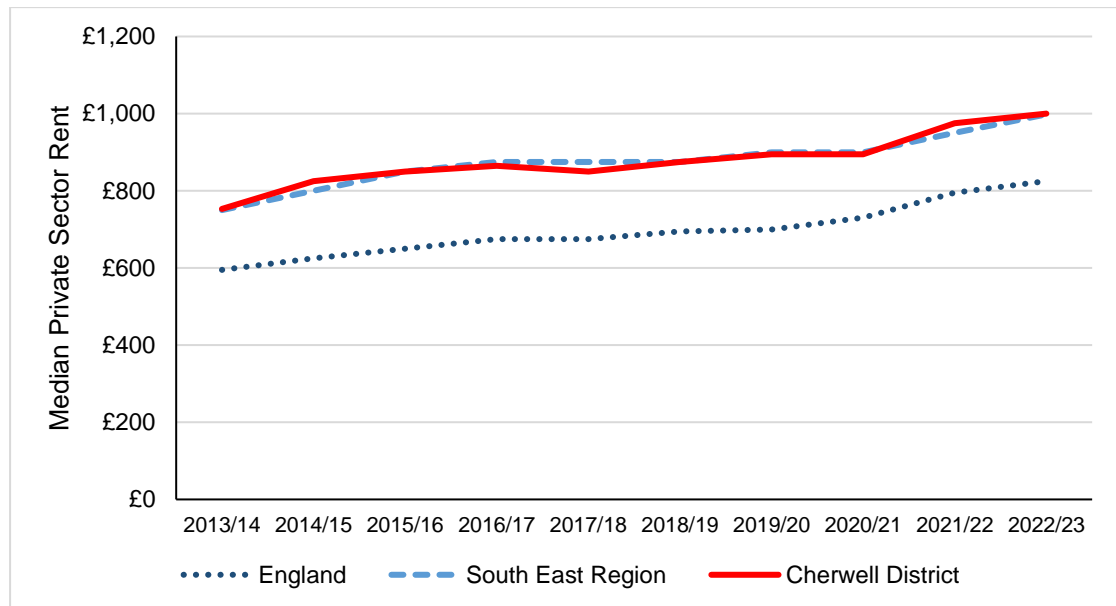
*Continues overleaf*

## Private Sector Rents

### Median private sector rents

- 8.42 In 2022/23, the median monthly private sector rent in Cherwell was £1,000, which is £175 (or 21%) higher than the national median rent of £825; and is a nominal £2 (or <1%) higher than the South East median rent of £998.

Figure 8.9: Median Private Sector Rents, 2013/14 to 2022/23



Source: Valuation Office Agency and Office for National Statistics

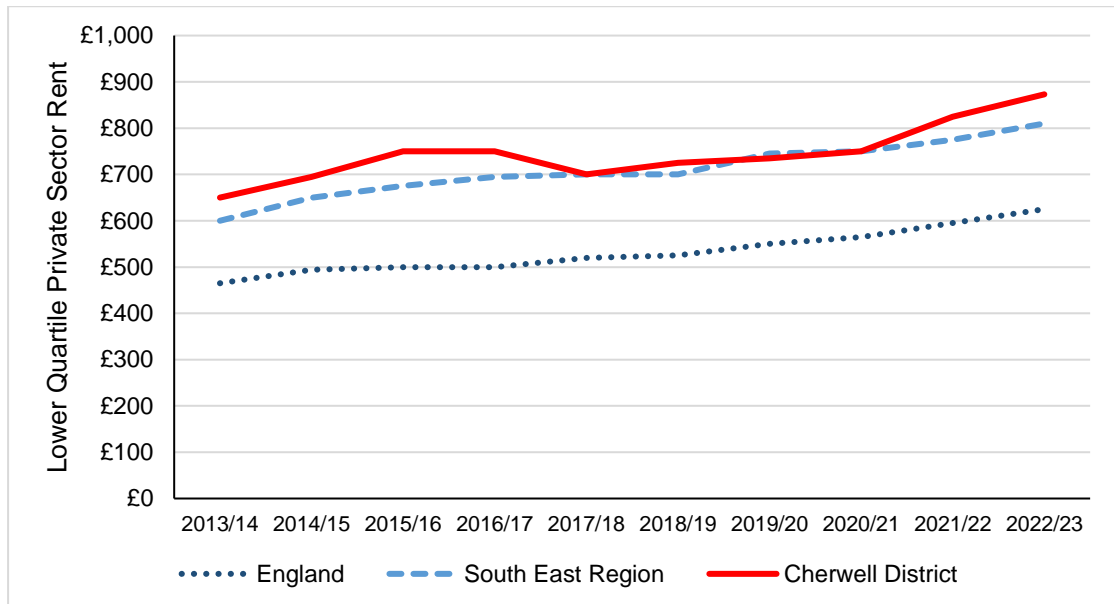
- 8.43 In Cherwell, the median private sector rent has risen by 33% in the ten years since 2013/14 (the first year for which data is available). This is slower than in England (39% increase) and in line with the South East region (33% increase). It is notable, in the last two years alone the median rent in Cherwell has increased by £105.

### Lower quartile private sector rents

- 8.44 Lower quartile private sector rents are representative of the “entry level” of the rental market and are likely to reflect the cheapest properties available on the open market that are required by those households on lower incomes.
- 8.45 In 2022/23, the lower quartile private sector rent in Cherwell was £873, which is £248 (or 40%) higher than the national lower quartile rent of £625; and is also £63 higher than the South East lower quartile rent of £810.

8.46 These lower quartile differences with England and the South East are much greater than at the median level, suggesting there is greater pressure at this entry level of the housing market.

Figure 8.10: Lower Quartile Private Sector Rents, 2013/14 to 2022/23



Source: Valuation Office Agency and Office for National Statistics

8.47 In Cherwell, the lower quartile private sector rent has risen by 34% in the ten years since 2013/14 which is in line with the increase in England (34%) and the South East (35%). In the last two years alone, the lower quartile rent in Cherwell has increased by £123 – a faster increase than at the median level, and the kind of increase that I consider will place real pressure on household budgets (especially for those on lower incomes).

### Tenure

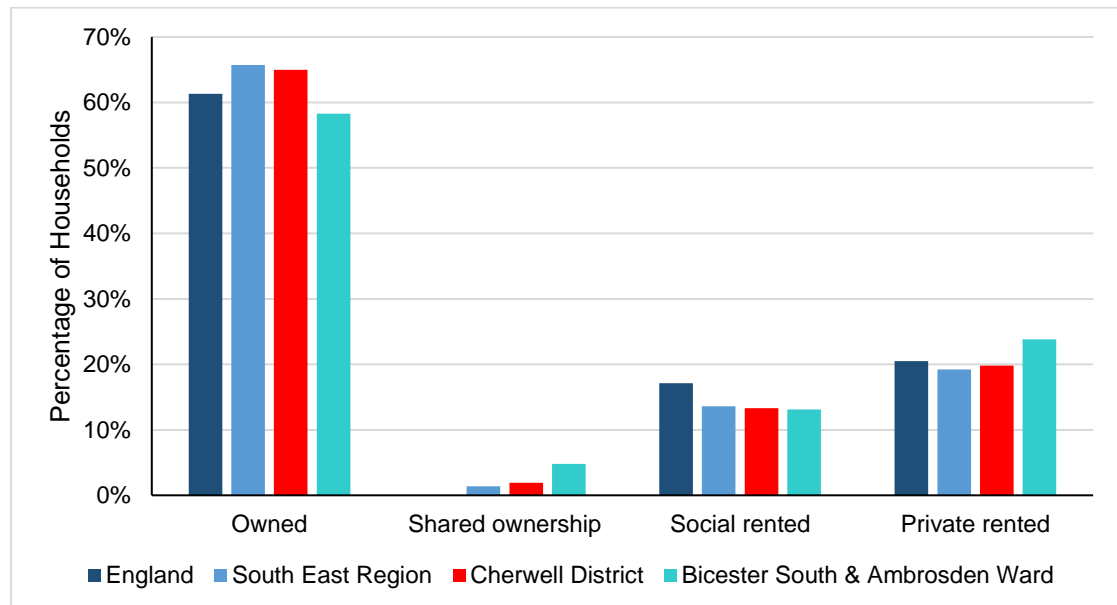
8.48 Figure 8.11 below illustrates the tenure mix in England, the South East region, Cherwell district, and Bicester South and Ambrosden Ward, using data from the 2021 Census.

8.49 The tenure mix across Cherwell is very similar to that of the South East region. When compared with England as a whole, the tenure mix in Cherwell skews towards home ownership (65% in Cherwell compared with 61% in England) with a commensurate skew away from social renting (13% in Cherwell compared with 17% in England). In Bicester South and Ambrosden ward, the tenure mix is somewhat unusually skewed with a greater proportion of shared ownership homes (5% in the Ward, compared with



just 1% in England) and a larger private rented sector (24% in the Ward, compared with 21% in England).

Figure 8.11: Tenure, 2021



Source: Census 2021

### Conclusions on Affordability Indicators

- 8.50 As demonstrated through the analysis in this section, affordability across Cherwell has been and continues to be, in crisis.
- 8.51 House prices and rent levels, median and lower quartile segments of the market are increasing whilst at the same time the stock of affordable homes is failing to keep pace with the level of demand. This only serves to push buying or renting in Cherwell out of the reach of more and more people.
- 8.52 Analysis of market signals is critical in understanding the affordability of housing. It is my opinion that there is an acute housing crisis in Cherwell, exemplified by the lower quartile house price to average income ratio of 10.77, alongside a rising Housing Register that currently stands at 1,932 households.
- 8.53 Market signals indicate a worsening trend in affordability in Cherwell. By any measure of affordability, this is an authority in the midst of an affordable housing crisis, and one through which urgent action must be taken to deliver more affordable homes.

# The Benefits of the Proposed Affordable Housing

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## Section 9

### **Summary of benefits of the scheme**

- 9.1 The Government attaches weight to achieving a turnaround in affordability to help meet affordable housing needs. The NPPF is clear that the Government seeks to significantly boost the supply of housing, which includes affordable housing.
- 9.2 As I set out in Section 3 of this Statement, there are significant social and economic consequences for failing to meet affordable housing needs at both national and local authority level. Cherwell District is no exception to this.
- 9.3 The appeal scheme will provide up to 42 affordable dwellings on site comprising 70% affordable housing for rent (up to 29 dwellings), 25% First Homes (up to 11 dwellings) and 5% shared ownership (up to 2 dwellings). The wider social and economic benefits of affordable housing per se are commonly recognised.
- 9.4 As set out in Section 2 of this Statement, the benefit of affordable housing is a strong material consideration in support of development proposals.

### **Benefits of the proposed Affordable Housing at the appeal site**

- 9.5 The offer meets the requirements of adopted Policy BSC3 of the adopted Local Plan which seeks the delivery of 35% affordable housing in this location. It should be noted that these policies were drafted to capture a benefit rather than to ward off harm or needed in mitigation.
- 9.6 This fact was acknowledged by the Inspector presiding over two appeals on land to the west of Langton Road, Norton (**CD M47**) in September 2018 who was clear at paragraph 72 of their decision that:

*“On the other hand, in the light of the Council’s track record, the proposals’ full compliance with policy on the supply of affordable housing would be beneficial. Some might say that if all it is doing is complying with policy, it should not be counted as a benefit but the policy is designed to produce a benefit, not ward off a harm and so, in my view, compliance with policy is beneficial and full*

*compliance as here, when others have only achieved partial compliance, would be a considerable benefit". (my emphasis).*

- 9.7 Another appeal that considers the issue of benefits is the development for 71 dwellings, including affordable provision at 40%, equal to 28 affordable dwellings on site at Hawkhurst in Kent (**CD M48**). In critiquing the Council's views regarding the affordable housing benefits of the scheme, the Inspector made the following comments:

*"The Council are of the view that the housing benefits of the scheme are 'generic' and would apply to all similar schemes. However, in my view, this underplays the clear need in the NPPF to meet housing needs and the Council's acceptance that greenfield sites in the AONB are likely to be needed to meet such needs. Further, I agree with the appellant that a lack of affordable housing impacts on the most vulnerable people in the borough, who are unlikely to describe their needs as generic."* (Paragraph 118)

- 9.8 I agree, the recipients of up to 42 homes here will not describe their needs as generic. In my view, the Inspector rightly recognised the importance of meeting the needs of those residents who are in some cases vulnerable and likely to face social disadvantage.

- 9.9 The affordable housing benefits of the appeal scheme can be summarised:

- a. Policy compliant offer of 35% (up to 42 dwellings) of the scheme provided as affordable housing;
- b. An addition of up to 29 affordable homes for rent, which will help to meet priority housing needs (in the context of some 1,932 households on the Housing Register in Cherwell; lengthy average wait times and high numbers of bids per affordable home)
- c. An addition of up to 11 First Homes; which provide a straightforward discount against open market value to assist aspiring homeowners; and
- d. An addition of up to 2 shared ownership homes; which provide a flexible and affordable route to home ownership where the terms of the purchase (including the percentage share purchase) can be tailored to suit household circumstances;
- e. A deliverable scheme which provides much needed affordable homes;
- f. With the affordable homes to be managed by a Registered Provider;

- g. Which provide better quality affordable homes with benefits over the existing housing stock such as improved energy efficiency and insulation; and
- h. Greater security of tenure than the private rented sector.

9.10 In my opinion these benefits are substantial and a strong material consideration weighing heavily in favour of the proposed affordable housing. In light of the scale of the affordability challenge and the unmet need in Cherwell, it is clear that every one of the proposed 42 affordable dwellings will be occupied by a household in need. I am firmly of the view that the proposed affordable homes can be transformative to the lives and prospects of their occupants.

# The Weight to be Attributed to the Proposed Affordable Housing

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## Section 10

- 10.1 The NPPF is clear at paragraph 31 that policies should be underpinned by relevant up-to-date evidence which is adequate and proportionate and considers relevant market signals.
- 10.2 Paragraph 59 of the NPPF sets out the Government's clear objective of "*significantly boosting the supply of homes*" with paragraph 60 setting out that to "*determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment*".
- 10.3 The NPPF requires local authorities at paragraph 61 to assess and reflect in planning policies the size, type and tenure of housing needed for different groups, "*including those who require affordable housing*".

### **Council's Assessment of the Planning Application**

- 10.4 The Officers' Report (**CD D44**) offers a limited discussion of the need for affordable housing in Cherwell and in Ambrosden, and similarly provides a brief commentary on the scheme's affordable housing provision.
- 10.5 Paragraphs 9.81 to 9.83 at page 22 set out the factual and policy background for affordable housing; paragraph 9.84 goes on to confirm that the scheme complies with the relevant policies and that importantly, the proposed affordable housing constitutes a benefit of the scheme:

*"It is also set out that the development would deliver 35% affordable housing which would equate to provision of up to 42 affordable units on site which would be in accordance with Policy BSC3. The tenure mix of these would be secured in accordance with the policy and guidance outlined above and the standards outlined in the Developer Contributions SPD. This would be secured as a benefit of the scheme through S106 agreement."*

- 10.6 Paragraph 10.5 at page 26 summarises the benefits of the proposed affordable housing, with the Council attaching ‘very significant’ weight to its benefit and identifying it as a discrete benefit to be weighed in the planning balance:

*“The proposals would provide affordable housing at a tenure providing housing for those in need and a significant social benefit. Significant weight is to be afforded to the social benefits of the proposed housing with very significant weight afforded to the benefits of affordable housing.”*

- 10.7 In my view, the Council has fairly (albeit briefly) summarised the affordable housing benefits of the scheme. The Council is right to identify affordable housing as its own discrete benefit of the scheme; and is similarly right to recognise policy-compliant affordable housing as a benefit of the scheme. In attributing ‘very significant’ weight officers have recognised the importance of affordable housing, although I ultimately differ in my conclusion having regard to the evidence in this Statement.

#### **Relevant Secretary of State and Appeal Decisions**

- 10.8 The importance of affordable housing has been reflected in a number of appeal decisions. Of particular interest is the amount of weight which has been attributed to affordable housing relative to other material considerations.

##### Appeal Decision: Land at Witney Road, Ducklington (January 2023) (CD M49)

- 10.9 At this recent appeal in Oxfordshire delivering 40% policy-compliant affordable housing (up to 48 affordable homes), the Inspector considered the role of open market-led housing development in delivering affordable homes in West Oxfordshire. The affordable housing evidence at this appeal was given by my colleague at Tetlow King Planning. At paragraph 102 at page 14 of the decision, the Inspector noted that: *“The Council acknowledged that it relies upon the delivery of market housing to provide affordable homes. Such delivery is being impaired by the inadequate housing land supply provision and as I found earlier is unlikely to be remedied in the near future”*.
- 10.10 The Inspector went on to consider evidence of past shortfalls of affordable housing delivery, alongside affordability indicators including long waits for allocation and lengthy Housing Register figures. Paragraph 103 at page 14 states that: *“When assessed against the 2014 SHMA target there is 6 years of under delivery and 2 years of surplus but an overall significant shortfall. According to the Council’s own most recent figures, there are 2,985 applicants on the Council’s housing register. Waiting times are between 721 days and 1,027 days according to the size of the dwelling. I find the affordable housing shortfall is substantial”*.

- 10.11 At paragraph 103, the Inspector noted the real-world impact of these affordability problems, explaining that: *“These figures represent people lacking suitable housing everyday of their lives, resulting in impaired quality of life and challenges for health and wellbeing”* (my emphasis).
- 10.12 At paragraph 105, the Inspector reaches a conclusion on weight and in doing so, supported the evidence of the Appellant, setting out that *“I therefore conclude that the proposal should be afforded the substantial weight suggested by the appellant”* (emphasis added).

Appeal decision: Land off Dene Road, Cotford St Luke (CD M44)

- 10.13 At this recent appeal (to which I gave evidence) for up to 80 affordable homes, of which 25% to be affordable in full compliance with local policy, the Inspector acknowledge the challenging affordability picture in the authority, exemplified by worsening affordability ratios, a lengthy housing register of households in need now, and a local shortfall in housing provision. Paragraph 99 at page 18 of the decision letter states:

*“Pressures for affordable housing are particularly acute here. Housing affordability ratios in SWTC’s administrative area are rising and are higher than the average ratio in England. On account of various factors, lower quartile house prices in the ward of Cotford St Luke and Oake have recently risen more significantly still. Notwithstanding measures advanced by the council to increase affordable housing supply broadly, affordable housing provision at Cotford St Luke since 1997 has fallen short of the 25% expected via policy CP4. As at March 2022 the number of households eligible for affordable housing on the Somerset Homefinder Register stood at 3,194. I understand that figure has since risen by some 560 to 3,754 by November. These figures reflect that there are a significant number of individuals in need of housing, and those needs exist now.”* (my emphasis)

- 10.14 Paragraphs 100 and 101 discuss the calculation of affordable housing need, before paragraph 102 reaches conclusions on weight, attributing substantial weight to the policy-compliant affordable housing:

*“The proposal is for 25% affordable housing in line with policy CP4, proposed to be secured via the section 106 agreement. Whilst I note the Council’s argument that more affordable housing could have been proposed rather than a policy-compliant quota, against the background set out above that up to 20*

*additional affordable homes are intended to be provided in itself attracts substantial weight in favour of allowing the appeal.*

Appeal Decision: Coalpit Heath, South Gloucestershire (CD M50)

- 10.15 In this appeal the Inspector considered whether policy-compliant levels of affordable housing would generate a benefit in the planning balance (in this case, the proposed development complies fully with policy ST18), rather than be considered as merely compliant with policy and thus carrying neutral weight. At paragraph 61 of the decision, the Inspector sets out their clear conclusion:

*“The fact that the much needed AH [affordable housing] and CBH [custom build housing] are elements that are no more than that required by policy is irrelevant – they would still comprise significant social benefits that merit substantial weight” (my emphasis).*

Secretary of State Decision: Pulley Lane, Droitwich Spa (July 2014) (CD M51)

- 10.16 The Inspector recognised that the contribution of the scheme in meeting some of the affordable housing deficit in the area cannot be underestimated (Inspector’s Report, Page 89). The Inspector set out at paragraph 8.123 at page 110 of his Report that:

*“The SOS should be aware that a major plank of the Appellant’s evidence is the significant under provision of affordable housing against the established need Figure and the urgent need to provide affordable housing in Wychavon. If the position in relation to the overall supply of housing demonstrate a general district-wide requirement for further housing, that requirement becomes critical and the need overriding in relation to the provision of affordable housing. The most recent analysis in the SHMA (found to be a sound assessment of affordable housing needs) demonstrates a desperate picture bearing hallmarks of overcrowding, barriers to getting onto the housing ladder and families in crisis.”*

- 10.17 The Inspector continued at paragraph 8.123 of his report to state that *“the SHMA indisputably records that affordability is at crisis point. Without adequate provision of affordable housing, these acute housing needs will not be met. In terms of the NPPF’s requirement to create inclusive and mixed communities at paragraph 50, this is a very serious matter. Needless to say, these socially disadvantaged people were not represented at the Inquiry” (my emphasis).*



10.18 The level of significance attached to affordable housing provision was addressed through paragraph 8.124 at page 111 of the Inspectors Report where he stated that:

*“These bleak and desperate conclusions are thrown into even sharper focus by an examination of the current circumstances in Wychavon itself. Over the whole of the District's area, there is presently a need for 268 homes per annum. These are real people in real need now. Unfortunately, there appears to be no early prospect of any resolution to this problem [...] Given the continuing shortfall in affordable housing within the District, I consider the provision of affordable housing as part of the proposed development is a clear material consideration of significant weight that mitigates in favour of the site being granted planning permission” (my emphasis).*

10.19 This statement is supplemented at paragraph 8.125 by the Inspector considering that *“from all the evidence that is before me the provision of affordable housing must attract very significant weight in any proper exercise of planning balance.”*

10.20 The Secretary of State concluded at paragraph 28 of the decision letter that both schemes delivered *“substantial and tangible”* benefits (my emphasis), including the delivery of 40% *“much needed”* affordable housing.

#### Summary of Secretary of State and Appeal Decisions

10.21 Some of the key points I would highlight from these examples are that:

- a. Affordable housing is an important material consideration;
- b. The relevance of affordability indicators including the Housing Register;
- c. The importance of unmet need for affordable housing being addressed as soon as possible to meet the needs that exist now; and
- d. Planning inspectors have attached substantial weight to the provision of affordable housing.

#### **The Weight to be Attributed to the Proposed Affordable Housing**

10.22 There is a wealth of evidence to demonstrate that there is a national housing crisis in the UK affecting many millions of people who are unable to access suitable accommodation to meet their housing needs.

10.23 What is clear is that a significant boost in the delivery of housing, and in particular affordable housing, in England is essential to arrest the housing crisis and prevent further worsening of the situation.

- 10.24 Market signals indicate a worsening trend in affordability across Cherwell over the Local Plan period from 2011/12 to date; an already challenging situation has persisted for over ten years. By any measure of affordability, this is an authority which is facing serious and worsening affordability pressures, and one through which urgent action must be taken to deliver more affordable homes.
- 10.25 Against the scale of unmet need across Cherwell District, there is no doubt in my mind that the provision of up to 42 affordable homes through the proposed development will make a substantial contribution. Considering all the evidence I consider that this contribution should be afforded **substantial weight** in the determination of this appeal.

# Appendices to the Affordable Housing Appeal Statement of Mr Jamie Roberts MPlan MRTPI

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Land East of Ploughley Road, Ambrosden



# Appendices to the Affordable Housing Appeal Statement of Mr Jamie Roberts MPlan MRTPI

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Outline planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure

Land East of Ploughley Road, Ambrosden

Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May

October 2023

PINS REF: APP/C3105/W/23/3327213

LPA REF: 22/02866/OUT and 23/00091/REF

OUR REF: M23/1007-02.RPT

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## Appendices

- Appendix JR 1 Letter from Fairhive Homes Ltd dated 24 October 2023
- Appendix JR 2 Relevant Extracts from the Planning Practice Guidance
- Appendix JR 3 House of Commons Debate, 24 October 2013
- Appendix JR 4 Freedom of Information Response dated 1 July 2022
- Appendix JR 5 Extract from Cherwell HomeChoice Portal, 19 October 2023

# Appendix JR 1

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Letter from Fairhive Homes Ltd dated 24 October 2023



**Contact Details:**

Direct line: 07595 090715

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Email: [jon.hobbs@fairhive.co.uk](mailto:jon.hobbs@fairhive.co.uk)**Bellway Homes Limited (Northern Home Counties)**

Building 5  
Caldecotte Lake Drive  
Caldecotte  
Milton Keynes  
Buckinghamshire  
MK7 8LE

FAO: Phillippa Hudson

23 October 2023

Dear Phillippa

**Affordable Housing Ploughley Rd, Ambrosden**

Further to our offer provided last year (2022) for the purchase of the affordable housing proposed within the above scheme we confirm that the scheme remains of interest and that we would welcome the opportunity to provide an updated offer once Bellway are in a position to proceed.

We are aware of the need for high quality affordable housing in Cherwell and we believe the rented and intermediate housing proposed by Bellway will help local people who need an affordable home to rent or who aspire to own a home but cannot otherwise afford to.

Our experience of Bellway and of the quality of your product, on past and present schemes, is very good and we would be pleased to continue this relationship in Ambrosden.

Regards

Yours sincerely

A handwritten signature in black ink, appearing to be "JH", written over a horizontal line.

**Jon Hobbs** BSc MRICS FCIQB  
Head of New Business  
Fairhive Homes Limited

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Fairhive Homes Limited a Community Benefit Society registered under the Cooperative and Community Benefit Societies Act 2014 (with registration number 8826)

An exempt charity whose registered office is at Fairfax House, 69 Buckingham Street, Aylesbury HP20 2NJ

## Appendix JR 2

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Relevant Extracts from the Planning Practice Guidance





## Extracts from Planning Practice Guidance

\*as of 23/11/2022

Section	Paragraph	Commentary
Housing and Economic Needs Assessment	006 Reference ID: 2a-006-20190220	<p>This section sets out that assessments of housing need should include considerations of and be adjusted to address affordability.</p> <p>This paragraph sets out that <i>“an affordability adjustment is applied as household growth on its own is insufficient as an indicators or future housing need.”</i></p> <p>This is because:</p> <ul style="list-style-type: none"> <li>• <i>“Household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live; and</i></li> <li>• <i>people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.”</i></li> </ul> <p><i>“The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.”</i></p>
Housing and Economic Needs Assessment	018 Reference ID 2a-01820190220	<p>Sets out that <i>“all households whose needs are not met by the market can be considered in affordable housing need. The definition of affordable housing is set out in Annex 2 of the National Planning Policy Framework”</i>.</p>
Housing and Economic Needs Assessment	019 Reference ID 2a-01920190220	<p>States that <i>“strategic policy making authorities will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).</i></p>
Housing and Economic Needs Assessment	020 Reference ID 2a-02020190220	<p>The paragraph sets out that in order to calculate gross need for affordable housing, <i>“strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:</i></p> <ul style="list-style-type: none"> <li>• <i>the number of homeless households;</i></li> <li>• <i>the number of those in priority need who are currently housed in temporary accommodation;</i></li> <li>• <i>the number of households in over-crowded housing;</i></li> <li>• <i>the number of concealed households;</i></li> </ul>

		<ul style="list-style-type: none"> <li>• <i>the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and</i></li> <li>• <i>the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration.</i></li> </ul>
Housing and Economic Needs Assessment	024 Reference ID 2a-02420190220	<p>The paragraph states that <i>“the total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period”.</i></p> <p>It also details that: <i>“An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.”</i></p>
Housing Supply and Delivery	031 Reference ID: 68-031-20190722	<p>With regard to how past shortfalls in housing completions against planned requirements should be addressed, the paragraph states: <i>“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgfield approach)...”</i></p>

## Appendix JR 3

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House of Commons Debate, 24 October 2013



## Westminster Hall

Thursday 24 October 2013

[MR DAI HAVARD *in the Chair*]

### BACKBENCH BUSINESS

#### Planning and Housing Supply

*Motion made, and Question proposed, That the sitting be now adjourned.*—(John Penrose.)

1.30 pm

Mr Laurence Robertson (Tewkesbury) (Con): I thank the Backbench Business Committee for granting this debate, which has been supported by a large number of concerned Members. In particular, I thank my right hon. Friend the Member for Arundel and South Downs (Nick Herbert) and the hon. Member for St Albans (Mrs Main) for sponsoring it along with me. There is concern among hon. Members and local planning authorities about apparent confusion in the Government's planning policies. I requested this debate because I want to consider planning, the countryside and housing projections, as well as related issues, such as the Government's professed preference for localism, as these matters are all interconnected.

Protecting the countryside was one of my main motivations for entering Parliament in the first place. As I represent the constituency of Tewkesbury, I am more sensitive than most to the need to avoid developing on or near flood risk areas. The terrible 2007 floods in Tewkesbury will never be forgotten by anyone who lived through them. I spend a lot of time trying to attract businesses, visitors and people in general to Tewkesbury, so I believe that a balance can be struck between allowing appropriate development and protecting our green belt, green fields and important open spaces, but I am not sure that we are striking that balance at the moment.

What do I mean by confusion in policy? The Government have said frequently, for example, that their policy is to preserve green-belt land, yet my local planning authorities—my constituency covers three—are telling me that the Government are pressuring them to provide for so many houses in their local plans or joint core strategies that it will inevitably compromise the green belt, green fields and flood risk areas.

In a ministerial statement dated 6 September 2012, the Government said:

"The green belt is an important protection against urban sprawl, providing a 'green lung' around towns and cities. The coalition agreement commits the Government to safeguarding green belt and other environmental designations".

That seems clear enough. However, the same statement goes on to say:

"As has always been the case, councils can review local designations to promote growth. We encourage councils to use the flexibilities set out in the national planning policy framework to tailor the extent of green belt land in their areas to reflect local circumstances."—[*Official Report*, 6 September 2012; Vol. 549, c. 33-34WS.]

That is less clear. Indeed, it is confusing, perhaps even contradictory.

On the face of it, reaffirming councils' right to re-designate the status of their land could be seen as promoting localism. However, the fact is that Government pressure to create high housing numbers is forcing such re-designations, which flies in the face of localism and contradicts the localism policy. The Government's policies on the green belt and the wider countryside are confusing and contradictory; clearing up that confusion is one of the purposes of this debate. The Government's insistence on high housing numbers is threatening the green belt, which leads me to question why the Government believe that we need so many houses in the first place. I wish to consider the question of housing projections.

I recognise and claim everyone's right to a decent place to live. My job immediately before I was elected to Parliament involved working with homeless women in London. My responsibility was to raise money to build a hostel and day centre for them, to enable them to take the first steps back to normality. I learned that in almost all cases, homelessness is caused not by a property shortage but by other factors such as finances, family breakdown, drug or alcohol abuse, unemployment, refugee status or other social factors. It is not that there are not enough houses.

The Government's own figures seem to confirm that there is no shortage of houses. In an answer to a recent parliamentary question that I tabled, the Government informed me that at the last count, there were 709,426 empty properties in England. Add to that the number of houses with planning permission that are not yet built and the figure for available properties in England comes close to 1 million.

Of course, there are in fact shortages of two kinds of housing: affordable homes, which are scarce in the village where I live, and privately rented properties, partly because it is hard and often undesirable to be a landlord. There are shortages in those two sectors for reasons other than a shortage of houses as such. For example, it is getting on for 2 o'clock, yet any one of us could go out into London or anywhere else and find houses to buy (this afternoon). I question the Government's assertion that so many houses need to be built that local authorities must re-designate green-belt land in order to meet the Government's arbitrary and undefined housing targets.

Tewkesbury is an example of what I mean. There is no housing shortage in my area. In fact, there is planning permission for houses that have not yet been built, as well as empty properties. In the past 20 years, 7,536 houses have been completed in the borough of Tewkesbury, yet the Cambridge university econometric assessment, which is used by local councils and presumably approved of by the Government, suggests that 10,900 houses will be needed in the borough over the next 20 years—or, to be strictly accurate, over the next 18 years, as two years of the plan period have already passed. Why has Tewkesbury's housing need for the next 20 years been assessed as 45% higher than for the last 20 years? It needs explaining.

It gets worse. Tewkesbury borough is involved in drawing up a joint core strategy with Cheltenham and Gloucester. The JCS allocation for Tewkesbury borough for the next 20 years is not the 10,900 I refer to, high though that is, but 18,800, which is 150% higher than for the last 20 years. Why? Partly because it is deemed that Cheltenham and Gloucester cannot find land for

[*Mr Lawrence Robertson*]

their housing growth needs, so the houses will be dumped in Tewkesbury borough, potentially causing housing stock in Tewkesbury to increase by 54% over the next 20 years and causing the councils to build on green-belt land and in other undesirable areas.

That raises the question of the duty to co-operate. Gloucestershire has six council areas, not just three, and the duty to co-operate goes beyond county boundaries. Why, then, will the houses that Cheltenham and Gloucester are deemed to need but cannot accommodate end up being built on green-belt land in Tewkesbury? That cannot be fair, and it demonstrates the paucity of the current planning guidance, which says that plans will be considered unsound if the councils concerned have not co-operated. However, it is the councils that are not involved in the plan, as well as those that are, that need to co-operate. How does that work?

I reiterate that if it were not for the Government's apparent pressure on local authorities to plan for a greater number of houses, the problem would not arise. Such a top-down approach is arbitrary and undefined. I say so because that is basically what the Government indicated to me in reply to a parliamentary question. In a written answer dated 9 July, the Minister told me:

"While there is no standard methodology, councils' assessments should be demonstrably objective."—[*Official Report*, 9 July 2013; Vol. 568, c. 191W]

What exactly does that mean? If there is no standard methodology for assessing future housing needs, how can Government assessments be right and the local authority's previous housing figures wrong? That is another question that I want answered today.

That brings us to the issue of localism. In my view, the Government were right to scrap the regional spatial strategies. It was surely wrong for unelected, anonymous people to determine how many houses an area should build and where they should build them. It was therefore with great anticipation that I and many others looked forward to the new housing and planning strategy—only, so far, to be disappointed.

Local plans have always had to be sound, and developers have always had the right to appeal against decisions against them locally; there has also always been a presumption in favour of sustainable development. However, we now seem to have gone beyond that, and to be setting the bar far too high for local planning authorities, and that causes them to contradict another area of Government policy, which is the need to protect the green belt.

As I have said, in my area, Tewkesbury borough will, if the JCS is adopted, have to increase its housing stock by about 54% over the next 20 years. That massive increase will mean that the council has to grant permission for developers to build thousands of houses on land that is currently designated green belt. Such sites have already been identified.

Sir Bob Russell (Colchester) (LD): I understand the point that the hon. Gentleman is making, but is it that Tewkesbury borough council is not engaging in a conversation with neighbouring authorities, or do those authorities want to foist some of their development on Tewkesbury, or on its borders?

Mr Robertson: The authorities are involved in the joint core strategy, which covers three councils, but there are six councils in the county, and others outside the county overlap with them, or are contiguous. Perhaps there has not been enough of an attempt to ensure that all councils join in, and there has been obstinacy on the part of some of those involved in the joint core strategy, but whatever the case, it is a really strange situation to have three councils getting together while others each have their own plans. The whole system is very confusing and difficult. As for Tewkesbury's allocation, even if we accept the Cambridge assessment of 10,900 homes, we will not have that figure; we propose to have 18,800, even though we built only 7,500 in the previous 20 years. The situation is very confused.

I have mentioned that there are proposals to build on designated green-belt sites. If they are built on, it will bring the coalescence of Cheltenham and Gloucester nearer, but it was precisely to avoid that that the land in question was designated green belt in the first place, in line with the policy stated in the written ministerial statement that I read out. Surely that is not what this Conservative-led Government intend to happen?

As I have mentioned the Conservative party, may I say in the privacy of this room that our policies on planning are losing us many votes in many areas? I am sure that the leaders of my party do not intend that to happen. In some ways, I feel that the Government believe that recovery and growth in the economy can be kick-started by encouraging more house building. Perhaps that is why the Government are requiring such high numbers, rather than following assessments based on experience and fact.

Mrs Anne Main (St Albans) (Con): I will be brief, because so many hon. Members want to speak. There are huge numbers of readily accessible plans in the system that no one is building for, so just granting more plans will not kick-start the economy; it will just provide more land-banking for developers.

Mr Robertson: I entirely agree. I do not believe that it is for the Government to engineer a recovery in such a way. Surely the market will determine in which areas there will or will not be growth, so why not leave local councils to determine how many houses they need over any given period and to make their plans accordingly? The Minister may reply that that is indeed happening, but it is not. The three council areas I cover have all told me that they have to make plans for a high number of houses, because the Government will reject plans as unsound if they do not plan for such large numbers. If that is wrong, I want the Minister to say so. I will then go back to those councils and tell them that their view is wrong. I do not, however, believe that that is the case.

There is certainly a feeling that developers' ad hoc applications are granted too freely on appeal by the Secretary of State. I have examples of that in my area. Appeals have been granted that will allow the building of many houses at Bishop's Cleeve and Winchcombe, against the wishes of local people. On the face of it, those appeals were allowed because the council has been deemed to have an insufficient five-year land supply. What is that assessment based on? Is it based on the number of houses built in the past, on some arbitrary and undefined calculation, or on figures in the regional

spatial strategy? The strategy for the south-west was never signed off, and that whole policy has been scrapped in any case. Once again, this practice flies in the face of the localism concept that the Government are promoting.

Many hon. Members wish to speak, so I will summarise my main concerns. The Government's policy on the green belt is confused and contradictory, and we need clarification today. Exactly how do the Government assess how many houses will be needed in the future? Why are they following the predict-provide approach? Why are estimates for future housing need so high, and why are they so much higher than what was needed for the last 20 years? As a slight aside, much of the population growth in the past 20 years has been caused by immigration. Given that the Government are intent on reducing net immigration and claim to have done so already, how can housing need be predicted to increase? Why is the localism agenda being ignored? Why is pressure being put on local councils, causing them to build on green-belt land? All those questions are being asked in the council areas that I represent and, most importantly, by the constituents I represent, and they would all like answers.

Several hon. Members *rose*—

Mr Dai Havard (in the Chair): Order. I thank hon. Members who have indicated that they wish to speak. I have a long list of 15 Members. Given the time constraints, I appeal to you to plan on having seven minutes each. That will give everyone a fair chance to speak, and allow for a proper response from the Minister, as Members will want him to give a comprehensive reply.

1.48 pm

Valerie Vaz (Walsall South) (Lab): It is a pleasure to serve under your chairmanship, Mr Havard. I thank the hon. Members for Tewkesbury (Mr Robertson) and for St Albans (Mrs Main), and the right hon. Member for Arundel and South Downs (Nick Herbert) for calling the debate, which is very timely.

I declare an interest as a member of the National Trust—I am concerned about its announcement that the National Trust will allow fracking on its land, but perhaps it will consult its members—and in my previous life, I used to litigate on behalf of the Government on planning matters.

I want to focus on three main areas that have affected my constituency of Walsall South, which is an area of mixed housing, with 11 farms—planning and the green belt, land banking and permitted development.

The green belt was first proposed by Ebenezer Howard in 1898, in his book "Garden Cities of Tomorrow". Hon. Members may not know that as well as writing that book, his day job was as a transcriber for *Hansard* in Parliament, so who knows what the transcribers get up to in their spare time? In 1935, the metropolitan green belt was proposed by the Greater London regional planning committee, under the leadership of Herbert Morrison, one of whose relatives is in the other place. In 1947, under the main Town and Country Planning Act, councils outside London became able to control the use of, and to develop, undeveloped land. In 1955, the green-belt policy was established, requiring local authorities to set out the green belt in their area.

Like the hon. Member for Tewkesbury, I still find that there is a misconception about the nature of the green belt, what planning in the green belt is and what "very special circumstances" means. We have a national planning policy framework in place. In old money, which is what I am used to, it was called planning policy guidance. There were lists of criteria of what could and could not be built on the green belt. Either way, whether we use the old money or the new framework, the green belt should be protected, and it is not.

In Walsall South, we fought against development on the site of the Three Crowns pub. Against the planning officer's advice, permission was granted for 14 flats with three detached houses on the green belt. The development was clearly out of character for the area. Since then, nothing has happened, except for the development of a car wash. No building work has taken place. The only sign of creativity is graffiti on the building. Land and building have lain empty and unused for three years.

As we are debating this matter today, a decision will be made about the disused site of the Three Crowns school. It is green-belt land that was given to the community, so it is council land. Permission will be given—or perhaps not—for eight detached houses. Such development is not required in the area. Not only was the consultation carried out in the summer holidays when people were away, but the plans go beyond the footprint of the building.

There is need for housing in Darlaston, in another part of the constituency, and there is permission for 224 houses to be built on a former factory site. Permission was granted in 2007 and still the site remains derelict, without the sound of people coming in and out of their houses. The owners are a subsidiary of the Royal Bank of Scotland. The residents in the area say that they want housing, a community space and a place for young people. The owners, however, want a retail development on a site that is near the largest retail parks in the region; that is land banking at its worst.

My third area of contention is permitted development and its extension. We have the extraordinary situation in my constituency where a phone mast has been placed in a high street. The council rightly refused permission, but because it sent the rejection by second class post, the company was deemed not to have been given reliable and verifiable notice of the refusal. There was notice: Vodafone were informed of the result by phone and the refusal was on the council website. Residents will have to put up with this phone mast, as there has been no compromise from Vodafone. Indeed, Vodafone is planning to extend the height of the mast. There were many sites for the mast—I have been in discussions with Vodafone—but the company insists that it wants to keep it on the high street. It is an eyesore, and because of a simple mistake, my constituents are affected. Furthermore, with the new permitted development rights these phone masts can be extended up to 20 metres and widened by up to a third. The Pheasay phone mast is on a pavement on the high street. Once again, other interests carry more weight than those of the people who have to live with the consequences of such decisions.

In conclusion, with cuts to local authority budgets, those with the skills to make coherent planning decisions are in short supply. Such people should be valued, as should the views of residents, with a tribunal attaching the appropriate weight to the views that are based on

[Valerie Vaz]

planning grounds, and not just on commercial interests. In that way, we will maintain the spirit of Octavia Hill and Beatrix Potter and balance the need for housing with a protection of the countryside preserved for future generations.

Mr Dai Havard (in the Chair): I thank you for your time consideration. I now call the co-sponsor of the debate, Mrs Anne Main.

1.54 pm

Mrs Anne Main (St Albans) (Con): St Albans is ringed by green-belt land and green fields. We have good schools, very low unemployment, good links to London and a beautiful historic city. We are an aspirational living destination as well as an area in which people have firm roots. Once they are there, they do not usually wish to move; they want to bring up their families there, and their families want to stay.

It is no wonder that developers have us in their sights. We are in the proximity of London and house prices are high. I hope that local need and modest growth are not being confused with the ramped-up desire to market our area, as I regularly see local developments being actively marketed in London in terms of relocating for quality of life. For local councils, therefore, the "predict and provide" is hard, as we are trying to satisfy the appetite of developers. We want to ensure that we support the local economy, businesses and the need for the sort of development that our area can handle. I want to focus on the economic balance of an area.

Locally, it is hard to find a significant number of large brownfield sites, so any development tends to be a sensitive issue. We must make hard choices and my authority is up for that. We are actively undertaking a green-belt review, but we wish to have minimal impact on our green belt and coalescence. The need for local decision making in the planning system will be a strong theme in the debate, and Members from different areas will have their own issues and views in that regard. I trust local elected representatives to act like grown-ups, to listen to residents, to recognise the need to build and develop, and to plan and provide for their local area. No one wants a no-build or silo mentality, and in St Albans we are certainly not averse to having cross-border authority co-operation.

I welcomed the fact that in June my right hon. Friend the Minister urged local councils to encourage co-operation. I urge him now to listen to neighbouring authorities, which are being frustrated by the current developer-led system. They may wish for something in their area, but it will not happen because something is being imposed in a neighbouring area.

A case in my area proves that point. Hertfordshire is furiously resisting a rail freight interchange on 300 acres of green belt, slap bang in the middle of villages, accessed off village roads and with no direct motorway access. It is at a commuter pinch point on the line—commuters are very important to the economy of St Albans, and we do not have blue collar workers—and all in all, the villagers are up in arms about the interchange, which certainly was not included in the local emerging development plan. We believe that it is the wrong site in

the wrong area and that it will have an injurious effect on our part of the countryside. Even the inspector in his first and second reports rejected the site, observing that

"there is not a large, available work force local to the Radlett site...The net result would inevitably be mass in-commuting, mostly by car, all of which is directly contrary to the Government's policy. The irony of this is almost painful. The Government promotes SRFIs in order to advance the cause of sustainability—"

and the developer is promoting the proposed site—  
"in a wholly unsustainable location."

If we are to take seriously the protection of the green belt, surely we should be looking at relinquishing parts of it only when we absolutely have to and we should relinquish only those bits that would be least injurious to us. The inspector also said that there is no dispute that we enjoy very low levels of unemployment

"and several of those who spoke at the inquiry advised me that employers in the area were already experiencing difficulties in recruiting workers."

He said that there would be no reason for that to change should we have this large commercial development on our green belt.

Members might be amazed to hear that only 15 miles north in a neighbouring authority—I know that we are supposed to co-operate with our neighbours—on exactly the same train line, well away from residential homes, unlike in my constituency where residents are directly backing on to this site, development is starting on a newly constructed motorway spur off the M1 costing £134 million. Also under development is a £2.5 million slow passing link, which would allow freight lorries to wait and heavy trains to let through the passenger services that are all part of the new £6 billion Thameslink commuter services. Moreover, there is a willing local work force who need the jobs.

I cannot say this strongly enough: the public will find that scenario completely puzzling. We are supposed to have a commitment to the green belt and to the policy of letting localism decide. We talk about having economic regeneration in areas that need it and about not over-heating the areas that do not need it. Here we have an area that waited to get the infrastructure in place. It now has it in place and the funding to facilitate it. The scheme is included in the local plan. The reason it wants it is to improve the economic regeneration of the whole area. In January, the site assessment was made in which the council said:

"Overall, it is considered that this site will be suitable for the development of a RFI and employment land and will make a significant contribution to the economic growth of the area."

In its own assessment, it said:

"It will contribute to the economic delivery of the area by providing much needed employment opportunity to complement the growth of north Luton and Houghton Regis."

This is where the public are puzzled; my hon. Friend the Member for Tewkesbury (Mr Robertson), who opened this debate, said exactly that. We must have a degree of sympathy and co-operation with areas that are near to us, and I really want that to happen, as people can imagine. However, I am puzzled why the Minister did not give this mutual gain and benefit to both areas. At the time of his minded-to decision—that is somewhat in the past, so I hope today he has a chance to reflect on it—he said that there was

"little substantive evidence...to indicate that...site" was "preferable".

Perhaps today the Minister will reflect on those recent developments, which I believe are material planning considerations. First, Mid Bedfordshire has a firm commitment to this project; it has expressed the need for development. There is a massive motorway funding agreement now in place and going ahead. The rail infrastructure work has started; he can visit it and see it. It is in an area of green belt that is certainly not as sensitive as mine. What is more, I am not fighting an authority that is resisting it; we are looking at an authority that will welcome it with open arms.

My site will have 25 mph trains crossing a fast line. There will be an interruption to my commuter services, and those commuters are a part of the London economy. The St Albans economy is very much knowledge-based, and those workers support a lot of businesses in London. To have their fast Thameslink train commuter services interrupted by 25 mph freight trains will be a nightmare. I have written to the Secretary of State for Transport because we still do not have the pathings, and we still have not received the assurances we want.

I find it amazing that the planning process is still developer led. Developers pick the sites they want to build on and it seems they are delivering some Government aims, whether on housing totals or strategic rail freight. Surely we can start looking at this process in a more local fashion.

The latest jobs figures in St Albans, which are all part of the mix, confirm almost zero unemployment. Nothing alters; we are fortunate in St Albans. We have a blue collar worker deficit, and yet there are nearly 5,000 unemployed people in the Luton area, which is where the proposals show we would draw our work force from. Why are we still bussing—well, we are not using buses, but why are we allowing cars to circulate around our countryside to access inaccessible sites, when just up the road from us we have an area crying out for economic regeneration? The second inspector's report said:

"Employment has never been a major problem in this part of Hertfordshire. A project such as this ought to be directed towards a regeneration zone."

I agree with that.

Of course, a developer will always push his own site, whether it is for housing or—as in my case—for a major infrastructure project. Ironically, on a large infrastructure project such as this one, the developer is allowed to conduct his own alternative sites assessment and choose his own selective criteria by which to judge a site. So it is not surprising that—hey presto—you can demonstrate after all, Mr Havard, that after due consideration of everywhere else, your site is the best—not yours, Mr Havard, but the developer's.

Is there any consideration within the Minister's current thought processes about whether we can alter that situation? Why should the developer pick the criteria by which we will judge a site and then say, "Well, mine's the best"? If we listen to local decision makers, the answer is different, as I have just demonstrated, but not surprisingly in my case I have two different developers, so each one wants to say that their site is the best; the difference is that one local economy believes theirs is the best.

Mr Dai Havard (in the Chair): Can I ask you to—?

Mrs Main: I certainly can.

If we are to stand for anything, it is as a Government of empowerment and choice over planning and local decision making. That is what the residents expected when this Government came as a coalition. I cheered the abandonment of the regional planning targets. I sincerely hope that this Government will review its planning processes.

Mr Dai Havard (in the Chair): Thank you very much. Well, Ms Vaz gave us a little bit of extra time and as you, Mrs Main, are a co-sponsor of the motion, it was probably helpful that you had a little extra time. May I remind everyone please to give others the opportunity to speak?

2.3 pm

Sir Bob Russell (Colchester) (LD): Thank you, Mr Havard, for calling me to speak. I thank you, the Minister, and the shadow Minister—the hon. Member for City of Durham (Roberta Blackman-Woods)—for understanding that I am not able to be here for the wind-ups.

The Minister will have noticed that there are 23 Government Back-Bench MPs here today, and it may well be that, at the end of three hours of debate, he will not have too many supporters. That is because the reality and the rhetoric of the Localism Act 2011 sadly are not the same, and while the intentions were clearly there, the reality is not.

I will be very parochial and talk about my constituency, which is supposed to be the fastest-growing town in the east of England. The Minister will know from questions that I have put to him and to his predecessors that I will be site-specific. I ask him and his officials whether it is appropriate that they will shortly make a determination on a development of 1,600 homes, even though the section 106 agreement fails to deliver the funds for the two schools that are required. It is not me saying that but Essex education authority. It says that there is no money to build the schools. How on earth can approval be given, particularly as the development is contrary to Government policy, which is that brownfield land, where available, should go ahead of greenfield land?

This particular site, which I have dubbed the fields of west Mile End, is adjacent to a former psychiatric hospital site that is on the market and zoned for housing; it has been for several years. The sale could be scuppered at the 11th hour if the development on the farm land goes ahead, because even though Colchester is the fastest-growing town in the east of England, there must come a point when there are too many houses and there is a glut. We already have a glut of flats—the "Prescott" flats. The last Labour Government insisted that the future was flats. We have a glut of empty flats in my town. What we want is family housing.

Do hon. Members remember an advert from a few years ago about a beer that reached the parts that other beers did not reach? Well, we have a local developer called Mersa Homes that is able to reach land that has never been lined up for development before. For example, the fields of west Mile End have always been land without notation—white land. It was never going to be built on, and no developer had a chance there. All of a sudden, under the radar, the land was lined up for



[Sir Bob Russell]

development. The ward council did not know about it, or if it did—I am not sure what happened. It is the only part of my constituency with a community council—Myland community council—and it was late in the day when it found out what was going on.

This is a bad development, a bad plan, with 1,600 houses to be served by the longest cul-de-sac in Britain. All the cars will pour on to the already congested highway network around Colchester mainline station. Everybody knows it is wrong, and in a question that I put to the Department for Communities and Local Government, I said that developers and planners should be

“forced to live there for a minimum of five years”.—[*Official Report*, 4 February 2013; Vol. 558, c. 13W.]

They are creating problems for others to suffer that they will not suffer themselves, because they tend to live in big houses miles away; they do not have to put up with the consequences.

To the east of Colchester—this is why the hon. Members for Tewkesbury (Mr Robertson) and for St Albans (Mrs Main) are absolutely right—the next-door council, Tendring district council, wants to plonk houses on farm land that, astonishingly, nobody has ever thought should be built on, and on which, in 2010, Mersea Homes secured the best part of 800 acres. Having been lucky twice with farm land that had never been zoned for housing, Mersea Homes must know how to go about securing it. I will leave that hanging there.

Tendring district council has the North sea on one side. Clacton is 15 miles from Colchester, and the council is talking about a development of 3,000 houses adjacent to the borough boundary of Colchester. It will double the urban estates of Greenstead and Longridge Park. It will just be an urban sprawl going eastwards. The local authority—Tendring—should build its houses where its people want them. As for the idea that people living on this huge estate right up on the border of Colchester will look to Clacton—16 miles away, where they pay their council tax—rather than to Colchester, when many of the houses will be in sight of the town hall, that is not what the Localism Act 2011 was about.

What is worrying—I will end on this, Mr Havard—is that it is quite clear that this has all come in under the radar. Elected councillors in Colchester—virtually all of them—have not been engaged in the debate. Secrecy, or at least lack of involvement, is a serious issue here. There should be an inquiry into what the hell is going on.

Mr Dai Havard (in the Chair): Thank you. I have had a missive from Mr Turner. Although special pleading is not allowed, it is his birthday today. I cannot accede to the request that we all sing him “Happy Birthday”, but he indicated to me that he has a pressing engagement, so I call Mr Turner.

2.10 pm

Mr Andrew Turner (Isle of Wight) (Con): Thank you, Mr Havard. It is a pleasure to serve under your chairmanship. I congratulate my hon. Friends the Members for Tewkesbury (Mr Robertson), and for St Albans (Mrs Main), and my right hon. Friend the Member for

Arundel and South Downs (Nick Herbert), on securing this important debate on a issue that affects everybody in every constituency.

I have long been interested in planning and there are many points that I could raise, but I want to keep my remarks brief and will restrict them to an aberration in the planning rules. I shall also make an observation about local development plans.

The problem is that planning authorities can give themselves planning permission to develop sites that they own. I was a city councillor in Oxford for 17 years, until 1997, and during that time, on many occasions, the council gave itself planning permission, sometimes in preference to other applicants. I am certainly not suggesting that my colleagues at the time did anything wrong or even anything questionable. However, if people own a site and are responsible for giving themselves permission to develop it, it is hard to ensure that there is no appearance of impropriety. We all know that appearances are important. We need to make sure that people have faith in the planning system. I know that this issue troubles people across the country; indeed, a number of people have raised it with me on the Isle of Wight.

I am not sure what alternative procedure we could or should follow. Perhaps it would be appropriate for neighbouring authorities—if there are neighbouring authorities—or a totally separate body to take decisions about council-owned land, or in cases where the local authority would benefit in some way. I should be grateful if the Minister shared his thoughts on this issue and said whether he believes it to be a problem that the Government should address that a council may give planning permission for land that it owns, where it would benefit from doing so.

Local development plans were introduced in 2004, so they postdate my experience as a councillor. I do not claim to have any particular knowledge of or expertise about them. However, I know that writing them and getting them approved can be a long-drawn-out process. Although they replaced a system that was seen to be inflexible, the intention being that they could more easily be amended, having spoken to Bill Murphy, head of planning services at Isle of Wight council, I am not convinced that changes to the core strategy document can be made as quickly and easily as was envisaged when the plans were brought in. It seems to me that a Minister can change the rules much quicker than a local authority.

To provide an example of certain problems, on the Isle of Wight the core strategy document sets out that we should have 520 new dwellings every year. It is not a secret that I think that is far too many, but it was not a decision for me to make; it was made, quite properly, by an elected council. However, it is now clear that the existence of that target may make it more difficult for the Isle of Wight council effectively to oppose inappropriate developments, such as Pennyfeathers, a proposal to develop a 55-hectare greenfield site just outside Ryde. There are many problems with that proposal. Not least of them is that Monktonmead brook already floods. Also, there are a number of brownfield sites available in and around Ryde that should be developed before greenfield farm land. Putting between 800 and 1,400 additional houses on Pennyfeathers farm land is quite wrong. I sincerely hope that the council will find the grounds to reject this development; if it does, I will be pleased.

It should be much easier to amend the core strategy document to take account of changes, particularly political change. A Conservative council may be replaced by a Liberal council the following day. *[Interruption.]* Well, not a Liberal, but an independent one, perhaps. The council should be able to change the rules, because the people have voted. That also applies to changes in economic circumstances, changes in local authority control, changes in demographic trends, or even changes in response to proposals that are clearly against the wishes of local people, because if localism means anything, it must take account of what local people want. I shall not detain the Chamber any longer. I should like the Minister to make his views clear.

Mr Dai Havard (in the Chair): Happy birthday, Mr Turner!

2.15 pm

Nick Herbert (Arundel and South Downs) (Con): I congratulate my hon. Friend the Member for Tewkesbury (Mr Robertson) on securing this debate, which I am delighted to co-sponsor.

Two years ago, we passed the Localism Act 2011 and promised local people that they would be given a greater say over matters that they care about, including development. It was part of a deliberate programme of devolution of power to people and communities. Ministers promised, and continue to promise, that power will transfer to local people in accordance with our manifesto and the coalition agreement. I fear that, two years on, people's faith in that promise will be considerably undermined if we allow, by the back door, the re-entry of top-down decision making that effectively denies the localism that was promised.

Let us consider the first problem. Central to the Government's new planning policy was the principle of sustainable development. Paragraph 14 of the national policy framework states that this is the

"golden thread"

that should run through

"both plan-making and decision-taking."

There are two words in the phrase "sustainable development"; it is imperative that proper weight be attached to the first of them.

Many in communities in my constituency are concerned that inadequate consideration is given to the availability of infrastructure to support development proposals. We have congested roads, over-subscribed schools, serious flooding issues and countryside that is valued and in short supply. Half my constituency is protected landscape, forcing all development proposals into the other half that is not.

Under the new system, local authorities are required to make an assessment of housing need, but surely that cannot be the last word. If sustainable development means anything, local authorities must be free to decide how many houses can be built—not just how many are necessary—to match that need, otherwise we might as well return to the top-down targets. The Campaign to Protect Rural England's Sussex Countryside Trust, in my constituency, makes the point well:

"The figures generated by the Strategic Market Housing Assessment are an assessment of need without constraints. These figures cannot simply be passported into an emerging local plan without

an effective analysis of the limitation imposed by the supply of land for new development, historic underperformance of infrastructure or environmental constraints."

Are local authorities free to make such an assessment and, regardless of the housing need that they assess, then decide how many houses can be delivered sustainably in their area? Or is an assessment of need the last word? The Government are driving hard at the demand to provide more housing. The "sustainable" part of sustainable development, promised in the Localism Act, is being put in the second rank.

A second issue is whether there is proper assessment of the available infrastructure. That issue was raised by me and many of my hon. Friends during consideration of the Growth and Infrastructure Act 2013 in December 2012. I moved an amendment stating that infrastructure needs should be taken into account when drawing up local plans. I was grateful to the Minister for what he said in response:

"I will look at making sure that the guidance that is provided in a much reduced set of planning guidance is very clear about the need to plan positively and specifically for infrastructure that is required to support the development and to ensure that it is brought on stream in good time for that development."—*[Official Report, 17 December 2012; Vol. 555, c. 605.]*

That was a pledge that there will be very clear guidance on the need to plan positively for infrastructure, but when the guidance was published in beta form—it was a draft—on 28 August, I think I am right to say that there was no such reference to infrastructure. My second question to the Minister is whether he will in fact introduce that guidance on infrastructure, as he promised in the House last December.

Another key way in which faith in localism will be undermined is if we return to the bad old days of planning by appeal, and allow the Planning Inspectorate to overturn planning applications. That is happening time after time, and it is hugely undermining faith in localism in my constituency and elsewhere. It is undermining faith in the whole system that we have set up to encourage people to take responsible decisions on planning in their local area. That is not just my view. In a briefing today, the Local Government Association said that the Planning Inspectorate's

"apparent disregard for sites identified in emerging local plans not only undermines the principles of a plan led system and local determination set out in the NPPF, but also seriously undermines local communities' trust in the planning system. This results in resistance to further local development, general local resentment, and development that does not reflect the needs of local communities as set out in the draft published local plans."

In a letter to me on 6 August, the Minister said that "decision takers may give weight to relevant policies in emerging plans"—

that is, plans that have not yet been completed, which is important, because they are either district councils' plans, or emerging neighbourhood plans, in which people have put a great deal of effort into deciding where development should go. If those plans were given no weight, speculative applications would be allowed, and we would get a system that was not plan-led, but developer-led, which would effectively amount to a free-for-all on our countryside. However, when the guidance was published, it actually stated that

"arguments that an application is premature are unlikely to justify a refusal of planning permission other than in exceptional circumstances",

[Nick Herbert]

so will the Minister consider allowing more weight to be attached to emerging plans, so that an indication by local people of where they do, responsibly, want development, and also where they do not, is taken on board by the Planning Inspectorate? If that is not taken on board, again, we might as well return to the top-down system that we had before, which did not deliver the new housing that we needed, and we cannot justify promising to people that we are delivering localism.

I understand why the Government were concerned about the situation they inherited. There was a low level of housing starts, and we have to accommodate this country's housing need. There are important generational arguments about the lack of opportunity for young people and their ability to get their foot on the housing ladder, but allowing top-down targets to return through the back door—indeed, even encouraging them—will not deliver the additional housing that is needed. It will merely deliver a great deal of pain—pain politically, as people see that the promise of localism was not in fact real, and pain because such top-down targets will not help people to get their foot on the property ladder and will not have a significant effect in reducing property prices.

House building is growing at the fastest rate for 10 years. A more radical reform will be required if we are to seek to close the gap between incomes and rapidly rising house prices, but I urge the Government to keep faith in the localism that was promised in our manifesto and in the Act that we passed, and not to return to the bad old days of top-down targets and of allowing the Planning Inspectorate to override local decision making, which merely set up conflicts and delivered nothing, in terms of the housing that we needed.

Mr Dai Havard (in the Chair): We have now used the time won by Sir Bob and Mr Turner.

2.24 pm

Sir Tony Baldry (Banbury) (Con): I last raised concerns on planning and planning guidance in a debate I initiated in the House on 18 January, which can be found at *Official Report* column 1218. I will not repeat what I said in that debate, and I will put the full text of what I intend to say this afternoon on my website, [www.tonybaldry.co.uk](http://www.tonybaldry.co.uk).

In January, I expressed concerns that developers were making opportunist planning applications in the hope of securing planning permission before the adoption and introduction of a new local plan, and I also observed that if localism and neighbourhood planning were to have any meaning, local communities must have the opportunity and a reasonable period of time in which to draw up neighbourhood plans. I drew the House's attention to four specific planning applications in my constituency, all of which clearly ran counter to Cherwell district council's local plan.

Following that debate, the Secretary of State for Communities and Local Government decided to call in all four planning appeals. As a former Planning Minister, I am well aware of how rarely Ministers call in planning applications, so I assumed that the Secretary of State

had called in the applications because he wanted to give an indication on the weight that the Planning Inspectorate should give to draft and emerging local plans, a point raised by my right hon. Friend the Member for Arundel and South Downs (Nick Herbert).

I assumed that the Secretary of State would also want to give some indication on how the Planning Inspectorate should calculate the five-year housing supply and would take the opportunity to reinforce the Government's belief in localism and commitment to neighbourhood planning. In the event, the Secretary of State did give a clear indication on the weight that should be given to the draft local plan: absolutely no weight whatsoever, according to the decisions in all those appeals. By allowing all four appeals, the Secretary of State also made it clear that no weight or consideration should be given to localism or neighbourhood planning.

Given that those appeals all ran so clearly counter to the provisions in Cherwell district council's draft local plan, they not surprisingly provoked a good deal of anger from local residents, local councillors and indeed myself, and given that all the decisions were made by the Secretary of State, they not surprisingly attracted press coverage. In response to journalists' questions on why the appeals had been allowed, in one article the press spokesperson of the Department for Communities and Local Government observed that the appeals had been allowed because Cherwell had not made

"sufficient progress with their Local Plan".

I will examine that proposition. A draft local plan is not something that can be whistled up overnight on the back of an envelope; it requires consideration and full and proper consultation with local people and house builders. If the local planning authority gets the local plan wrong, it is liable to judicial review.

One of my many frustrations with the Secretary of State's decisions is that Cherwell, after careful, widespread and considered consultation, had managed to produce a draft local plan to which there is practically no opposition among local people. I would have understood the Secretary of State's decision to allow all four recent planning appeals if there was a scintilla of a suggestion that my constituents or Cherwell district council were in any way wanting to frustrate local housing development. The reality is quite the contrary.

Over the past 25 years, Banbury and Bicester have been two of the fastest growing towns in Oxfordshire and everyone accepts and recognises that Banbury and Bicester will continue to develop with new housing growth over the next 20 years. Indeed, I can only assume that Ministers in the Department for Communities and Local Government simply do not talk to each other. That may be a consequence of the fact that, unlike in my day, when Housing Ministers—as the Chief Whip, the right hon. Member for North West Hampshire (Sir George Young), who was here briefly, and I were—were also Planning Ministers, those roles now seem to have been separated.

If Planning Ministers had spoken to Housing Ministers, they would have learnt that Housing Ministers had made numerous visits to my constituency over the past couple of years to support and encourage the numerous housing initiatives in north Oxfordshire, including: one of only two eco-town projects left and being developed, which in due course will deliver approximately 5,000 houses;

probably the fastest turnaround to grant planning permission for new housing on a major Government surplus brownfield site on former Ministry of Defence land at Bicester, granting planning permission for 1,900 houses; and one of the largest, if not the largest, proposed self-build housing projects anywhere in the country. Indeed, the Minister's Department and the Homes and Communities Agency tell me that what we are proposing at Bicester will be the largest self-build scheme by a long way anywhere in the country and will deliver up to 1,900 houses. Cherwell district council is so keen to get house building going in north Oxfordshire that it has offered to buy the surplus MOD land from the Government, so that it can ensure that new house building takes place there as speedily as possible.

This very Monday, Cherwell district council agreed its local plan for submission to the Secretary of State at a meeting of the full council, which endorsed it with a unanimous vote. No responsible local authority could have produced a local plan more quickly. The agreed plan makes robust provision for housing until 2031 and envisages 16,750 new houses being built in Cherwell district during the survey period up to 2021. That is in a robust and deliverable local plan that has been adopted unanimously and without any significant local opposition. Moreover, the House might be interested to know that more than 50% of the planned houses are already being built or are subject to planning applications under active consideration by the district council. Cherwell not only has an agreed local plan, but is doing all that it can to deliver on the provisions of that plan.

The whole point of local plans, however, is to enable local councils and local communities to decide where new housing provision should go. Cherwell's local plan focuses development growth on the towns of Banbury and Bicester, while avoiding coalescence with villages by introducing new green buffers around the towns. That seems to be a wholly commendable policy aspiration on the part of district councillors.

One of the recent planning appeals decided by the Secretary of State, however, drove a complete coach and horses through that policy aspiration of developing green buffers, by allowing development in an area that the district council had allocated as a green buffer in the local plan. In effect, the Secretary of State has allowed a policy of first come, first served, with planning permission being given to whichever house builders or developers happen to get their planning applications in earliest. This is not plan-led development; this is not central planning policy—this is planning anarchy.

My hon. Friend the Minister will say that the Secretary of State, having granted planning permission, now has no locus on those decisions. In law, that is correct, although Cherwell district council is not surprisingly considering with leading counsel whether there are good grounds to take the Secretary of State to the High Court for judicial review of his decisions. Ministers may no longer be legally accountable for their decisions, but they are politically accountable.

Ministers say that one reason for allowing the appeals was because, at the time the planning applications were made, the district did not have adequate five-year housing supply. One of the main reasons why the district did not have adequate supply, however, was because, on a number of significant sites where developers had been granted planning permission, they had simply not started building

work. Local authorities and local people, having granted permission on significant sites, are not to blame if the house builders decide not to build until some time in the future, for whatever commercial reasons of their own.

From what the Secretary of State decided in the four appeals, it appears that the local plan will have no weight until it is actually adopted. It cannot be adopted, however, until after the process of examination in public. District councils such as Cherwell are in no way in control of when the Planning Inspectorate will undertake and complete the continuous improvement plan. Until then, we are all vulnerable to continuing opportunist planning applications by developers who strongly suspect that they will be allowed by the Planning Inspectorate or by the Secretary of State on appeal.

2.33 pm

Martin Horwood (Cheltenham) (LD): I apologise to you, Mr Havard, and to my neighbour, the hon. Member for Tewkesbury (Mr Robertson), for missing the opening speech. I congratulate the hon. Members who secured the debate, which is enormously important.

The issue is enormously important politically for both coalition parties, because we both made profound promises in opposition. The Conservative party's policy document, "Open Source Planning", states:

"Our emphasis on local control will allow local planning authorities to determine exactly how much development they want, of what kind and where"—

not how much an econometric model tells them they need, or how much demand has to be met, but how much development they want.

The Liberal Democrats produced a document called "Our Natural Heritage", which states that

"our quality of life is dependant on the quality of our environment. We will not only work to maintain and enhance it but will give people more access to and influence over it."

One of the ways in which we suggested doing that was a new designation, the local green space designation. I helped to author that policy, and I was proud when it made its way into the coalition agreement, and from there into the "Natural Environment White Paper" and then the national planning policy framework. As the Prime Minister said to the director of the National Trust, I think, it would be a tool that local people could use to protect not vast tracts of countryside, but those local spaces that were not necessarily the most beautiful or the most rich in great crested newts, but the ones valued by communities.

Instinctively, all of us know which those areas are—we can all think of that local area that people have been campaigning to protect, sometimes for decades, as in the case of Leckhampton in my constituency. I thought, "At last, we have a Government committed to localism, which I am proud to be part of and a supporter of"—Conservative colleagues were equally proud—and that the Government were actually going to deliver on such promises, rejecting the very unpopular, top-down regional spatial strategies that seemed to be imposing numbers from above. The regional spatial strategy in the south-west had 35,000 objections—but the situation around my constituency in Cheltenham is every bit as bad now.

In practice, we are facing the loss of vast areas of green fields. The local paper converted the amount into that popular measure of area, football pitches—about

[*Martin Horwood*]

2,000 football pitches of green fields are about to be lost, if the plan being formulated in the joint core strategy goes through. Almost everything in the plan is greenfield sites, and almost all those sites are in the green belt—there is a Kafkaesque process whereby the green belt boundary is redesignated, so that the bits taken out of the green belt can be built on, while claiming that the green belt is not being built on.

Equally badly, another area at Leckhampton had a sustainability assessment and a green belt review, which talked about its value in biodiversity, public access, the enjoyment that it brings, its rural character, and such things—all of which were recognised by inspectors in the past—but again that is included simply because the econometric model dictates a certain number. That number for around Cheltenham is at least 10,000 houses, which is a 20% increase in the size of the town. That is not sustainable.

As the right hon. Member for Arundel and South Downs (Nick Herbert) rightly said, it is as if the rest of the national planning policy framework, which we celebrated at the time of its second draft, did not really exist. There were elements that discussed balancing economic growth with environmental and social factors, and things such as the local green space designation to protect what people really cared about; among the core planning principles were meant to be respect for the environment and sustainability, and prioritisation of open spaces and, if possible, brownfield over greenfield development. In practice, however, at local level all of that appears to count for absolutely nothing. We are told that the objectively assessed housing need dictated by the econometric model must be observed absolutely—that the developers must get absolutely everything that they are demanding, because otherwise unelected inspectors will declare the whole plan unsound.

There is a nice coalition balance of local councillors in Gloucestershire. In the constituency of my neighbour the hon. Member for Tewkesbury and in Gloucester city, we have Conservative councillors who felt obliged to vote for the thing, while the Liberal Democrats very much enjoyed opposing them. In Cheltenham, it was rather the other way around—many Liberal Democrats and some Conservatives voted for it, while others voted against. The result was that councillors were put between a rock and a hard place. They were told that if they voted things down and did not move on at least to the next stage of consultation, the plan was likely to be declared unsound, it would all fall apart and we would end up with a developers' free-for-all.

I have to tell the Minister that local people see very little distinction between what is emerging from some local plans and a developers' free-for-all. Despite all our promises in opposition, despite the national planning policy framework and despite all the grand words in it about balancing environmental and economic factors and respecting open space and sustainability, we are in a position that is every bit as bad as the regional spatial strategies. That is simply not acceptable—

Annette Brooke (Mid Dorset and North Poole) (LD): Will my hon. Friend give way?

Martin Horwood: I suspect that I shall be out of time shortly, so I fear that I had better not.

I think we will end up in a situation that is just as bad as under the regional spatial strategies. I want to go back to my local councillors and constituents to say that the coalition Government have delivered on their promises, but I have to tell the Minister that that is not what is happening now.

2.39 pm

Rebecca Harris (Castle Point) (Con): Earlier speakers have said many of the things that I wanted to say, but possibly more elegantly.

I thank the Minister for declining a developer's appeal in my constituency. That was warmly received, but we are on notice that developers may keep pushing, and they will.

I think all hon. Members here greatly welcomed the abolition of the previous housing regime and everything in the new national planning policy, including abolition of the regional spatial strategy housing targets. However, I see all around, particularly in my area, that it is pretty much business as usual for planning departments, for the Planning Inspectorate and certainly for developers. Some key aspects of the current regime seem very similar to the old regime and are being interpreted and treated similarly—for example, the requirement to find the local need. It is not a target, but it must be established based on complicated methodology. Consultants in my area have come up with four or five different scenarios, all wildly different, about local housing need. It is supposed to be objective, but councillors will have to choose the figure that they believe is most likely to be accepted by the Planning Inspectorate. That does not strike me as wholly objective.

We must put together a local plan that specifies deliverable land over a certain number of years and then developable land. There must be objective evidence of whether it really is deliverable, and I understand that. We cannot have local councils saying they want to build all their houses on what is currently a lake because that would be a good way to get around having building done. In the world of planning, however, what is deliverable is entirely down to argument. The big unit developers may see the four or five attractive green fields that are left in a borough, and argue that they could put their bulldozers on there tomorrow, that the development would be in single ownership and that that would be a good deal with a percentage going to the farmer. No one could argue otherwise—it is clearly developable tomorrow.

What happened in practice over the last decade and during the previous Government's regime is that land was banked and there was not enough work done or pressure put on the little brownfield sites in multiple ownership, which is what we should be doing now. Those are the sites our communities would prefer to be developed, not the fields that they see and appreciate.

I urge the Minister to put as much pressure as he can on councils when interpreting and putting together their plans. In the national planning policy framework and the recent guidance, which I greatly welcome, it is clear that our councils have the power to do something about small sites, which may be in multiple ownership with some planning constraints. They can knock heads together and encourage local people to suggest such sites. That would save us from losing the fields that we

all love and appreciate. However, that is a big ask for a constrained planning department. Everyone is feeling the pinch at the moment, and the planning inspector is breathing down councils' necks to get the local plan completed. It is a lot more work and takes a lot more time, but it can be done. For example, if we want to build houses, we are much more likely to get small local sites up and running. If we told the local scrap metal dealer, who has gone bust because we have changed the law and he cannot take cash, that he could build five or six starter homes on his land tomorrow, he would not do what the big unit developers do and wait until the time is right or build only one or two homes because he does not want to flood the market; he would sell straight away and houses would be built there.

We should change what we are doing and target smaller and less popular sites that have local owners, who will use local builders and local estate agents. We would then have a much more popular local plan for residents, and we would not have the big household-name developers acquiring 600-unit sites where, if they got around to building houses on them, it would not be in the time frame we want, and would market them out of town and in London. Local estate agents would not get a look-in, and the houses would not go to local people.

That is the problem with the current planning regime, and we desperately need the Department to tell councils that it expects them to plan positively. Planning positively under the national planning policy framework does not mean more green-belt sites with many houses on them. It means they should find out where they want houses, and make that happen. We must get that message across, because it is in the national planning policy framework and it is good stuff, but out there on the ground it does not seem to be working.

I plead with the Minister to ensure that he directs councils to use their powers of compulsory purchase and to find owners of sites that people would like to be developed, instead of what happens at the moment with the big boys turning up, driving round the area, seeing the half a dozen local fields that everyone loves and appreciates, putting in a planning application, and arguing time and again that that is more deliverable.

**Mr Dai Havard (in the Chair):** We now move from south-east England to Mr Stuart Andrew who will give us a view from the north.

2.45 pm

**Stuart Andrew (Pudsey) (Con):** I welcome this debate and congratulate my hon. Friends on securing it. I have been interested in the subject for a long time, not just because I represent a heavily affected ward, but because I am a member of a plans panel on Leeds city council.

My constituency has seen many significant changes over the past 20 years. It was renowned for its cloth and woollen mills, and other industries, but as those industries declined, their sites became redundant and places such as Pudsey, Farsley and Guiseley saw those employment sites turned into residential areas. During the first decade of the this century, we were inundated with application after application to build even more houses, and consequently our roads are congested beyond belief at weekends and during weekdays and evenings. Our surgeries have more and more patients and our schools are so

busy that children living just across the road from their local school may struggle to get into them. Most of all, people were exasperated and frustrated that the planning system was something that happened to them, and that they had little say in it. Sometimes, even when the council said no and that enough was enough, an appeal was allowed. I cannot express strongly enough the anger and resentment that that created.

When the Government talked about planning reform, I thought "Hallelujah". Many of the changes have been welcome and in the right direction. Reducing the plethora of guidance and advice to a more manageable document is making life a lot less complex and the system more understandable. The ability to create neighbourhood forums to offer real engagement is hugely welcome.

I pay tribute to the Minister for taking time to visit so many constituencies around the country. I was pleased to welcome him to mine, where he heard the concerns of local councillors and others, and saw for himself the significant development that has taken place. That was appreciated. I have noticed that when hon. Members list a number of positives in this place, a "but" invariably follows, and here it comes. Despite the Government's work, a problem threatens the intentions of localism and people's trust that we will have a real bottom-up approach to planning.

Localism is about local communities deciding what, where and when development should take place. There has been a real appetite and interest in my constituency in being involved in the planning process. Groups such as Wharfedale and Airedale Review Development and Aireborough Civic Society have campaigned long and hard on the issue. In addition, residents have turned up in their hundreds at public meetings when these issues were discussed. Organisations such as Horsforth town council, Rawdon parish council and Aireborough Neighbourhood Forum have all worked incredibly hard to engage with the whole community, bringing residents, schools and businesses together to develop a vision of future development that is sustainable, realistic and seeks to preserve our natural surroundings.

I am talking not just about building houses but about creating places that people want to live in, work in and play in: real place-making. Something is jeopardising all that work, and is still seen by my constituents as a top-down major influence: the housing targets that we have heard so much about today. We all know that the original regional spatial strategy placed huge burdens on local authorities, but despite abolition of the RSS, little has changed with the targets. In my constituency, the core strategy of the city council is being examined. It includes a plan to build 74,000 homes over the next 14 years, and it arrived at that figure with a host of scenarios ranging from 27,500 to 92,000. That means that the council has gone for the high end because it believes that the Government expect it to be far more ambitious than can reliably be achieved. I, local councillors, and all the groups I have mentioned have argued, ever since the document came out in draft form, that the figures are far too high. Despite our logical arguments, the council has kept the target, fearing that the inspector will force it to go even higher. The problem is that the council is far too ambitious.

What is the consequence? The council then has to prove that it has the land to supply such high targets. Even with the existing permissions of 20,000 dwellings,

[Stuart Andrew]

there is still not enough land, so the council is now looking at greenfield and green belt, meaning that in my constituency up to 80% of all new homes will be built on green-belt or greenfield sites. The precious places that are the lungs of our communities, the natural barriers between the towns and villages, and the green borders between the cities of Leeds and Bradford, will all be gone. They are now all under threat and my constituents are clearly not happy. Even in the best of the boom years, we never managed to build so many houses, and developers want to go even higher, saying that the brownfield sites in the city centre are not viable. That is because they are lazy and do not want to be ambitious about creating places where people want to live in our city centres.

The other day, I asked my hon. Friend the Minister what happens if the inspector, in the process of looking at these figures, agrees to such a high amount. If it is approved, I fear that the brownfield sites in city centres will be abandoned, that the developers will cherry-pick the green belt, and that residents will be stuck between the Government saying that local councils can set high targets and the council saying that the Government expect high targets.

I know that the Minister will say that the target needs to be objectively assessed, but what happens if those figures are approved? Is there any appeal process for my constituents to present their case? They are doing so brilliantly at the hearing, but if we are saddled with those housing targets, our green belt will be ravaged, and future residents will not be able to do anything, because the period will already have been set in stone. Worst of all, however, it will send a message that some already believe: localism goes only so far, but not far enough where it matters.

Mr Dai Havard (in the Chair): In my spatial planning, we now move to Cheshire and Ms Fiona Bruce.

2.52 pm

Fiona Bruce (Congleton) (Con): I am here as a voice for my constituents, who feel grievously let down by the lack of clarity of the planning policy, practices and procedures of local and national Government. Only one thing is clear: despite more than 20 action groups representing thousands of people across my constituency, despite many public meetings, the most recent of which was held last night in Congleton town hall, despite my bringing successive leaders of Cheshire East council to meet Ministers for clarity on these issues, and despite countless letters having been sent to Ministers on behalf of constituents, we still have developer-led development in our area and unsustainable, unplanned development. It ignores town plans, places no weight on the emerging local plan and makes a mockery of localism.

The national planning policy framework, with its presumption of sustainable development, contains an inadequate definition of that—in fact, it is barely a definition at all—which certainly does not equate with my constituents' definition. Sustainability means there being enough schools, roads, medical centres and facilities for local people, and there simply will not be enough if the rate of development continues in our towns.

In Alsager alone, which is a town of some 5,500 houses, applications are in the pipeline for 3,000 dwellings. This is a town recently described by the chief planning officer of Cheshire East council as "currently unsustainable". In Sandbach, which is a town of 8,000, some 6,000 applications have been granted or are in the pipeline. Just last week, two consents for Sandbach were granted, in Abbeyfields and Congleton road. That makes the consents already granted for Sandbach sufficient to cover one third of its 20-year supply. And those are on greenfield sites. This is countryside. This is prime agricultural land. The mayor of Sandbach is in the Chamber today, having come directly from 10 Downing street, where he presented a petition objecting to the Government's policies.

There is then the unclear procedure surrounding the requirement for a five-year supply of housing. That is simply unjust. The primary reason for the two appeals granted last week was that Cheshire East apparently is unable to demonstrate a five-year housing supply, and yet the council told residents months ago that it had developed a robust strategic housing land availability assessment, which would satisfy requirements for a five-year housing supply.

Who is right—national Government, through the inspectorate, or local government? How was it that Cheshire East could say that it had demonstrated a five-year supply if clearly it had not? Is there no means by which such statements can be validated with central Government before they are made? Surely the only way cannot be for the strength of such a supply statement to be tested on appeal, because it adds insult to injury for thousands of pounds of local taxpayers' money to be spent on such appeals, when it could be spent on meeting local people's needs. There is so much confusion regarding the requirements that injustice is being introduced into our communities, particularly because there are other sites—brownfield and non-brownfield, including in Sandbach—that the local community have already said that they will accept for development.

That brings me to my next point. It is wholly wrong that people in the towns of Alsager, Congleton, Middlewich and Sandbach in my constituency were offered the opportunity and funding under the Government's neighbourhood plan front-runner schemes to develop neighbourhood plans, only to find that those town plans count for absolutely nothing, in terms of the Planning Inspectorate's decisions regarding appeals against developments.

The situation is also producing inconsistent decision making. Just last week, when two developers' applications were accepted for Sandbach, we had a refusal for a site at Sandbach road north in Alsager. That was despite the inspectorate acknowledging the lack of a demonstrable five-year supply of deliverable housing in Cheshire East, and apparently, according to my interpretation, giving weight to the draft Cheshire East local plan, which other decisions refused to do. It stated:

"It would seem wise in this part of the borough not to proceed with development which would go beyond the draft strategy at this stage."

The inspectorate also rejected the developer's appeal on the grounds that it is in open countryside, and that harm to it would be significant and demonstrable. But so it would be to Abbeyfields, Congleton road and Hind Heath in Sandbach, which have already been

granted. We really need clarity on these issues. How long should a local plan realistically take to develop? We pride ourselves in this country on clear and speedy delivery of justice. We say that justice delayed is justice denied. We talk about the rule of law. And yet, in planning, we could not have murkier, muddier waters. That is simply unfair.

Our local authority has been working for three years on a local plan. What has gone wrong? Why does the draft plan that was prepared last year, which was the subject of a six-week public consultation, now have to be radically altered and be the subject of a further public consultation, while all the time, developers rub their hands with glee and take advantage of that void? Will the Minister provide whatever assistance is required for Cheshire East council from a senior planning adviser to ensure that there are no further delays or confusion regarding what is required to get our local plan through? My constituents have had enough.

I also ask the Minister to ensure that we have clarity on our five-year housing supply numbers, and that a clear message is sent to the people of my constituency, as I have sought to provide for three years, giving them every and any necessary and available means of help to resolve those issues. My constituents simply cannot understand the situation. They feel angry, in despair, ignored, impotent as regards the plans for development of their own communities, and without any democratic recourse, as one has said to me, except the ballot box.

On behalf of the Under-Secretary of State for Education, my hon. Friend the Member for Crewe and Nantwich (Mr Timpson), I confirm that he, too, has been working tirelessly with planning action groups in his constituency, which is adjacent to mine, and also in Cheshire East. He recently arranged for the Planning Minister to speak to those groups so that they could hear the advice that the Department had for Cheshire East council on resolving the adoption of the local plan and housing supply. I would appreciate that advice and clarity being given today in the Minister's response.

**Mr Dai Havard (in the Chair):** Thank you. Mr Brady will take over from me shortly. I ask you to temper your enthusiasm with the pessimism of the intellect, and look more towards six minutes than seven for your future contributions. We now move back to the west midlands and Mr White.

2.59 pm

**Chris White (Warwick and Leamington) (Con):** It is a pleasure to follow my hon. Friend the Member for Congleton (Fiona Bruce), who gave a passionate speech. I also start by thanking my hon. Friends the Members for Tewkesbury (Mr Robertson) and for St Albans (Mrs Main) and my right hon. Friend the Member for Arundel and South Downs (Nick Herbert) for securing this important debate. As we can see from the speeches that we have heard so far from around the country, this is an issue that affects so many of our constituencies.

During the past two years, Warwick district council has been seeking to create a new local plan that will guide the development of our community for the next 18 years. That is a hugely important document, but it has been mired in controversy and opposition since it was put forward. That highlights some of the problems

in the current planning system. The local plan has been controversial because of the number of homes that have been proposed by the council, as well as their concentration and location. First, the scale of the proposed housing development is enormous. The local plan outlines the building, during the next 16 years, of more than 12,000 homes, in addition to the 6,000 that we built between 2001 and 2011. That would increase the number of dwellings in Warwick district by about 20% during the next two decades.

[MR GRAHAM BRADY *in the Chair*]

The "Strategic Housing Land Availability Assessment" compiled by the council has indicated that the total capacity of the district is about 13,000 dwellings between 2014 and 2029, so the proposed local plan would use up 91.8% of the total capacity. Planning is something that we must consider over the long term. Once homes are built, we cannot turn back the clock to change the mistakes that we have made, so we must consider the long-term sustainability of our planning decisions as a whole. How can it be sustainable to build so many new homes and to use up so much capacity?

The concentration of development is also a deep concern and raises questions of fairness. The majority of the new properties will be in the area south of Warwick, Leamington and Whitnash, with 70% of the new homes being placed in that part of the district. That is despite the fact that there has been, and continues to be, a considerable amount of housing development in that part of the district and there are already concerns about the impact that the proposals will have on local infrastructure. I do not believe it is fair that such a concentration is allowed in that part of the district. Residents of those areas are rightly angry about the sacrifices that they are being asked to make in order to allow the development of so many new homes.

I shall take this opportunity to urge Warwick district council, once again, to pause the local plan process and start discussions with local residents so that we can build a consensus on creating a sustainable future for our community. During the process, in the lead-up to the preferred options being outlined by the district council, it was clear that residents did not want to have that number of homes and that they wanted development to take place primarily on brownfield land, rather than greenfield land as is proposed. That will have an impact on the wonderful Warwickshire countryside. Our area has a large percentage of green belt, and I do not believe that we should develop on green-belt land. However, that does not give the local authority an excuse to concentrate developments on non-protected greenfield sites. If our district was 95% green belt rather than 80%, would that mean that all development would be concentrated in the unprotected 5%? Surely it would make sense to adjust the scale and ambitions of the development, rather than to ram through such large developments, which take no account of this situation.

However, the views to which I have referred have not been consistently accepted by the council to date. As a result, public confidence in it has been damaged, and that will undermine future efforts by the council to undertake consultations on new developments or infrastructure. I appreciate that councils have an obligation to ensure that there is enough housing to meet demand in the future, but I also think that we need to ensure that



[Chris White]

that obligation is met in the right way. I do not believe that Warwick district council has so far acted in the right spirit during this planning process.

I believe that the Government have done the right thing through the Localism Act 2011 to try to ensure that communities have greater control over planning matters. However, we also need to ensure that the process is carried out in the right way, in empathy with such localism, that councils do not ride roughshod over the desires of local people, and that the principles of localism are delivered on the ground.

The best way forward would be for the Government to get each local authority to sign up to a national planning compact that outlines how councils are expected to carry out their consultations on planning matters; the role that local communities should have in co-producing proposals such as the local plan; and best practice in terms of planning processes that have been carried forward and that have brought communities with them. Having such a compact would ensure that each local authority was taking a long, hard look at how it was developing its local plan.

We must have a system whereby people feel that they have ownership of the planning process and whereby they can have confidence in the decisions that are reached. That will ensure that we create plans that have the support of residents, are in the long-term interests of our community, will address real housing needs and will almost certainly create local economies that grow and prosper.

3.5 pm

**Julian Sturdy (York Outer) (Con):** It is a pleasure to serve under your chairmanship, Mr Brady, and to speak in this very important debate. I congratulate my right hon. and hon. Friends on securing it. Like many other Members, I would like to highlight some of the concerns in my constituency.

York, like so many other towns and cities across the country, is surrounded by green-belt land, which is vital in preserving and enhancing its character and setting. It is as important to the identity of our great city as the Gothic minster, the Roman walls and the National Railway Museum. To my mind, it is an essential part of York's DNA.

However, the very fabric of what makes York such a great and beautiful city is under threat from the misguided plans of the local authority. The City of York council published its draft local plan in April of this year and, to the utter dismay of many of my constituents, the plan proposes to take 1,400 acres out of York's green belt and build 16,000 new homes on that land during the 15-year life of the plan. As if that was not enough to satisfy the council's appetite for green-belt land, a further 1,000 acres will be removed from the green belt and safeguarded for future development. Sadly, the plan does not stop there. The council has also proposed more than 80 additional Traveller and showpeople pitches, all in inappropriate locations, on green-belt land, in quiet rural communities such as Dunnington, Knapton and Huntington in my constituency.

The icing on the cake is that the council is also pursuing its plans to destroy the open countryside that surrounds our great city with 40

"areas of search for renewable electricity generation",

covering vast swathes of green-belt land in my constituency. It was, until recently, pursuing those sites as potential wind farms. However, due to the unsurprising lack of sufficient wind speed in the Vale of York—something that was obvious to most local people, but that the council and the local taxpayer-funded studies failed to pick up—I have now been given the impression from the council that it is considering solar farms on the sites as an alternative.

I am therefore speaking on behalf of my constituents in welcoming the recent announcements from the Minister of State, Department of Energy and Climate Change, my right hon. Friend the Member for Bexhill and Battle (Gregory Barker), about the Government's determination to crack down on inappropriately sited solar farms in the countryside by introducing the solar road map. I urge the City of York council to consider very carefully what the Minister has been saying on the matter and not to ignore the views of local residents.

Turning to the important issue of housing supply, I want to make it clear that, like many right hon. and hon. Members here today, I fully support the decision to scrap the rigid, top-down housing targets in the regional spatial strategies. The Government should be congratulated on doing that. However, three years on, there remains confusion among some local authorities about what housing targets are appropriate.

Some local authorities surrounding York are reducing their targets from the levels that they were at in the now redundant regional spatial strategy. Meanwhile, York, which is currently controlled by Labour, is proposing to increase its old housing targets by more than 40%. In doing so, the council is placing itself completely at odds with the guiding principle behind the modern planning framework—that development should always be sustainable.

York is an historic city in which the local infrastructure is already under strain. Adding tens of thousands of new homes will mean tens of thousands more cars on an already congested road network and thousands more pupils trying to gain entry to our excellent but already oversubscribed schools. That is not to mention the drainage and the strain on existing health care facilities.

With approximately two thirds of the council's overall housing projections to be allocated to York's established green belt, I am deeply concerned that the plan will push our already creaking local infrastructure to breaking point. The council has provided no guarantees that it will help secure the investment we need in our local infrastructure. It clearly believes the local plan will result in economic growth for York, but having investigated the issue, I fear that putting the cart before the horse and failing to guarantee the infrastructure investment York already needs will lead many of the city's leading employers to question in the long term whether York is still a suitable base for their businesses.

In its current form, the plan has the potential to end in disaster for York on the economic stage. That is why I entirely agree with my right hon. Friend the Member for Arundel and South Downs (Nick Herbert) that the requirement for infrastructure must be considered when granting planning consent—something that, to be frank, is blindingly obvious. I was reassured by the pledge from the former Minister of State at the Department, the right hon. Member for Tunbridge Wells (Greg Clark), that the requirement would form part of the planning

guidance. I hope, therefore, that the omission will be rectified, as York's future viability as a centre of commerce and enterprise could depend on it.

Local authorities that press ahead with unsustainable housing plans must be stopped and compelled to consider whether they have the necessary infrastructure in place; if not, they should change their plans accordingly. Equally, we must ensure that the important principles of sustainability and green-belt protection remain central to the national planning policy framework and that our local authorities understand that that is the case. Otherwise, I fear that the towns and cities we are proud to represent will change out of all recognition.

In summary, the tension between our local planning authorities and the planning inspector is twofold. Where councils produce reasonable, appropriate and sustainable local plans, we face the problem of planning inspectors overstepping the mark and making unreasonable demands. In areas such as York, however, we appear to face the opposite problem, because the local authorities propose to decimate our open countryside and change it out of all recognition. I therefore reiterate that it is vital that we have a strong and fair Planning Inspectorate to protect our communities and countryside from unsustainable development. That means that infrastructure must be at the heart of any considerations.

3.12 pm

Harriett Baldwin (West Worcestershire) (Con): I, too, congratulate my right hon. Friend the Member for Arundel and South Downs (Nick Herbert) and my hon. Friends the Members for Tewkesbury (Mr Robertson) and for St Albans (Mrs Main) on securing the debate.

The issue of planning also fills my postbag. I represent the thriving, beautiful constituency of West Worcestershire, which has one of the highest ratios in the west midlands of house prices to average earnings. It is also the birthplace of Elgar, and its countryside inspired much of his music.

Despite all the valid concerns colleagues have raised, I think we are in a much better place on planning than we were under the Stalinist diktats of the right hon. Member for Kirkcaldy and Cowdenbeath (Mr Brown), and I agree with colleagues who have welcomed the abolition of the regional spatial strategy.

Shifting local planning decisions to councils, which makes so much democratic sense, has raised a range of issues. I particularly welcome the Government's introduction of neighbourhood planning. In the Malvern Hills district, the parishes of Kempsey, Clifton upon Teme, Leigh and Bransford, Alfrick and Lulsley, Martley, and Knightwick and Doddenham have all had their neighbourhood areas approved.

When we discuss planning, however, one thing that strikes me is that the beautiful villages we all love—in my area, I have the villages around Bredon Hill, the town of Pershore and the towns and villages of the Malvern Hills district—all grew up without our current planning regulations. Ironically, however, we would not be able to build those communities under today's planning rules. Their growth tended to be more organic and more bottom up; people built their own homes on their own land, which they had bought for that purpose. When the Victorians became concerned that Great Malvern was encroaching far too much on the Malvern hills,

they established the world's first conservation area by Act of Parliament in 1884. Since then, the hills have been owned for the common good by the Malvern Hills Conservators charity. That organic approach has worked well for this country for the thousands of years there have been settlements in Worcestershire and elsewhere. That is why I am so supportive of the recent changes to the planning system, which move us back in the direction of the village and the neighbourhood, while embodying the countryside protections pioneered by the Malvern Hills Conservators.

In south Worcestershire, we may be a bit further ahead on our local plan than other colleagues are on theirs. Our three local councils—Worcester City, Malvern Hills and Wychavon, which my hon. Friend the Minister visited recently—have been working in partnership for many years to develop an ambitious and sound local plan. After the 2010 election, they presciently commissioned expert projections of population growth and perhaps got a head start on some other council areas. Their evidence base is now more up to date and fresher than those in some other parts of the country.

All three local councils democratically agreed the plan last December. I can assure hon. Members that that was not without a great deal of controversy, but one factor that encouraged councillors to vote in favour of the plan was that it would allow them to be in control. The south Worcestershire development plan has much more up-to-date and adequate five-year land supply numbers and such ambitious plans for employment land that we are getting complaints from Birmingham councils.

When I say the plan was democratically agreed last December, people complain that a bit of whipping was involved. Well, I hate to tell my local councillors this, but Whips are often involved in democracy here in Westminster. However, despite the vote last December, it took a further five months to send the plan to the inspector for the examination in public and another few months for him to decide on his inspection plan and timetable. The inspection has just got under way, and I would not be surprised if it took the inspector well into 2014 before he recommends adoption.

I want this period of uncertainty to be over, so that we can move forward with the construction, growth and jobs embodied in the plan. A delay of 18 months to two years is too long, and it undermines the local democracy of the vote in December. As the Minister knows, I and the leader of the council in my area have written to him. I have also written to the local planning inspector urging him to respect the local plan unless there are actual factual inaccuracies in it. The inspector has written a helpful reply, assuring me that he will seek to complete his inspection as soon as possible, subject to the legal requirements on him. The Minister has also responded constructively.

Here is my wish list of four things I would like to ask the Minister for. First, as he finalises his latest national planning practice guidance, which will set out the exceptional circumstances in which a refusal may be justified on the grounds of prematurity, will he try to ensure that the democratically agreed plans that have emerged will get almost full weight in any decision making, allowing the fresh evidence base and the numbers in the plan to be used, unless the inspector sees actual errors of fact, rather than just a divergence of opinion?

[*Harriett Baldwin*]

Surely the future of the area should be entrusted to south Worcestershire councillors, rather than shaped by contesting opinions—they will only be opinions—from Birmingham and elsewhere?

Secondly, may I ask the Minister for his thoughts on how we as MPs can best support emerging neighbourhood plans? I love neighbourhood planning, which is an excellent way of giving power to local people and bringing back an organic approach to planning, reducing the need for vast swathes of land to be swallowed up by urban extensions. Thirdly, can we reassure villages that, once they have agreed their neighbourhood plan and won a vote on it in a referendum, it will take precedence over the local plan, even if that has been adopted?

Finally, what can the Minister say to the octogenarian farmer in my local area who lives in a draughty five-bedroom home and who wants nothing more than to build a bungalow in the field next door for the final years of his life? Under today's rules, such building is prohibited in open countryside. If there is a neighbourhood plan, will my farmer have any hope that he can build his bungalow?

Once again, I congratulate my right hon. and hon. Friends on securing the debate, and I thank you, Mr Brady, for allowing me to pass on the concerns of my constituents in the glorious area of West Worcestershire.

3.19 pm

David Rutley (Macclesfield) (Con): It is a pleasure to serve under your chairmanship, Mr Brady. I am grateful to the Backbench Business Committee for securing the debate, and I congratulate my hon. Friends the Members for Tewkesbury (Mr Robertson) and for St Albans (Mrs Main) and my right hon. Friend the Member for Arundel and South Downs (Nick Herbert) on making sure that we have a debate on such an important subject. The fact that there are so many of us here shows that there is a need for a debate, and I am sure that the Minister is taking copious notes.

As others have said, the debate is a critical one. It is about balance: getting the housing supply right—we have a growing population, so that is an important priority—and protecting the countryside at the same time. We need to provide more houses, but also to protect our natural assets—and they are assets. Our countryside helps to define our communities, making them distinctive. It provides agricultural land and draws in visitors, which boosts tourism in towns and villages. Those things are valuable assets and need to be protected. It is important to underline the point that the debate is not about quaint rural traditions threatening to block housing development; it is about economic effects on the macro-economy and on communities, businesses and residents. That is why it is important to make the right decisions.

In east Cheshire we understand that it is a critical matter to get the local plan in place. The move to become a unitary authority, and the time taken to integrate services previously provided by other local authorities, initially slowed progress, but we got back on track quickly and a huge amount of work has now been done to shape the plan. Successive rounds of public consultation have been undertaken, at pace. Like

my hon. Friend the Member for Congleton (Fiona Bruce) and the Under-Secretary of State for Education, my hon. Friend the Member for Crewe and Nantwich (Mr Timpson), I have attended many public meetings and met many community groups, so that I could understand their concerns better and help to shape and refine the plan.

I am pleased to say that the residents of Macclesfield are not shy about coming forward with their concerns. That is a good thing, and means that there has been rigorous and challenging debate. I commend those who have taken part in campaigns about south-west Macclesfield, Fence Avenue and Lark Hall, to name a few, for the way in which they engaged elected representatives and clearly expressed their views. I know that the final local plan will be much better for that. We recognise in Cheshire East, and in Macclesfield in particular, that the local plan urgently needs to be signed off to stop unwanted speculative housing developments, as my neighbour, my hon. Friend the Member for Congleton, so clearly articulated. At the moment they are a particular challenge in the south of the borough. In Congleton and Crewe work is going on tirelessly with Cheshire East council and residents to stop them, and I fully support that work.

We need to get the local plan set up, and are working hard, but we need the Minister's support and advice to get the right plan signed off. I am, like other hon. Members, grateful for the Minister's efforts to understand the issues on the ground better. I am pleased that he recently went to Cheshire to speak to residents. I am also pleased and grateful for his meetings with me and colleagues to hear about our concerns and challenges. As he knows, one key issue is defining what housing is required in our five-year housing supply. At the moment that is holding us back. As my hon. Friend the Member for Congleton pointed out, sites have been identified in our draft plan that can be developed. There is a difference of opinion between the councils and the inspector as to what the figure should be; that is what needs to be unblocked so we can move forward. I urge the Minister to use his good offices to help resolve the situation and clarify what the target should be, so that the plan can be concluded and unwanted, speculative house building can be stopped in the borough. That is a vital priority, as I think the Minister knows.

For all the hard work that has been done to shape the plan, there are other questions that urgently need an answer. Like many Macclesfield residents I understood that we were close to finalising the plan and that its focus was on housing developments to 2030. I think that the Minister may be a little surprised to know that I found out a few months ago that Cheshire East council officers were now under the impression that they had to work towards a planning horizon not of 2030—which by most people's standards is, I think, quite a long time horizon—but 2050. That has completely slowed down the process. How can we have a view and a sense of purpose in relation to a time horizon of not 17 but 37 years?

The new requirements have major implications, particularly for the northern part of the borough. In communities such as Macclesfield and Poynton, which I am proud to represent, the news led the council to highlight green-belt land as supposedly "safeguarded for development"—not to be confused with safeguarding

it from development, which is very different. The designation could be applied to large areas such as south-west Macclesfield, where up to 3,000 houses could be developed.

We have all worked hard to ensure that the green belt around Macclesfield and nearby communities is protected in the 2030 local plan. The green belt exists to protect the communities from urban sprawl from Manchester, and it is important for it to be kept that way. The Minister will understand the strong local concern—including mine—at the proposal to safeguard green belt “for development” to achieve housing targets for not 2030 but 2050. That situation is made even worse by the fact that there are no exceptional or compelling circumstances, which are a clear requirement in the national planning policy framework.

Will the Minister take this opportunity to set the record straight and tell the House whether showing how housing targets for 2050 will be achieved is a requirement for approval of a local plan? If it is not, will he also confirm that it will not be necessary to safeguard land for development, particularly in the green belt, beyond 2030? Macclesfield residents will be grateful for his views on those issues. They will affect green-belt areas that are vital to the fabric of the community, and will address the concerns of hundreds of residents who could become victims of a planning blight that I believe and hope is completely unnecessary.

3.26 pm

**Damian Hinds (East Hampshire) (Con):** It is a great pleasure to see you in the Chair, Mr Brady, and to follow my hon. Friend the Member for Macclesfield (David Rutley). I congratulate my hon. Friends the Members for Tewkesbury (Mr Robertson), and for St Albans (Mrs Main), and my right hon. Friend the Member for Arundel and South Downs (Nick Herbert), on securing this important debate, which is particularly important to residents of East Hampshire—especially, at present, residents of Four Marks, the parish of Medstead, Liphook, Alton, Petersfield and the area in and around Bordon and Whitehill. I want to focus on two aspects of the issue that my right hon. Friend the Member for Arundel and South Downs set out clearly and convincingly: the need for recognition of in-progress plans; and the insistence on accompanying infrastructure where permissions are granted.

Like those of many other areas, our plan was stopped in its tracks. In our case it was stopped at the stage of the joint core strategy between East Hampshire district council and the South Downs national park authority, and we now find ourselves in the void period that many hon. Members have spoken about, which can last a long time. The concern is that in that long time, until things are finalised, there is a risk—we already see the signs—of a flood of speculative applications.

I should say that East Hampshire district council is not anti-development, and nor am I. There is concern that the average first-time buyer in East Hampshire is 40 years old, and that the average home costs £321,000. We also recognise the need for market towns and villages to have vibrant, diverse communities. If we want to save what is left of our village pubs and shops, we need people to work in them, and our small primary schools need young families with children to go to them. The council also supports a substantial development on

former Ministry of Defence land at Whitehill and Bordon; my hon. Friend the Member for Banbury (Sir Tony Baldry) spoke about his area’s eco-town, and this is ours. In the case of Bordon, the development will add 2,700 homes. East Hampshire also has a very ambitious self-set target for affordable homes.

In its interim housing statement, in this void period, East Hampshire reflects the revised strategic housing market assessment, or SHMA—I think I am the first speaker (this afternoon to say that, although I know that my hon. Friend the Member for Congleton (Fiona Bruce) mentioned the SHLAA—the strategic housing land availability assessment. The SHMA called for between 500 and 650 homes per annum, and East Hampshire is working towards the figure of 582, which is of course in the top half of that range.

In some places, the speculative applications and pre-application interest shown already exceed the targets in the areas and villages concerned for the period until 2028, and in my constituency that is especially true in Four Marks, the parish of Medstead, Alton and Liphook. There has also been significant interest in Petersfield, where a neighbourhood plan is in development; we expect the referendum on that next year. I suggest to the Minister that where a council is making proactive efforts, once the number of houses called for in the interim housing statement—in our case—has been reached in a particular area, it ought to be possible to say, “No more.”

A complication is that part of my constituency is in a national park—the relatively newly formed South Downs national park—and other parts have special protection area status, which leaves people who are in neither feeling somewhat exposed. We need a balance of development and a balance of community throughout the area. I strongly suggest that the elected local council is best placed to determine how the balance should be struck, and the interim housing statement seems to be a good way to express that. In general, residents’ concerns are twofold: first, they are concerned about the general scale of development and its implications for the character of an area; and secondly, they are concerned about the infrastructure deficit. Already, certain parts have seen significant infrastructure deficit. Four Marks has experienced a great deal of development, and needs commensurate infrastructure to ensure safety on the main road—the A31—sufficient primary places, and so on.

The approach is meant to be plan-led, so Ministers rightly say that the best thing that everybody can do is get on and make their plans. That is of course correct, but the plan process seems to take inordinate amount of time, from beginning to end, and there must be ways to accelerate elements of it. We must recognise that many councils are not at the end of the process and find themselves in this void period. A large proportion of plan submissions in the first year of the national planning policy framework were found to be not sound. I therefore join strongly in the calls to make it explicit that infrastructure requirements should be met if permission is to be granted, the calls for emerging plans to be recognised, and the calls to find ways to speed up the whole process.

I shall strike a slightly different tone on the overall need for housing. I recognise that we need housing—the Office for National Statistics figure is 232,000 homes per year—but what is not necessarily well understood is that that is not all, or even nearly all, about immigration. If we strip out future net migration, the projected

[*Damian Hinds*]

requirement is still 149,000; people are living longer; households are smaller, for all sorts of wider social reasons; kids live away at university and have a place at home; hardly anyone has a lodger anymore; and so on. There are lots of pressures, and they will not go away. The south-east will over-index on that pressure, and we must accommodate it but also mitigate it.

I encourage the Minister to work with councillors on how, on a relatively small scale in our local areas, we can do more about the conversion of redundant agricultural buildings; make granny flat conversions easier; work on empty properties, as my hon. Friend the Member for Tewkesbury said; and take up small-site opportunities, as my hon. Friend the Member for Castle Point (Rebecca Harris) said clearly. An interesting point in the Portas report was about the opportunity to concentrate town centres. That has the benefit of freeing-up space on the relative periphery for residential development. On a bigger scale, there are new towns, but perhaps the biggest opportunity of all is the one touched on by my hon. Friend the Member for Pudsey (Stuart Andrew): we should not only build higher-density, in-town living, but make it attractive. Some of the most sought after areas of the country are high-density, which proves that it can, in principle, be done. I see that I am out of time, Mr Brady, so I will stop there.

3.34 pm

Andrew Bingham (High Peak) (Con): I congratulate my hon. Friends on securing this debate. We can tell by the attendance today, and from our postbags, that the subject is of great importance to Members and our constituents. It follows on from a 30-minute debate held in Westminster Hall some time ago, in which, because of sheer weight of numbers, the time limit was very restrictive. Today we have been given double that limit—six minutes.

I spent 12 years on the local council, and planning exercised my residents more than anything else, and as an MP, I find a similar situation. The creation of the NPPF has simplified the planning laws, which had become complicated and burdensome. Like many others here today, I supported sending the power to rule on applications down to local authorities. As a councillor on the planning committee, I felt many times that we were rubber-stamping central Government policies on development. That was frustrating to me and my residents, because they believed, as I did when first elected, that the local authority was the sole arbiter on applications.

As previous speakers have said, I look forward to a brave new world under the new NPPF and local plans, where locally elected representatives make the decisions that impact so much on local people, but I, too, am concerned about recent events. My constituency, High Peak, is the most beautiful in the country, though I am biased. I am sure that others will disagree. As I said in the previous debate, there has been a proliferation of significant applications for development on greenfield sites. They have been refused by the local authority's planning committee on perfectly legitimate grounds. This is not a case of nimbysism at all. The decisions were met with great approval, and in some cases relief, by local residents, who felt that their views had been represented by the people for whom they had voted.

I want to be clear: the High Peak is a great place to live. I am lucky, as are my constituents. We know that many people would love to live in the High Peak. We are not of the mind that says, "We have our housing and we're going to pull the ladder up. We're all right, Jack." We acknowledge that there is a need for some housing. My constituents have young children and teenagers. There are people in their early 20s who want to stay and live in the High Peak. There is a housing need, which I touched on in my Adjournment debate last week on the challenges facing rural businesses. We need houses for people to live in, so that they can work in the High Peak. No one I have spoken to disputes that there is a need for housing. My constituents would accept development, provided it was proportionate.

Recent decisions by local councillors, who, I remind everyone, are elected by local people, have been overturned by the Planning Inspectorate, which is not. That flies in the face of everything that we believe about localism. I have spoken to many residents, who are seeing more applications coming forward, with the threat of ever larger developments. In my previous speech on the subject, I highlighted the area of Harpur Hill and the concerns of its residents' association. I will not repeat the statistics, because time is short and they are in *Hansard*, but as I said in my previous speech, the problems facing Harpur Hill are mirrored in other areas of my constituency. As the Minister knows, Chapel-en-le-Frith parish council now objects to every significant planning application, after several applications have already been given the nod. If all of them were built, the size of that small village, where I live, would increase significantly, beyond what many believe the infrastructure could cope with.

I could run through a list of applications in different parts of my constituency, but we are not at a planning meeting today. My constituents are asking questions about the applications and the method of approval. Are they powerless to prevent approvals? Can they at least ensure that there is some sense of proportion? Proportion is what they are asking for. I am sure that the Minister will respond that local plans should be drawn up, and planning policy should be defined in documents and properly evaluated. My local council has yet to produce its local plan; indeed, it has delayed its anticipated completion. In 2011, the controlling Labour group rejected proposals from the Conservative group to use some underspend to bring forward brownfield sites. It has now belatedly allocated some extra resources to that. Delaying the local plan has created a window of opportunity for developers. I could easily turn my contribution into a tirade against the Labour group and its management of the local authority. I have met the executive member to discuss the situation; he has his views and I have mine.

I want to deal with the harsh realities of the here and now. No local plan has been completed, and developers are submitting speculative applications time after time—applications that may have been refused in the past. They see from previous examples, which I highlighted today, that the Planning Inspectorate appears to be unmoved by local representations. I repeat that this is not nimbysism; my constituents and I are not against development. It is about proportion. A well-constructed local plan should bring in proportion, but at the moment the Planning Inspectorate does not listen to our views.

I am pleased that the Minister has agreed to visit the High Peak. I promise him a warm welcome in the hillsides. We can have an interesting day. There has been a dearth of houses built in the past few years, and that has created the shortage facing us today, but I am concerned that in our eagerness to deal with that, we are being too hasty, and will be left to repent at leisure. I have asked the Minister this question previously, and I will repeat it today: will he not seek to give more weight to emerging plans? I know that that may amount to making up for the shortcomings of the council, but I am looking to assist my constituents.

I am looking at the clock; time is short, and I could go on to several other issues. A consultation on the latitude in permitted development rights for agricultural buildings closed recently. The Peak District national park covers a large chunk of my constituency. I value that national park greatly, as I know the Minister does—he has gone on record on this. People are concerned about that proposal. There was also a consultation on catching up on housing deficits, and having to reduce them in the first two or three years. That will cause huge problems to local authorities if we are not careful.

I plead with the Minister: listen to what we have all said today. We are all on a common theme: we need houses. We know that under the previous Government, the numbers were woefully low, but let us get some proportion. The essence of localism is local decisions made by local people. That is not happening in the High Peak, and, from what we have heard today, it does not appear to be happening in other areas of the country. I would therefore like some assurance from the Minister that something can be done for my constituents. Harold Wilson once said to Hugh Scanlon,

“get your tanks off my lawn”;

the people of High Peak are saying to developers, “Get your bulldozers off our fields.”

I look forward to welcoming the Minister to High Peak. My residents are eager to see him. I hope that he will come soon. It is very cold and high where I live, and we will get a lot of snow soon, so I recommend that he comes as soon as possible.

**Mr Graham Brady (in the Chair):** Hon. Members have all been so disciplined in their time-keeping that we have lots of time for Front Benchers' responses. However, I am keen to reserve at least a couple of minutes at the end for the hon. Member for Tewkesbury (Mr Robertson) to respond, if he wishes.

3.41 pm

**Roberta Blackman-Woods (City of Durham) (Lab):** It is a pleasure to serve under your chairmanship again, Mr Brady. This debate is primarily for Back Benchers, so I had intended to keep my remarks fairly short. I think I should do that and give the Minister lots of time. I congratulate the hon. Members for Tewkesbury (Mr Robertson) and for St Albans (Mrs Main) and the right hon. Member for Arundel and South Downs (Nick Herbert) on securing a lively debate on what is clearly a serious issue, given the large number of Members present.

I hope that hon. Members will forgive me if I do not go through their contributions individually, because that would take up a great deal of time. They spoke

passionately about their own areas. There clearly is a major issue across the country. I was pleased that a number of their remarks were not based on just being anti-housing. There was a sound recognition that we need more housing, but concern was expressed about the sites that have been identified for building houses. I was pleased to see a commitment to plan-making and place-shaping, because they are an important part of the solution to some of the issues that have been raised today. Hon. Members also produced a wish list. I am probably going to add to that a little bit, but I hope not too much.

We know that we need more housing, including in rural areas. In order to secure a typical mortgage, a rural resident needs to earn £66,000. With the average rural income standing at just over £20,000, there clearly is a problem with affordability. That exists partly as a result of insufficient supply. The situation in rural areas is part of a wider problem. For decades, under successive Governments, house building has stayed low relative to demand. I will hold my hands up to say that the previous Labour Government did not see enough houses built, but neither did the previous Conservative Government. Private house building completions in England have been relatively static for more than 30 years, averaging about 130,000 per annum. That is below the peak average of 180,000 per annum in the 1960s, and well below potential.

**Mrs Main:** The hon. Lady just said that the number of houses being built has been low or static. What about the number of permissions? I have not seen anything that shows that the number of permissions has been low or static. It is just the amount of development that developers are prepared to get under way.

**Roberta Blackman-Woods:** The hon. Lady makes a valid point. We know that a number of sites with planning permission never end up being developed. The point I am trying to make is that we must look seriously at the housing numbers that we need, particularly as we have a shortage, partly because we were not building enough in the past.

Private completions increased from 2003, with a steady improvement to 154,000 in 2007. However, they fell with the economic crash to 89,000 in 2012. In contrast, new affordable homes produced by local councils and housing associations, which averaged more than 130,000 per annum in the 1950s and '60s, have seen a steep downward trend since the 1970s. Production has averaged fewer than 30,000 per annum since the mid-1980s, falling to 13,000 in 2003. There has been some improvement since then, with new completions at 27,000 in 2009 and a similar number in 2012, due to the housing stimulus put in place by the previous Labour Government following the crash. However, the numbers produced are too low.

There is an ever-growing gap between supply and demand, which means that millions of hard-working people are increasingly priced out of buying their own home. Home ownership has declined from its peak in 2001—69%—to 64% in 2011. The average house price is now nine times larger than the average wage. The average low-to-middle income household would now have to save for 22 years to accumulate a deposit for the typical first home, compared with just three years in 1997. So-called second steppers are also being affected, with

[*Roberta Blackman-Woods*]

the average age for a second purchase rising to 41, despite 40% of families saying that their first home is too small for a growing family.

More than 1.1 million families with children, and 8 million people in all, are now part of what we are calling generation rent. They are paying private rents that are rising faster than wages and contributing towards a cost of living crisis. They face rip-off letting agent fees, instability and uncertainty as a result of short-term tenures, and sometimes poor standards and service. Many want to buy their own home but have little hope of being able to do so.

We must address the housing shortage. I absolutely agree with all the Members who have contributed this afternoon that development sites need to be identified by local communities, with a stronger emphasis on neighbourhood planning and putting consent at the heart of the planning system. I think that can be helped in a number of ways. I have often paid tribute to the Minister and his predecessors for introducing neighbourhood planning. We think that is probably the key in the medium and longer term to delivering the sorts of neighbourhood that we all want.

The issue is not just about housing. I think we will partly get consent when we stop referring only to housing numbers when talking about the issue. People want to see employment, proper infrastructure and leisure, and they want to keep their open spaces. The issue is about building communities, and we have to talk more about that.

We also need to do something about quality. I know from my constituency that people often get upset about the houses proposed, because they simply look awful: they are too small, or have various features not in keeping with the local neighbourhood. We need to get better at improving the quality of our housing stock. That is especially important in rural areas, national parks, areas of special scientific interest and so on. I am a bit concerned that the Growth and Infrastructure Act 2013 reduced some of the existing protections in areas of outstanding natural beauty and national parks. That is not a good thing; it is a step in the wrong direction. [Interruption.] I think that hon. Members might think that the clock is set for 4 o'clock, but we actually have until 4.30.

Will the Minister consider the Woodland Trust briefing sent to all of us about giving better protection to ancient woodlands and planting many more trees? Does he intend to monitor the relaxation of permitted development rights and use-class order changes to see what happens to the quality of buildings in rural areas as well as on our high streets? High streets are not part of this debate, but rural town centres would be relevant as well.

I am looking forward to hearing what the Minister has to say about the over-reliance on appeals that seems to have emerged as a result—probably a temporary one—of the national planning policy framework having been put in place before local plans were adopted. I am interested to know whether he has thought about that, or considered speeding up plan-making to reduce the reliance on decisions made by inspectors. Does he plan to strengthen the brownfield first policy, which the NPPF weakened, and does he intend to reform land

acquisition and assembly in accordance with some of the helpful suggestions made in this debate about opening up the land supply market for competition by a larger number of people?

**Mr Graham Brady (in the Chair):** The shadow Minister is quite right: it is possible, though not mandatory, for the debate to continue until 4.30.

3.52 pm

**The Parliamentary Under-Secretary of State for Communities and Local Government (Nick Boles):** It is a pleasure to serve under your chairmanship again, Mr Brady. In your other role as the chairman of the 1922 committee, I am sure that you are delighted to see so many of your flock here. I wish I could pretend that I thought so many of my hon. Friends were here because I am so popular in the party or because I am a compelling orator, but I recognise that the reason is the level of concern in the communities that they represent and the lack of comprehension in those communities about some of the decisions being made on nearby developments that matter to them. Those decisions seem to be visited on them from on high without explanation.

Many hon. Members have asked specific questions. I could probably take up all the time until the end of the debate just answering them, although I do not intend to do so. Instead, if it is acceptable to you, Mr Brady, and to my hon. Friends and other hon. Members, I will try to address all the issues and see whether I can answer specific questions in doing so. If, by the time we start edging towards the close of the debate, there are burning questions that I have missed answering, I will be happy to take interventions to answer them. However, I hope that I will be able to cover most of them.

I need not start by underlining the scale of the housing crisis faced by this country, the extent of the need for housing or the grief and hardship that the crisis is visiting on millions of our fellow citizens. My hon. Friend the Member for East Hampshire (Damian Hinds) described it eloquently when discussing the average age of the first-time buyer and the average house price in his constituency, and others have referred to the situation in their constituencies. The hon. Member for City of Durham (Roberta Blackman-Woods) set out clearly the roots of the crisis and the fact that Governments of all stripes share responsibility for it. I hope that we can take that as a premise that everybody agrees on.

**Mr Laurence Robertson:** The Minister used the word “crisis”, but that is not a situation that I recognise. I would be grateful if he went into it in a little more detail.

**Nick Boles:** I will just recap some of the figures mentioned by the hon. Member for City of Durham and others. In the past year, the percentage of first-time buyers in England who were able to buy a home without their parents' help fell to its lowest level ever, under one third. Two thirds of all first-time buyers in England last year required a subsidy from their parents. By definition, that means that they came from a relatively narrow social group—those from relatively well-off families. Until we introduced the Help to Buy policy, the opportunity to become a first-time buyer had been denied to a large number of our fellow citizens.

Another key fact also mentioned by the hon. Member for City of Durham is that the average age of first-time buyers has crept up and up, and is now nudging 40 in many parts of the country, although of course there are parts of the country where the crisis is not so acute. It is intense within the south-east and the south, but there are also pockets in parts of Yorkshire, and it is just as intense elsewhere, around certain big cities.

Mrs Main *rose*—

Martin Horwood *rose*—

Nick Boles: If I may finish, we also know that the size of the homes in which families are forced to live has fallen steadily for several decades. The number of overcrowded families has risen and the amount of space in which young people must grow up has fallen for several decades for a simple reason: our population has grown and we have not built enough houses to keep pace with it.

That growth in population has had two main sources. One, which is contentious in the House and elsewhere, is immigration, which was uncontrolled for a long time. We as a party rightly criticised that, and are now doing something to control it. However, it is important to remember that the majority—about two thirds—of the growth in population and in the number of households in the country has resulted not from immigration but from ageing. One way that I ask people to think about it is by considering how many people now are part of families in which four generations are alive. Quite a lot of them are. It used to be rare to have a great-grandparent or great-grandchild in a family; it is now common, because people are living longer, and they do not all want to live in the same house. I could go on, but I know that time is limited.

Several hon. Members *rose*—

Nick Boles: I would like not to take interventions on the argument, as I have heard the argument from hon. Members. I will take interventions later if I have not answered the specific questions raised.

Martin Horwood: Will the Minister give way on that point?

Nick Boles: No, I will not take interventions on the argument; I will take them on the specific questions asked. I have sat here for two hours listening to the arguments from the Opposition, and I would like a brief moment to develop my argument.

Housing need is intense. I accept that my hon. Friend the Member for Tewkesbury (Mr Robertson) does not share my view, but many hon. Members do, and there are a lot of statistics to prove it. How are we going to solve the problem? My hon. Friend, whom I congratulate on securing this debate, referred to the country having 700,000 empty homes, which, he said, should be a priority for meeting the intense need for housing. Although I agree with the sentiment, unfortunately his figure does not give a true picture. The figure of 700,000 homes captures every home that is empty right now, including every home that is between buyer and seller and every home in probate.

I will, therefore, give him the true figure for homes that have been empty for more than six months, which I think we can all agree is probably the right figure for an empty home that could meet somebody's housing need in the long term. That number is 260,000 for the whole of England. It has fallen by 41,000 since this Government came into office in 2010. We are spending a great deal of money, and we and local authorities are working hard, to bring those empty homes back into use. It is important to recognise that many—not all, by any means, but many—of those 260,000 are in parts of the country where demand for housing is not as strong as it once was, not in parts of the country where demand for housing is great. I do not believe that a Government can tell people to go and live somewhere with no jobs and no future, just because houses have been built there. Empty homes can make a contribution and are doing so under this Government, but in the scale of need explained so vividly by so many, they are a small contributor.

We need to move to the question of brownfield sites. If it were possible, everybody in this country would prefer every new house to be built on a brownfield site. We would all love not to develop a single scrap of greenfield land if we did not need to. Therefore, the question is whether there is enough brownfield land to do that. The Campaign to Protect Rural England often bandies about the statistic that 1.5 million homes could be built on the available brownfield land. I am afraid that that figure is not entirely a fair representation, because more than half of that brownfield land is already occupied for another use—for example, with a house or factory on it. In theory, it might make good sense to use it for converted housing, but the people currently occupying and using it for another purpose would, by and large, have a view on that: if they own or use the property, they will probably not want to give it up immediately, and if they did give it up, where would they be employed? Having taken all that out, a large number of the remaining brownfield sites are in places where demand for new housing is not so intense. In many areas of most intense demand, the number of brownfield sites that have not been developed is relatively small.

I reassure hon. Members that nearly 70% of new houses in 2010, the last year for which figures are available, were built on brownfield land. We are still building more houses on brownfield land than on greenfield land. We are approaching the point at which the number of brownfield sites that are in the right part of the country and are vacant and available for housing development is too small to supply more than a small, although significant proportion—nearly 70%, but not more—of our need.

Another subject raised here and elsewhere by many hon. Members, including my hon. Friend the Member for St Albans (Mrs Main), is the amount of land banking in the country. We all know individual examples of sites that have been bought and for which planning permission has been given, but on which development has not happened. The question we have to ask is: why has that happened, what is the scale of that problem and what contribution would fixing that problem make to solving our intense need?

We must first recognise that that is true of many sites because developers bought them before the financial crash, secured planning permission in anticipation of



[Nick Boles]

the economic environment pertaining at the time and, frankly, could not raise the money to build out the site or, even if they raised the money to do so, could not find people to buy the houses. Ultimately, developers are businesses. Certainly in my party, which so many hon. Members here represent, we believe that businesses need to be free to make investments and bring forward projects, but should be forced to complete such projects only if they have a reasonable prospect of getting their money back and perhaps gaining a small return. That problem grew during the recession not because of developers' greedy behaviour, but simply because they do not want to build houses if there is nobody to buy them.

That situation led to an expansion in the scale of land banking, but let me tell hon. Members about the current position, because it has been reduced by the recovery in house building. The latest estimate is that the total number of units of housing in land banks throughout England is 500,000, but only half of that is on sites where building has not begun. From our constituencies, we all know that most housing developments of a scale greater than a dozen houses are not built out in one year, but sometimes in three or five years, because it is natural to do so. If all the houses were built in one place in one year, it would result in a strange development in which half the houses were sitting empty. That is how the house building industry works, and unless any hon. Member in the Chamber wants to nationalise house building, we have to live with that system.

Only 250,000 units are on sites that have not been started. That is a significant number, but the point is that it covers the whole country, including some places where demand is not sufficient to pull through supply. The Labour party has proposed to confiscate that land from developers, but will such compulsion really solve our housing crisis or lead developers to build more places where we want those houses? I am sure that that might make a contribution, as empty homes may, but I do not believe that it could solve the problem on its own.

On the whole question of local plans and the process that local authorities are asked to go through in putting them together; the fundamental basis of the national planning policy framework, about which many hon. Friends and other hon. Members have been generous, is that local authorities are in control because they have put in place a local plan. Doing the work of producing a local plan puts the local council, as the representative of the community, in control. The local plan has a very simple concept that is very difficult to deliver, which is that the authority has to provide a five-year land supply of immediately developable and deliverable sites to meet its objectively assessed housing need.

I understand that there are concerns. My hon. Friend the Member for Cheltenham (Martin Horwood) referred to an econometric model, and other hon. Members have spoken about the various methodologies. It is not unreasonable, however, for the Government to tell an authority, which is representing the people and has a duty to serve them, "Work out what's needed, and make plans to provide it." That is what we do with schools. We do not tell local authorities, "You can provide as many school places as you feel like"; we say, "Provide as

many school places as are needed." We do not tell the NHS, "Provide as many GPs as you feel you can afford right now"; we say, "Work out how many GPs are needed." The same is true of housing sites: we tell local authorities, "Work out how many houses will be needed in your area over the next 15 years, and then make plans to provide them."

Stuart Andrew *rose*—

Martin Horwood *rose*—

Nick Boles: I am happy to give way to my hon. Friend the Member for Cheltenham.

Martin Horwood: My constituents in places such as Leckhampton and Hatherley do not understand this: the econometric model is based not so much on need as on demand, which in areas such as mine—and St Albans and many other constituencies—is practically insatiable, so we will still have high house prices that are unaffordable for many first-time buyers in places such as Cheltenham, because we have good schools and shops, as well as a good local environment and good employment levels. If such areas are simply consigned to endless development, we will lose something very precious to local people and to the environment.

The problem with the Minister's scenario is that the issue is not about trying to stop all development—nobody has said that—but about wanting local people to be able to make some difference and have some say. The economic model for the assessed housing need or demand—

Mr Graham Brady (in the Chair): Order. I remind the hon. Gentleman that interventions should be short.

Martin Horwood: Sorry, Mr Brady. The model or whatever dictates that number should not be a be-all and end-all that nobody can influence.

Nick Boles: I want to reassure my hon. Friend that the process is not based simply on a measure of demand. It is not a matter of sending out a survey to ask people whether they fancy living in West Worcestershire. That is not how it is done; it is done on projections of population, of the number of households in which ageing is taking place and of the historical record and, therefore, the likely future trend of inward migration. That is the definition. The immigration figures are based on the past record. They are not just plucked out of the air as the number of people in the whole world who would quite like to live in Cheltenham. The model is based on an understanding of the pressure of demand from people who actually want to come to Cheltenham. They might want to move to Cheltenham to be near a job, go to college, or be close to their mum who is growing old on her own in a flat.

Martin Horwood *indicated dissent*.

Nick Boles: My hon. Friend shakes his head. I am happy for him to go through the modelling that is the basis on which this is done. I simply say to him that if he added up all the projections of housing need of all the local plans in the country, he would find that it would add up to a figure that is too low to meet the overall population growth of England. It is not, therefore, the

case that there are these hugely inflated demand figures being put into local plans, which add up to something way in excess of what we need; they are too low to meet our universal needs as a nation. Somehow, somewhere, we are not overestimating the need.

**Stuart Andrew:** In 2001, the population of Leeds was 715,000, and in the census of 2011, it was 751,000, but the estimate of the Office for National Statistics said that it would be 788,000, which is 37,000 more than actually happened. If we go on the same figures, Leeds will yet again be overcompensating for a population increase that will not exist, but it will have to have the five-year land supply, and to do that, it will have to go into the green belt. How does my hon. Friend marry up that problem that we and our communities face?

**Nick Boles:** My hon. Friend makes a good argument, and he has made a good argument generally, which he will have every opportunity to make in the examination in public. He will be able to say why he thinks that the projections done by his local authority are way out of line with any realistic possibility and to challenge those projections. He will be able to require the local council to demonstrate to the inspector the reasons it needs to supply those numbers, which cannot be that it is ambitious or that it is going for growth. If it has no good arguments or good evidence, there will be every reason for him to say that it is a plan to meet not need but ambition and dreams, which is a great and lovely thing but not what plans are meant to do.

A great many of my hon. Friends are concerned because they see that, in the absence of a local plan that has been fully adopted after an examination in public by an inspector, many decisions are being made that local people are not content with and their local authorities have opposed. It will be of no reassurance to them, but it is interesting that there is not a single person who has spoken in this debate who is from an area that has a recently adopted local plan. There is a reason for that: once there is a recently adopted local plan, the authority is then in the driving seat. It may well have gone through a process, as my hon. Friends the Members for Cheltenham, for Tewkesbury and for West Worcestershire (Harriett Baldwin) have—*[Interruption.]* No, let me finish my sentence. It may well have gone through the process of putting together that plan, which would be painful because it requires someone to carry out the contentious job of identifying the sites. Once the plan is in place, that is the point at which local authority decisions—*[Interruption.]* I hear lots of rumblings. If I could just finish the argument, I promise to take some more interventions. At that point, the authority will find that appeals are not going against it. I accept that there is a certain amount of scepticism about the figures, but I am giving Members the facts. In 2012-13, the number of planning appeals in which the inspector backed the local council and rejected the appeal was 67%. In 2011-12, it was 68%, and so far this year it has been 67%. In two thirds of all appeals, the inspector is backing local decisions, because the council has made local plans that meet the requirements, so it can be trusted to make its decisions.

**Sir Tony Baldry:** The Minister knows that, for historic reasons, almost half of all local planning authorities in England do not have an up-to-date local plan. They

started to get that going with the introduction of the national planning policy framework. I suggest that most of them are doing so with all due speed, as is evidenced by my local authority, which adopted its local plan on Monday. My concern, and the concern of many Members, is that the Minister and the Government are not giving any protection or taking any notice whatever of emerging local plans. As a consequence, they are not giving any consideration to the efforts by local communities and local councillors to ensure that they have robust local plans.

**Nick Boles:** I thank my hon. Friend for that. I understand what he is saying. It is difficult and painful, especially in an area of high demand, to produce that local plan. Many local authorities have been making excellent progress, which is why the number of local plans has risen from about 30% when the national planning policy framework was passed to more than 50% now, and many more will be adopted over the next few months. The difficulty is that there are cases—I am afraid that some of those cases are represented in the Chamber—in which the local plan, despite what the local authority might have said, does not meet the requirements of the Localism Act 2011 and of the national planning policy framework, and does not provide a five-year land supply.

In some cases, that is because local authorities put too many eggs in one basket. They identify one big site to which they attach a lot of hope value, and which might make a fantastic development, but which, in reality, has no immediate prospect of being developed. It therefore cannot count as a site in a local plan. Sometimes, they make estimates that a site will build out over two years, when it clearly will not do so in less than five. It is not surprising, therefore, that the inspector sometimes says, "I'm sorry, but that is not a robust plan, because the sites you have identified will not deliver what you say they will deliver in the established time frame." Then he asks the local authority to go back and revise the plan. That is happening in many local authorities represented in this Chamber, and is causing some of the frustration.

**Harriett Baldwin:** What, in the Minister's view, is the appropriate time between a council democratically agreeing a local plan and the plan finally becoming set in stone, as there is a very protracted period of inspection by a scarce national supply of inspectors?

**Nick Boles:** In general—I cannot comment on any particular case—one would hope that that would happen in about nine months. If it could be six, that would be great. It certainly should not be more than 12. In some cases—I am not suggesting that it is happening in West Worcestershire—the inspector, rather than saying that the plan will not meet the requirements, says that the authority needs to do a bit more work on it and then suspends the plan. That can be a good thing, because we do not want to see a lot of good work thrown away because one part of the plan has not been properly completed. That is sometimes what causes it to be delayed beyond the time frame. If everything is in order, it should be done within six to nine months.

**Mrs Main rose—**

Nick Boles: There are many questions that I have not yet answered, and there are only so many minutes left. I want to come on to the point of prematurity that some Members have raised. There is a difficult balance to be struck. One extreme would be to say that it does not matter how early stage a local plan is; as soon as an authority has started on a local plan, the draft policies, which have not yet been examined, consulted on or tested, should determine decisions. That is at one end. I understand that no one is suggesting that it should be at that extreme end. At the other end, we say that no weight should be accorded to a plan until it has absolutely finished the process.

The balance that we have put out in the draft guidance is that once a local plan has been submitted for examination—not completed or passed—it should carry significant weight if there are no substantial unresolved objections to parts of it. A neighbourhood plan has to pass a referendum, which is a big moment at which it might fail, and it starts to acquire weight when it has been presented to the local authority for what is called the local authority publicity period. I accept that both those stages are towards the end of the process. However, the difficulty if we try to move them earlier in the process is that—I promise you—developers will go to court, they will seek the judge's interpretation and they will say, "This plan hasn't even been consulted on. It hasn't even been tested by examination. How can it be the basis for a decision, when in every other way this proposed development meets all of the policies in the national planning policy framework?" That is the argument that they will make, and indeed it is the argument they are making in cases right now.

Therefore, it is not simply in the gift of Ministers to move that decision point through guidance; we cannot do that. We have to put it at a point that the courts will find reasonable as an interpretation of the requirements for a plan to be sound and robust. We have set it where we have because we think that is the most reasonable position, but I am very happy to invite colleagues here in Westminster Hall today to meet my officials to discuss whether there is a way of finding another time frame that would stand up in court. However, I would simply share with them the view that the bar that would stand up in court is a very high one, and I have concluded that the position that we have outlined in the guidance is the one that will not only stand up in court but provide some protection for those plans that have reached an advanced stage of development.

David Rutley: Notwithstanding the point that the Minister is making, can he confirm that the planning horizon currently is to 2030 and any talk of moving to 2050 is for the birds, to use a technical term? Would he also use his good offices, given that there is good will—particularly in Cheshire East—to conclude local plans, to bring the requisite expertise to enable us to get over this hurdle as quickly as possible?

Nick Boles: I am very grateful to my hon. Friend for reminding me of two very important specific questions, to which it is a great pleasure—and a rare one—to be able to give an answer that I hope is satisfactory. The answer to the first question is that there is nothing in the Localism Act 2011, in the NPPF or in any aspect of Government planning policy that requires someone to

plan beyond 15 years. So, anybody who is suggesting that there is any requirement to safeguard land or wrap it up in wrapping paper and ribbons for the future development between 2030 and 2050 is getting it wrong. There is no reason for it and my hon. Friend can knock that suggestion straight back to wherever it came from.

Regarding help for authorities, I will make an offer to everyone here in Westminster Hall who has an authority that is having difficulty resolving the final objections to a plan that is still in draft form. It is that I am very happy to ask officials in my Department and—perhaps even more usefully—the recently retired chief inspector and another recently retired very senior inspector to meet those authorities to help them, in a sense, to understand what are the practical things they have to do to get the plan to a point where it can pass examination.

I fully understand that there is a frustration, namely that people cannot negotiate with an inspector, because an inspector is basically like a judge; it would be like someone negotiating with a judge in court as to whether they will be found guilty or not. The inspectors cannot negotiate, but that is why we have created a resource within the Department that is able to provide that practical support, and I am very happy to offer it to Cheshire East and to other boroughs where it would be necessary.

Several hon. Members *rose*—

Nick Boles: I will move on to the infrastructure point; I am happy to take more interventions after that. That is because my right hon. Friend the Member for Arundel and South Downs (Nick Herbert), who spoke so passionately and so persuasively, as he has done so many times before, on this subject, raised a particular point about a commitment to make a clearer reference to the need for infrastructure to be planned in planning guidance.

When my right hon. Friend raised that point with me before this debate, I was very concerned that I had failed to deliver on a commitment made on the Floor of the House, and that that was something I needed to correct. I will not suggest to him that it is impossible to improve on what we have done, but I would like to reassure him that my officials—being marvellous officials—put in something that addressed the concern that he raised and the commitment that I made; it just may not be something that he considers to be sufficient. I will quote from the new draft planning guidance, because it is important that we all understand it. It says:

"Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure".

That is the introductory phase. Then it says specifically:

"The Local Plan should aim to meet the objectively assessed...infrastructure needs of the area".

Then it says something even more specifically, which directly addresses the point of whether it is possible to ensure that a development only goes ahead once the necessary infrastructure has been put in place, and only after that necessary infrastructure has been put in place. We have made direct provision

"that a condition"—

that is, a planning condition—

"may be used to prohibit 'development authorised by the planning permission or other aspects linked to the planning permission...until a specified action has been taken (such as the provision of supporting infrastructure).'"

That is the element where we have attempted to make it clear that planning authorities can very reasonably say, "Yes, we'll pass this planning application, yes, we will consent, but it can only go ahead and be built out once that infrastructure has been put in place." I believe that the use of conditions is the right way to do it, as well as the plan making that makes the broader plans for infrastructure. However, I am very happy to invite my right hon. Friend to meet my officials and to come up with a better solution if one can be found that addresses his concerns.

**Nick Herbert:** I am grateful to my hon. Friend the Minister and I will have a look at the specific provisions that he says address the concern that we raised last December, and that he committed to bring forward; I thank him for that. Can he assure me that the proposals in the guidance in relation to infrastructure will enable a local authority, in drawing up a plan, to adjust the housing number that it sets, such that the number may be lower than the strategic housing market assessment provides, because of infrastructure considerations?

**Mr Graham Brady (in the Chair):** Before the Minister replies, I remind him that we only have three and a half minutes left, and I am keen to allow the Member responsible for securing the debate—the hon. Member for Tewkesbury (Mr Robertson)—to reply as well.

**Nick Boles:** If you will forgive me a very scrappy finish, Mr Brady, I will answer the question, and then I will sit down to allow my hon. Friend the Member for Tewkesbury to speak.

Very specifically, development must be sustainable, and sustainable in many ways. Infrastructure is one of the ways in which it needs to be sustainable. However—the however is quite important—to say that the current infrastructure is insufficient to support a level of development that otherwise would be "sustainable" in other senses of the word is not quite enough, because someone has to be able to say that it is incapable of being made sufficient to support that level of development; in other words, that the local authority either could not bring the financial resources together or could not physically and geographically make arrangements to make that development sustainable. Just to say, "The road is too narrow; we can't do anything more there," is not quite enough. To say, "The road is too narrow and can never be widened, because it's between two ancient forests that have the highest status," could be sufficient and that tends to be where the debates take place.

However, as I say, I am very happy to invite my right hon. Friend to meet officials to explore this issue further.

I will conclude. I am sorry if I have not answered everybody's questions.

4.27 pm

**Mr Laurence Robertson:** Thank you for calling me to speak, Mr Brady. It is a pleasure to serve under your chairmanship, and to have served under that of Mr Havard earlier.

I thank all the Members who have attended Westminster Hall today and contributed to this very lively debate. I thank the Minister for his attendance and his answers. I am not completely satisfied, as he would imagine, by some of the answers he has given, particularly about this so-called "housing crisis". He said that we are an ageing population. Of course we will age during the next 20 years, but we aged during the past 20 years as well, so I am not convinced that the projections should jump up so much because of that single factor. Of course, families go their own separate ways and people unfortunately have divorced, but again I am not aware that the projection will go up in the way that it would need to in order to justify the additional housing figures that are being talked about.

The Minister was perhaps talking about people being unable to buy houses, and ignoring the financial constraints. In my experience, it is not necessarily that the houses are not there. We went through a situation where some lenders were lending 125% of the house price, which had the effect of inflating those house prices. Now we have the opposite, where there is a very tight lending policy, and that is making it difficult for people to borrow. I accept the philosophy of price elasticity, of course—demand and supply—but there is more to it than that, so I am a little concerned that the Government are still clinging to the "housing crisis" phrase.

I will rattle through one or two final points. I am very much in favour of neighbourhood plans, of course, but they have to be in conformity with the local plan, so they are not actually that valuable.

My final point is the one raised by my right hon. Friend (the Member for Arundel and South Downs (Nick Herbert)) about infrastructure. Does that mean that numbers can be reduced? What about the green belt? What about flood risk areas? All these provide great difficulties, certainly in my constituency, to coming up with the sort of numbers that are being proposed by the Government—

**Mr Graham Brady (in the Chair):** Order.

4.30 pm

*Sitting adjourned without Question put (Standing Order No.10(13)).*



## Appendix JR 4

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Freedom of Information Response dated 1 July 2022



## Conor Layton

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**From:** Hussain, Zaqia - Oxfordshire County Council <Zaqia.Hussain@Oxfordshire.gov.uk>  
on behalf of CherwellFOI <Cherwell.FOI@Oxfordshire.gov.uk>  
**Sent:** 01 July 2022 13:10  
**To:** Conor Layton  
**Cc:** CherwellFOI  
**Subject:** 2009 FOI - Final Response

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Freedom of Information Act 2000

**Our reference: 2009 FOI-CDC**

Dear Mr Layton,

Thank you for your request of 14 June 2022, in which you asked for the following information. Please find the Council's response below.

**1. The total number of households on the Council's Housing Register at 31 March 2022.**

1,932

**2. The average waiting times at 31 March 2022 for the following types of affordable property across the Authority:**

**a. 1-bed affordable dwelling;**

162 days

**b. 2-bed affordable dwelling;**

243 days

**c. 3-bed affordable dwelling; and**

346 days

**d. 4+ bed affordable dwelling.**

922 days

**3. The average waiting times at 31 March 2021 for the following types of affordable property across the Authority:**

**a. 1-bed affordable dwelling;**

78 days

**b. 2-bed affordable dwelling;**

185 days

**c. 3-bed affordable dwelling; and**

260 days

**d. 4+ bed affordable dwelling.**

690 days

**4. The total number of households on the Council's Housing Register at 31 March 2022 specifying the following locations as their preferred choice of location:**

**Location: Finmere Civil Parish Household Preferences (31 March 2022)**

0 Village Connections to Finmere

109 Housing Register applications selected Finmere as an 'area of preference'. However, it should be noted, that this is not a mandatory question on the application.

5. The average number of bids per property over the 2021/22 monitoring period for the following types of affordable property in the locations listed below:

**Type of affordable property      Average Bids Per Property  
(1 April 2021 to 31 March 2022)**

**Finmere Civil Parish**

**1-bed affordable dwelling**

n/a – 0 advertised

**2-bed affordable dwelling**

n/a – 0 advertised

**3-bed affordable dwelling**

n/a – 0 advertised

**4+ bed affordable dwelling**

n/a – 0 advertised

6. The total number of social housing dwelling stock at 31 March 2022 in the following locations:

**Location                      Total Social Housing Stock**

**(31 March 2022)**

**Finmere Civil Parish**

8 units

7. The number of social housing lettings in the period between 1 April 2020 and 31 March 2021; and between 1 April 2021 and 31 March 2022 in the following locations:

**Location                      Social Housing Lettings**

**1 April 2020 to 31 March 2021**

0

**1 April 2021 to 31 March 2022**

0

8. The number of households on the Housing Register housed in temporary accommodation within and outside the Cherwell District Council region on the following dates:

<b>Households in Temporary Accommodation</b>	<b>31 March 21</b>	<b>31 March 22</b>
<b>Households Housed within Cherwell</b>	26	26
<b>Households Housed outside Cherwell</b>	2	26
<b>Total Households</b>	28	28

9. The number of homelessness applications in the last 12 months (please specify 12 month period used) which the Council has assessed as having:

(12 month period used: '01/04/2021 – 31/03/2022')

**a.            a prevention duty; and**

555

**b.            a relief duty.**

277

10. The number of NET housing completions in the Cherwell District Council region broken down on a per annum basis for the period between 2000/01 and 2021/22.

<b>Years</b>	<b>Cherwell net completions</b>
2000-2001	600
2001-2002	533
2002-2003	436



2003-2004	409
2004-2005	677
2005-2006	1067
2006-2007	853
2007-2008	455
2008-2009	426
2009-2010	438
2010-2011	370
2011-2012	356
2012-2013	340
2013-2014	410
2014-2015	946
2015-2016	1425
2016-2017	1102
2017-2018	1387
2018-2019	1489
2019-2020	1159
2020-2021	1192
2021-2022	1175
Total	17,245

**11. The number of NET affordable housing completions in the Cherwell District Council region broken down on a per annum basis for the period between 2000/01 and 2021/22.**

<b>Years</b>	<b>Cherwell net affordable completions</b>
2000-2001	Not available
2001-2002	123
2002-2003	130
2003-2004	84
2004-2005	32
2005-2006	61
2006-2007	166
2007-2008	133
2008-2009	87
2009-2010	91
2010-2011	96
2011-2012	204
2012-2013	113
2013-2014	140
2014-2015	191
2015-2016	322
2016-2017	278
2017-2018	426
2018-2019	510
2019-2020	400
2020-2021	295

2021-2022	Not available
Total	3882

**12. The number of NET housing completions in Finmere Civil Parish broken down on a per annum basis for the period between 2000/01 and 2021/22.**

Years	Finmere net completions
2000-2001	0
2001-2002	6
2002-2003	12
2003-2004	1
2004-2005	2
2005-2006	0
2006-2007	1
2007-2008	2
2008-2009	2
2009-2010	1
2010-2011	1
2011-2012	2
2012-2013	1
2013-2014	0
2014-2015	1
2015-2016	1
2016-2017	0
2017-2018	0
2018-2019	0
2019-2020	1
2020-2021	0
2021-2022	0
Total	34

**13. The number of NET affordable housing completions in Finmere Civil Parish broken down on a per annum basis for the period between 2000/01 and 2021/22.**

Years	Finmere net affordable completions
2000-2001	0
2001-2002	0
2002-2003	0
2003-2004	0
2004-2005	0
2005-2006	0
2006-2007	0
2007-2008	0
2008-2009	0
2009-2010	0

2010-2011	0
2011-2012	0
2012-2013	0
2013-2014	0
2014-2015	0
2015-2016	0
2016-2017	0
2017-2018	0
2018-2019	0
2019-2020	0
2020-2021	0
2021-2022	0
Total	0

Internal review

If you are dissatisfied with our service or response on this occasion, you can request an internal review as follows:

1. Contact the FOI team: [Cherwell.FOI@Oxfordshire.gov.uk](mailto:Cherwell.FOI@Oxfordshire.gov.uk)
2. Write to us at our address:

Chief Executive  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

If you remain dissatisfied with the handling of your request or complaint, you have a right to appeal to the Information Commissioner at:

The Information Commissioner's Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire  
SK9 5AF  
Telephone:0303 123 1113  
Website: [www.ico.gov.uk](http://www.ico.gov.uk)

If you have any further queries, please do not hesitate to contact us. We would be grateful if you would quote the reference number at the top of this email.

Yours sincerely,

Housing Service  
**Operations Directorate**  
**Cherwell District Council**

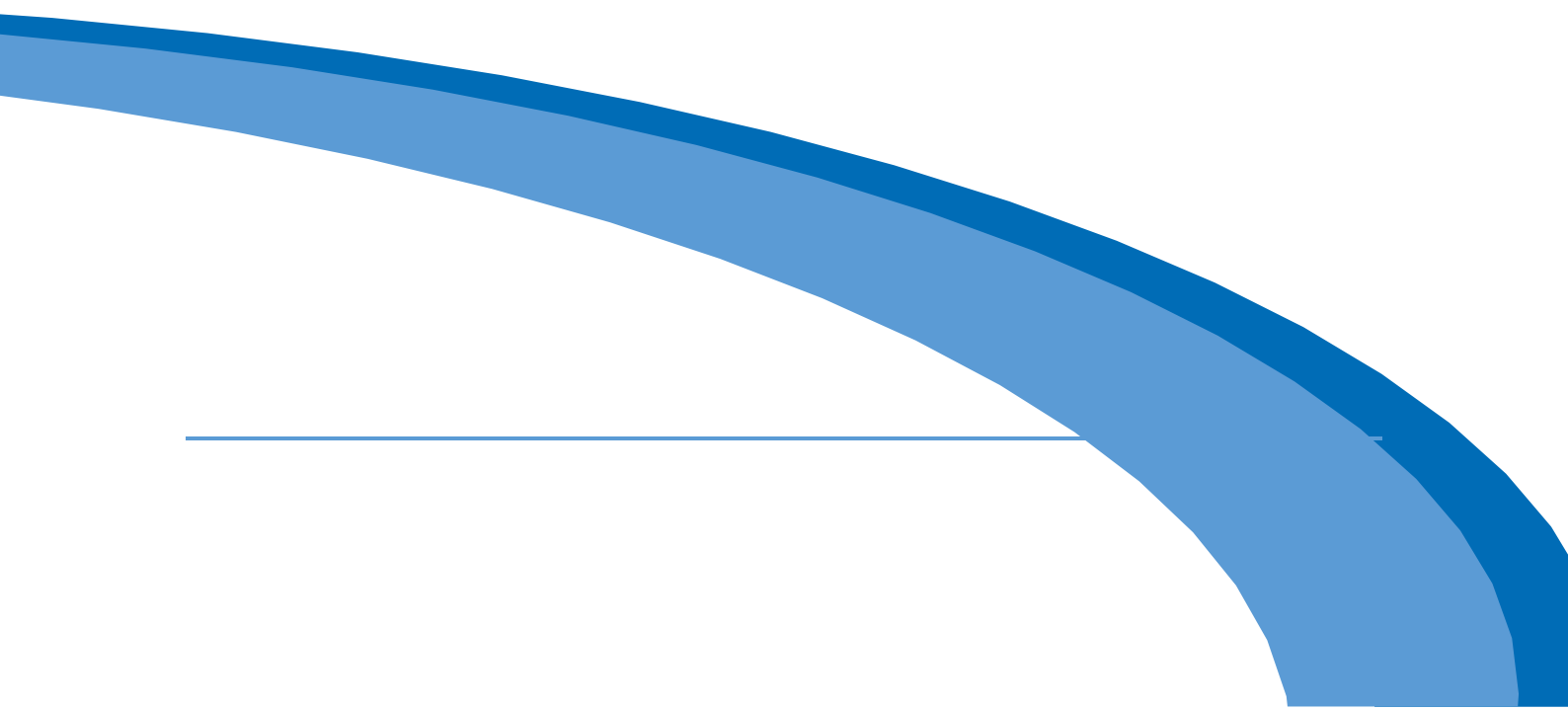
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## Appendix JR 5

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Extract from Cherwell HomeChoice Portal, 19 October 2023



Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7420	The Willows, Causeway, Bicester, OX26 6DY.	1	Flat.	2	21	20/05/2019.
7446	Longley Crescent, Banbury, OX16 1JG.	1	Flat.	2	62	15/12/2021.
7447	Longley Crescent, Banbury, OX16 1JG.	1	Flat.	1	52	18/05/2021.
7448	Jenkinson Road, Banbury, OX16 1JL.	1	Maisonette.	1	51	30/06/2022.
7450	Longley Crescent, Banbury, OX16 1JG.	1	Flat.	1	50	18/05/2021.
7451	Longley Crescent, Banbury, OX16 1JG.	1	Flat.	1	51	14/06/2022.
7452	Jenkinson Road, Banbury, OX16 1JL.	1	Maisonette.	1	44	23/06/2022.
7454	Jenkinson Road, Banbury, OX16 1JL.	2	House.	2	135	11/02/2022.
7455	Jenkinson Road, Banbury, OX16 1JL.	2	House.	2	126	11/02/2022.
7459	Oak Farm Drive, Milcombe, Banbury, OX15 4GA.	3	House.	2	91	29/04/2021.
7460	Oak Farm Drive, Milcombe, OX15 4GA.	4	House.	1	57	10/11/2022.
7461	Rees Court, Banbury, OX16 9WU.	1	Flat.	2	58	25/10/2021.
7462	Buchanan Court, Arncott, OX25 1AA.	3	House.	2	80	29/04/2021.
7463	St. Leonards Close, Banbury, OX16 4RF.	1	Bungalow.	1	54	18/03/2022.
7464	Rochester Way, Twyford, Banbury, OX17 3JU.	2	Bungalow.	2	65	30/05/2022.
7466	Jenkinson Road, Banbury, OX16 1JL.	1	Maisonette.	1	52	30/06/2022.
7467	Padbury Drive, Banbury, OX16 4TG.	2	Flat.	2	49	04/04/2022.
7468	Perth Road, Bicester, OX26 1AR.	2	House.	2	113	18/02/2022.
7469	Wallin Road, Adderbury, Banbury, OX173FA.	1	Flat.	1	79	23/06/2022.
7470	Samuelson Court, Britannia Road, Banbury, OX16 5DY.	1	Flat.	1	82	30/06/2022.
7471	Oak Farm Drive, Milcombe, OX15 4GA.	4	House.	2	51	14/10/2019.
7472	The Avenue, Bloxham, OX15 4QU.	2	House.	2	108	16/08/2022.
7473	Rochester Way, Adderbury, OX17 3JU.	2	Bungalow.	2	70	17/09/2022.
7474	Ironstones, Banbury, OX16 1XD.	3	House.	2	112	29/04/2021.
7475	Thirsk Road, Bicester , OX26 1ED.	1	Flat.	1	94	13/06/2022.
7476	Chester Road , Bicester, OX26 1DU.	1	Flat.	1	85	13/06/2022.
7477	Bretch Hill, Banbury, OX16 0NH.	1	Flat.	2	92	17/01/2022.
7478	Skylark Road, Bodicote, Banbury, OX15 4GF.	2	House.	2	125	09/02/2022.
7479	Maunde Close, Chesterton, Bicester, OX26 1DJ.	1	Maisonette.	1	95	01/09/2021.
7480	Ascot Way, Chesterton, Bicester, OX26 1AT.	2	House.	2	103	14/07/2022.
7481	Rotary Way, Hanwell Fields, Banbury, OX16 1ER.	2	Flat.	2	37	01/07/2022.
7482	Fakenham Street, Bicester, OX26 1DZ.	2	Maisonette.	2	80	06/02/2022.
7483	Oxford Close, Kirtlington, OX5 3HH.	2	Bungalow.	3	57	06/05/2023.
7485	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	3	25	28/05/2021.
7486	Coneygar Fields , Steeple Aston , Bicester , OX25 4AU.	2	Maisonette.	2	69	11/05/2022.
7487	Whitelands Way, Bicester, OX26 1AJ.	2	Flat.	2	98	04/03/2022.
7488	Dover Avenue, Banbury, OX16 0JL.	2	House.	2	136	08/09/2021.
7489	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	2	27	08/09/2022.
7490	Northumberland Court, 2 Duke Street, Banbury, OX16 4NJ.	1	Flat.	2	113	04/02/2022.
7491	Pontefract Road, Bicester, OX26 1AP.	2	House.	2	134	29/03/2022.
7492	Braithwaite Close, Banbury, OX16 0NW.	3	House.	2	96	27/03/2021.
7493	Woodfield, Banbury, OX16 1PS.	1	Bungalow.	2	69	08/12/2021.

Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7494	Levenot Close, Banbury, OX16 4XP.	1	Bungalow.	1	74	30/06/2022.
7495	Wykham Place, Banbury, OX16 9HZ.	2	House.	2	146	23/05/2022.
7496	Cartmel, Bicester, OX26 1AH.	2	House.	2	122	05/04/2022.
7497	Croxford Gardens, South Ave, Kidlington, Oxfordshire, OX5 1BX.	2	House.	2	69	23/02/2022.
7498	Mascord Road, Banbury, OX16 0NB.	3	House.	2	93	29/04/2021.
7499	Cup & Saucer, Cropredy, Banbury, OX17 1NN.	2	Bungalow.	3	56	24/03/2023.
7500	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	1	27	21/09/2021.
7501	Brookfield Rise, Tadmerton, Banbury, OX15 5SL.	3	House.	2	61	09/09/2022.
7502	Danes Road, Bicester, OX26 2LR.	3	House.	1	93	16/11/2022.
7503	Wisbech Road, Bicester, OX26 1FX.	2	House.	2	67	13/04/2022.
7504	Wisbech Road, Bicester, OX26 1FX.	2	House.	2	64	03/03/2022.
7505	Lindh Road , Heyford Park, OX25 5BT.	4	House.	2	45	22/02/2019.
7506	Wisbech Road, Bicester, OX26 1FX.	2	House.	2	64	13/04/2022.
7507	Wisbech Road, Bicester, OX26 1FX.	2	House.	2	61	13/04/2022.
7508	Wisbech Road, Bicester, OX26 1FX.	2	House.	2	55	03/05/2022.
7509	Wisbech Road, Bicester, OX26 1FX.	2	House.	2	54	03/03/2022.
7510	Wisbech Road, Bicester, OX26 1FX.	2	House.	2	54	06/07/2022.
7511	Grange Road, Banbury, OX16 9AT.	2	House.	2	126	14/02/2022.
7512	Lock Drive, Banbury, OX16 9FD.	3	House.	1	127	21/07/2022.
7513	Golden Villa Close, Banbury, OX16 0PU.	1	Bungalow.	2	79	22/10/2021.
7514	Hilton Road, Banbury, OX16 0EJ.	3	House.	2	115	23/08/2021.
7515	Parsons Piece, Banbury, OX16 9GW.	2	House.	1	131	28/01/2021.
7518	Wychwood House, Sterling Road Approach, Kidlington, OX5 2FY.	2	Flat.	4	6	15/06/2023.
7519	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	3	21	06/09/2022.
7520	Wychwood House, Sterling Road Approach, Kidlington, OX5 2FY.	2	Flat.	4	4	15/06/2023.
7521	Wychwood House, Sterling Road Approach, Kidlington, OX5 2FY.	2	Flat.	2	4	30/11/2022.
7522	Oak Farm Drive, Milcombe, OX15 4GA.	3	House.	2	107	17/09/2021.
7523	Oak Farm Drive, Milcombe, OX15 4GA.	3	House.	2	102	17/09/2021.
7524	Oak Farm Drive, Milcombe, OX15 4GA.	4	House.	1	55	05/08/2019.
7525	Oak Farm Drive, Milcombe, OX15 4GA.	1	Flat.	2	58	04/01/2022.
7527	Oak Farm Drive, Milcombe, OX15 4GA.	1	Flat.	2	54	04/01/2022.
7528	Oak Farm Drive, Milcombe, OX15 4GA.	1	Flat.	2	55	23/02/2022.
7530	Oak Farm Drive, Milcombe, OX15 4GA.	1	Flat.	2	51	04/01/2022.
7531	Oak Farm Drive, Milcombe, OX15 4GA.	1	House.	1	54	18/03/2022.
7532	Oak Farm Drive, Milcombe, OX15 4GA.	1	House.	1	45	10/08/2022.
7533	Oak Farm Drive, Milcombe, OX15 4GA.	1	House.	1	50	05/09/2021.
7534	Oak Farm Drive, Milcombe, OX15 4GA.	1	House.	1	51	10/08/2022.
7535	Oak Farm Drive, Milcombe, OX15 4GA.	4	House.	2	60	02/11/2021.
7536	Dormer Court, Banbury, OX16 9YS.	1	Flat.	3	22	21/01/2022.
7537	Rose Way, Banbury, OX15 4SG.	2	House.	2	136	30/05/2021.
7539	Levenot Close, Banbury, OX16 4XP.	2	Bungalow.	2	8	18/10/2022.
7540	Union Street, Banbury, OX16 0TA.	1	Flat.	1	31	14/06/2022.

Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7541	Edmunds Road, Banbury, OX16 0QR.	2	House.	2	128	17/08/2021.
7542	The Fairway, Banbury, OX16 0QY.	2	House.	2	132	20/04/2022.
7543	Chapel Close, Blackthorn, Bicester, OX25 1TD.	2	Bungalow.	1	66	07/11/2022.
7546	Walker Road , Heyford Park, Upper Heyford, OX25 5BG.	1	Maisonette.	2	22	20/01/2022.
7547	Parsons Piece, Banbury, OX16 9GQ.	2	House.	1	163	08/12/2021.
7548	Fleet Farm Way, Adderbury, OX17 3FS.	2	House.	4	126	10/03/2022.
7549	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	31	09/02/2022.
7551	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Maisonette.	2	15	20/01/2022.
7552	Wallin Road, Adderbury, Banbury, OX173FA.	1	Flat.	1	108	14/06/2022.
7553	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	23	20/01/2022.
7554	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	19	06/04/2022.
7555	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	29	17/05/2022.
7556	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	18	06/04/2022.
7557	Wychwood House, Sterling Road Approach, Kidlington, OX5 2FY.	2	Flat.	2	6	30/09/2022.
7558	Newmarket Street, Bicester, OX26 1EL.	4	House.	1	56	10/11/2022.
7559	Well Bank, Hook Norton, OX15 5LN.	2	Bungalow.	2	66	21/11/2021.
7560	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Maisonette.	2	20	09/02/2022.
7561	Orchard Way, Banbury, OX16 0HR.	2	Flat.	2	35	21/11/2021.
7562	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	20	17/05/2022.
7563	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	27	17/05/2022.
7564	Wychwood House, Sterling Road Approach, Kidlington, OX5 2FY.	2	Flat.	2	7	05/08/2022.
7565	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	25	17/06/2022.
7566	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	18	15/06/2022.
7567	Gillett Road, Banbury, OX16 0DP.	3	House.	2	127	23/08/2021.
7568	De La Warr Drive, Banbury, OX16 1BF.	3	House.	2	112	22/07/2021.
7570	Wychwood House, Sterling Road Approach, Kidlington, OX5 2FY.	2	Flat.	2	5	22/06/2022.
7572	Hart Place, Sunderland Drive, OX26 4FR.	1	Flat.	1	80	13/06/2022.
7573	Middleton Road, Banbury, OX16 3QS.	1	Bedsit / Studio.	2	32	25/07/2022.
7574	Orchard Rise, Chesterton, Bicester, OX26 1US.	1	Bungalow.	1	32	13/04/2022.
7575	Oxford Close, Kirtlington, OX5 3HH.	2	Bungalow.	3	3	24/03/2023.
7576	Camp Road, Heyford Park, OX25 5AG.	1	Flat.	2	43	09/02/2022.
7577	Longley Crescent, Banbury, OX16 1JG.	1	Flat.	1	54	23/06/2022.
7578	Longley Crescent, Banbury, OX16 1JG.	1	Flat.	2	43	24/02/2022.
7579	Charlotte Avenue, Bicester, OX27 8AN.	2	Flat.	2	70	16/08/2022.
7580	Penrhyn House, Penrhyn Close, Banbury, OX16 0FQ.	1	Flat.	3	23	13/02/2023.
7581	Sir Henry Jake Close, Banbury, OX16 1ET.	2	House.	2	157	14/02/2022.
7582	Tancred Grove, Bicester, OX25 2BQ.	3	House.	1	100	16/11/2022.
7583	The Fairway, Banbury, OX16 0RB.	3	House.	2	127	22/05/2019.



Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7584	Buckhurst Close, Banbury, OX16 1JT.	1	Flat.	1	36	18/03/2022.
7585	Buckhurst Close, Banbury, OX16 1JT.	1	Flat.	2	38	27/07/2022.
7586	Buckhurst Close, Banbury, OX16 1JT.	1	Flat.	1	34	14/06/2022.
7587	Buckhurst Close, Banbury, OX16 1JT.	1	Flat.	1	36	14/06/2022.
7588	Glyndebourne Gardens, Banbury, OX16 1XN.	2	House.	2	110	14/02/2022.
7590	Heron Drive, Bicester, OX26 6YY.	2	Flat.	2	86	21/11/2021.
7591	Hertford Close, Bicester, OX26 4UY.	1	Bungalow.	1	45	05/09/2021.
7592	Longford Park Road, Bodicote, Banbury, OX15 4FU.	3	House.	2	92	05/04/2020.
7593	Croxford Gardens, South Avenue, Kidlington, Oxfordshire, OX5 1XB.	3	House.	2	74	26/09/2021.
7595	Chester Way, Banbury, OX16 0NS.	1	Bungalow.	1	71	29/12/2022.
7596	Edward Street, Banbury, OX16 4SA.	3	House.	1	98	17/01/2023.
7597	Bretch Hill, Banbury, OX16 0JZ.	2	Maisonette.	2	39	15/06/2022.
7598	113 Middleton Road, Banbury, OX16 9BT.	2	Flat.	2	59	06/06/2022.
7599	Gillett Road, Banbury, OX16 0DP.	3	House.	1	115	17/01/2023.
7600	Blandford Road, Kidlington, OX5 2BN.	2	Bungalow.	3	4	24/03/2023.
7601	Blackburn Way, Bicester, OX26 4FS.	3	House.	2	101	16/04/2021.
7603	Marlborough Close, Kidlington, OX5 2AR.	1	Bungalow.	2	34	10/12/2021.
7604	Cherwell Court, Britannia Road, Banbury, OX16 5DE.	3	Flat.	2	37	16/10/2021.
7607	Harebell Way, Bicester, OX26 3TP.	2	Flat.	2	101	22/08/2022.
7608	Edmunds Road, Banbury, OX16 0QJ.	3	House.	2	110	25/09/2021.
7609	Jarvis Circle, Banbury, OX16 1HH.	1	Flat.	1	95	12/08/2022.
7610	Arundel Place, Banbury, OX16 0PW.	3	House.	1	95	08/01/2023.
7611	Vicarage Court, Calthorpe Road, Banbury, OX16 5JA.	2	Maisonette.	2	64	06/06/2022.
7612	Prescott Avenue, Banbury, OX16 0RF.	1	Flat.	2	79	07/12/2021.
7614	Wallin Road, Adderbury, Banbury, Oxfordshire, OX17 3FA.	2	House.	2	166	14/02/2022.
7621	Janet Blunt House, Adderbury, OX17 3FL.	2	Flat.	2	44	14/07/2022.
7622	Gillett Road, Banbury, OX16 0DP.	3	House.	2	111	23/08/2021.
7623	Parsons Piece, Banbury, OX16 9GW.	1	Flat.	2	112	07/12/2021.
7624	Umpires Road, Bodicote, OX15 9XF.	1	House.	1	140	05/10/2022.
7625	Blackwell Drive, Bodicote, OX15 9PF.	2	House.	1	143	17/11/2022.
7627	Blackwell Drive, Bodicote, OX15 9PF.	2	House.	1	144	17/11/2022.
7628	Blackwell Drive, Bodicote, OX15 9PF.	2	House.	1	144	17/11/2022.
7629	Augustan Road, Bicester, OX26 1BB.	1	Flat.	2	118	15/12/2021.
7630	St. Leonards Close, Banbury, OX16 4RF.	1	Bungalow.	1	48	29/11/2021.
7631	Harlequin Way, Banbury, OX16 1FS.	1	Bungalow.	1	75	19/04/2021.
7632	Cup & Saucer, Cropredy, OX17 1NN.	2	Bungalow.	2	52	21/02/2022.
7633	The Village Close, Arccott, OX25 1QU.	2	House.	1	96	17/11/2022.
7635	Griffiths Road, Banbury, OX16 1EF.	1	Flat.	2	69	17/06/2022.
7636	Hobart Way, Deddington, OX15 0AH.	2	House.	2	80	16/12/2022.
7637	Hilton Road, Banbury, OX16 0EJ.	4	House.	1	55	14/12/2022.
7638	Coneygar Fields, Steeple Aston, Bicester, OX25 4AU.	1	Flat.	2	44	09/02/2022.
7639	Walker Road, Heyford Park, Upper Heyford, OX25 5BG.	1	Maisonette.	2	42	17/06/2022.

Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7641	Blackwell Drive, Bodicote, OX16 9PF.	1	House.	2	79	07/03/2019.
7642	Blackwell Drive, Bodicote, OX16 9PF.	1	House.	2	58	14/01/2022.
7643	Boundary Way, Bodicote, OX16 9NN.	1	House.	1	56	30/01/2023.
7644	Blackwell Drive, Bodicote, OX16 9PF.	1	House.	1	55	16/02/2023.
7645	Blackwell Drive, Bodicote, OX16 9PF.	2	Maisonette.	2	61	04/07/2022.
7646	Blackwell Drive, Bodicote, OX16 9PF.	1	House.	2	53	17/05/2022.
7647	Boundary Way, Bodicote, OX16 9NN.	1	House.	1	54	30/01/2023.
7648	Blackwell Drive, Bodicote, OX16 9PF.	2	Maisonette.	2	69	22/06/2022.
7649	Umpires Road, Bodicote, OX16 9XF.	2	Maisonette.	2	65	04/07/2022.
7650	Umpires Road, Bodicote, OX16 9XF.	2	Maisonette.	2	58	04/07/2022.
7651	Hearn Drive, Banbury, OX16 9FJ.	2	Bungalow.	2	73	14/02/2022.
7652	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	38	17/06/2022.
7653	Erica Close, Banbury, OX16 1FX.	1	Bungalow.	None.	80	30/01/2023.
7654	Erica Close, Banbury, OX16 1FX.	1	Flat.	2	32	14/02/2023.
7655	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	86	23/06/2022.
7656	Middleton Road, Banbury, OX16 4QJ.	2	Flat.	2	58	04/04/2022.
7657	Kennedy House, Orchard Way, Banbury, OX16 0EL.	2	Flat.	2	42	16/08/2022.
7658	Kennedy House, Orchard Way, Banbury, OX16 0EL.	2	Flat.	2	47	16/08/2022.
7659	Levenot Close, Banbury, OX16 4XP.	1	Bungalow.	2	58	05/08/2022.
7660	Sterling Court, Banbury, OX16 0XY.	2	Bungalow.	3	6	15/07/2021.
7662	Causeway, Banbury, OX16 4SH.	1	Flat.	3	23	27/09/2019.
7663	Lindh Road, Upper Heyford, OX25 5BT.	4	House.	2	46	22/02/2019.
7664	Camp road, Upper Heyford, OX25 5AG.	1	Flat.	2	87	14/01/2022.
7665	Robins Way, Banbury, OX15 4G.	2	Flat.	2	54	12/08/2022.
7666	Jubilee Court, George Street, Banbury, OX16 5TR.	1	Flat.	1	82	21/09/2021.
7667	Deacon Way, Banbury, OX16 0DS.	2	Bungalow.	2	98	21/02/2022.
7668	Blake Road, Bicester, OX26 3HG.	2	Flat.	2	66	10/04/2022.
7669	Blake Road, Bicester, OX26 3HG.	2	Flat.	2	64	10/04/2022.
7670	Abbey Road, Banbury, OX16 0HQ.	3	House.	2	90	07/09/2021.
7671	Lidsey Road, Banbury, OX16 0ND.	3	House.	2	114	14/12/2021.
7673	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	76	23/06/2022.
7674	Beatrice Drive, Banbury, OX16 0DT.	3	House.	2	110	19/01/2023.
7675	Bretch Hill, Banbury, OX16 0JY.	2	Maisonette.	2	31	16/08/2022.
7677	Bellenger Way, Kidlington, OX5 1TR.	1	Bungalow.	1	34	23/05/2022.
7678	Rotary Way, Hanwell Fields, Banbury, OX16 1ER.	2	Flat.	2	49	16/08/2022.
7680	Boundary Way, Bodicote, OX16 9NN.	1	House.	1	139	07/02/2023.
7681	Boundary Way, Bodicote, OX16 9NN.	2	Flat.	2	75	16/08/2022.
7682	Boundary Way, Bodicote, OX16 9NN.	3	House.	1	131	28/01/2022.
7683	Boundary Way, Bodiocte, OX16 9NN.	3	House.	1	122	28/01/2022.
7684	Fairing Road, Bodiocte , OX15 4UH.	2	House.	3	130	14/06/2022.
7685	Buckhurst Close, Banbury, OX16 1JT.	3	House.	2	116	03/02/2021.
7686	Buckhurst Close, Banbury , OX16 1JT.	2	House.	2	152	07/03/2023.

Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7687	Buckhurst Close, Banbury, OX16 1JT.	2	House.	2	159	14/10/2020.
7689	Broad Way, Upper Heyford, Bicester, OX25 5AD.	2	House.	1	104	02/10/2019.
7690	Portland Road, Milcombe, OX15 4RL.	2	House.	3	109	06/01/2023.
7691	Evans Lane, Kidlington, OX5 2JA.	1	Flat.	2	97	15/12/2021.
7692	Boundary Way, Bodicote, OX16 9NN.	3	House.	2	91	04/10/2021.
7693	Boundary Way, Bodicote, OX16 9NN.	3	House.	2	90	24/05/2022.
7694	Boundary Way, Bodicote, OX16 9NN.	4	House.	2	70	19/01/2020.
7695	Boundary Way, Bodicote, OX16 9NN.	4	House.	2	72	19/01/2020.
7696	Charlbury Close, Kidlington, OX5 2BW.	1	Bungalow.	2	27	16/05/2022.
7698	Catterick Road, Chesterton, Bicester, OX26 1AW.	2	House.	2	138	29/07/2021.
7699	Ruscote Avenue, Banbury, OX16 2NN.	1	Bungalow.	1	65	24/01/2020.
7700	Offutt Drive, Heyford Park, OX25 5BU.	1	Flat.	1	76	28/02/2023.
7701	Woodgreen Avenue, Banbury, OX16 0AY.	3	House.	2	115	27/03/2021.
7702	Chetwode, Banbury, OX16 1QW.	3	House.	2	82	19/01/2022.
7703	Spruce Road, Kidlington, OX15 4RL.	1	Bungalow.	1	34	28/10/2022.
7704	Ludlow Road, Bicester, OX26 1EU.	1	Flat.	1	50	13/06/2022.
7705	Ludlow Road, Bicester, OX26 1EU.	1	Flat.	2	37	20/01/2022.
7706	Ludlow Road, Bicester, OX26 1EU.	1	Flat.	2	39	20/01/2022.
7707	Ludlow Road, Bicester, OX26 1EU.	1	Flat.	1	26	13/06/2022.
7708	Ludlow Road, Bicester, OX26 1EU.	1	Flat.	1	24	13/06/2022.
7709	Ludlow Road, Bicester, OX26 1EU.	1	Flat.	2	29	20/01/2022.
7710	Ludlow Road, Bicester, OX26 1EU.	1	Flat.	2	24	11/11/2022.
7711	Ludlow Road, Bicester, OX26 1EU.	1	Flat.	2	25	11/11/2022.
7712	Ludlow Road, Bicester, OX26 1EU.	1	Flat.	2	32	11/11/2022.
7713	Ludlow Road, Bicester, OX26 1EU.	2	Flat.	2	1	29/11/2022.
7714	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Maisonette.	1	76	28/02/2023.
7715	Wise Close, Bodicote, Banbury, OX15 4GB.	1	Bungalow.	1	156	18/03/2022.
7716	Loddon Close, Bicester, OX26 2AZ.	3	House.	2	95	18/03/2021.
7718	Parsons Piece, Banbury, OX16 9GW.	2	House.	2	150	28/04/2022.
7719	Bretch Hill, Banbury, OX16 0JZ.	2	Maisonette.	1	29	29/10/2020.
7720	Penrose Close, Banbury, OX16 0QS.	1	Flat.	2	25	26/05/2022.
7722	Griffith Road, Banbury, OX16 1EF.	1	Flat.	2	95	18/03/2022.
7723	Wykham Place , Banbury, OX16 9JA.	3	House.	2	99	13/10/2021.
7724	Pontefract Road, Bicester, OX26 1AP.	2	Flat.	2	63	31/07/2021.
7725	Thirsk Road, Bicester, OX26 1ED.	2	House.	2	145	31/07/2021.
7726	Thirsk Road, Bicester, OX26 1ED.	3	House.	2	102	04/02/2021.
7727	Boxhedge Road West, Banbury, OX16 0BS.	4	House.	2	56	14/10/2019.
7728	Park Close, Kidlington, OX5 1QQ.	1	Bungalow.	2	30	29/09/2022.
7729	Lindh Road, Upper Heyford, OX25 5BT.	4	House.	2	43	02/03/2022.
7730	Rotary Way, Banbury, ox16 1er.	2	Flat.	2	32	20/09/2022.
7731	Causeway, Banbury, OX16 4SF.	3	House.	2	76	16/10/2021.
7732	Penrose Drive, Banbury, OX16 0PX.	1	Flat.	3	54	11/02/2022.
7736	Longford park road, Banbury, OX15 4FU.	2	Flat.	2	55	16/09/2022.
7740	Samuelson Court, Britannia Road, Banbury, OX16 5DX.	1	Flat.	2	48	04/08/2022.

Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7741	St Leonards Close, Banbury, OX16 4RF.	1	Bungalow.	1	48	05/09/2022.
7742	Kennedy House, Orchard Way, Banbury, OX16 0EL.	2	Flat.	2	49	20/09/2022.
7743	Vicarage Court, Calthorpe Road, Banbury, OX16 1YR.	2	Maisonette.	2	49	12/09/2022.
7745	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	4	82	13/02/2023.
7746	Edmunds Road, Banbury, OX16 0QH.	1	Bungalow.	2	69	22/10/2021.
7747	Selby Drive, Bicester, OX26 1FZ.	3	House.	1	96	22/02/2023.
7748	Selby Drive, Bicester, OX26 1FZ.	3	House.	2	91	14/04/2021.
7749	Stockton Road, Bicester, OX26 1GG.	2	Flat.	2	80	16/09/2022.
7750	Vulcan Court, Banbury, OX16 2BY.	2	Flat.	2	43	20/09/2022.
7751	Newmarket Street, Bicester, OX26 1EL.	2	House.	2	135	06/02/2022.
7752	Newmarket Street, Bicester, OX26 1EL.	2	House.	2	127	25/04/2022.
7753	Newmarket Street, Bicester, OX26 1EL.	3	House.	2	83	22/06/2021.
7754	Green Road, Kidlington, OX5 2HA.	3	House.	2	82	16/06/2021.
7755	Newbold Close, Banbury, OX16 9YP.	2	Flat.	2	4	26/04/2023.
7758	Stratton Audrey Road, Fringford, ox27 8ED.	2	Bungalow.	2	3	05/03/2023.
7759	Bernwood Road, Bicester, OX26 6RU.	3	House.	2	97	18/03/2021.
7760	Avon Crescent, Bicester, OX26 2LZ.	2	House.	2	118	31/07/2022.
7761	Rosemary Drive, Banbury, OX16 1EZ.	3	House.	2	72	13/11/2021.
7763	Izzard Road, Heyford Park, Upper Heyford, OX25 5AB.	2	Flat.	2	26	20/09/2022.
7764	Izzard Road, Heyford Park, Upper Heyford, OX25 5AB.	2	Maisonette.	2	40	08/10/2022.
7765	Henry Gepp Close, Adderbury, OX17 3FE.	2	Flat.	2	58	20/09/2022.
7767	Hilton Road, Banbury, OX16 0EJ.	4	House.	2	70	21/01/2020.
7768	65, Wincanton Road, Bicester, OX26 1EJ.	1	Flat.	1	107	13/06/2022.
7769	Dashwood Court, Banbury, OX16 5DF.	2	House.	2	101	15/04/2022.
7770	Hempton Road, Barford St Michael , OX15 0RZ.	2	Bungalow.	4	1	16/08/2022.
7771	Miller House, Miller Road, Banbury, OX16 0QX.	1	Flat.	2	89	05/02/2021.
7772	Kennedy House, Orchard Way, Banbury, OX16 0EL.	2	Maisonette.	2	37	20/09/2022.
7773	Bretch Hill, Banbury, OX16 0JD.	3	House.	2	109	13/08/2021.
7774	Brickle Lane, Bloxham, OX15 0RZ.	2	Bungalow.	1	3	28/01/2021.
7775	St Anthonys Walk, Bicester, OX26 4YB.	2	Bungalow.	4	1	07/06/2021.
7777	Daimler Avenue, Banbury, OX16 1DF.	2	House.	2	180	16/08/2022.
7778	Leys House, Park Close, Banbury, OX16 0SU.	2	Flat.	2	59	20/09/2022.
7780	Cover Drive, Bodicote, OX16 9LL.	1	House.	1	166	06/03/2023.
7783	Coach House Mews, Bicester, OX26 6HJ.	2	Flat.	2	34	20/09/2022.
7784	Bromyard, Bicester, OX26 1FF.	1	Flat.	1	61	26/01/2023.
7785	Bromyard, Bicester, OX26 1FF.	1	Flat.	2	45	16/09/2022.
7786	Bromyard, Bicester, OX26 1FF.	1	Flat.	1	42	13/06/2022.
7787	Bromyard, Bicester, OX26 1FF.	1	Flat.	1	44	26/01/2023.
7788	Bromyard, Bicester, OX26 1FF.	1	Flat.	1	43	13/06/2022.
7789	Bromyard, Bicester, OX26 1FF.	1	Flat.	1	43	13/06/2022.
7790	Bromyard, Bicester, OX26 1FF.	2	Flat.	2	34	20/09/2022.
7791	Bromyard, Bicester, OX26 1FF.	2	Flat.	2	26	20/09/2022.

Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7792	Bromyard, Bicester, OX26 1FF.	2	Flat.	2	21	26/09/2022.
7800	Blackwell Drive , Bodicote, OX16 9PF.	2	House.	2	78	14/10/2020.
7802	Blackwell Drive, Bodicote, OX16 9PF.	2	House.	2	57	14/10/2020.
7804	Blackwell Drive, Bodicote, OX16 9PF.	2	House.	2	61	13/09/2022.
7806	Blackwell Drive, Bodicote, OX16 9PF.	2	House.	2	65	10/10/2022.
7808	Blackwell Drive, Bodicote, OX16 9PF.	2	House.	2	61	13/09/2022.
7809	Blackwell Drive, Bodicote, OX16 9PF.	2	House.	2	59	28/07/2022.
7810	Slip Way, Bodicote, OX16 9US.	3	House.	2	122	08/08/2021.
7813	The Timbers, Blackthorn Road, Launton, Bicester, OX26 5AL.	1	Flat.	2	45	07/07/2022.
7817	The Timbers, Blackthorn Road, Launton, Bicester, OX26 5AL.	1	Flat.	1	51	01/09/2021.
7818	The Timbers, Blackthorn Road, Launton, Bicester, OX26 5AL.	1	Flat.	1	43	07/02/2023.
7819	School View, Banbury, OX16 4SE.	2	House.	2	75	13/12/2022.
7820	Blackwell Drive, Bodicote, OX16 9PF.	2	Flat.	2	23	01/02/2023.
7822	Bretch Hill, Banbury, OX16 0LZ.	3	House.	2	113	27/10/2021.
7823	Longford Park Road, Bodicote, Banbury, OX15 4FU.	2	Flat.	2	24	17/01/2023.
7824	Levenot Close, Banbury, OX16 4XP.	2	Bungalow.	2	8	06/02/2023.
7827	Norreys Drive, Chesterton, Bicester, OX26 1DL.	2	House.	2	74	07/09/2022.
7828	The Timbers, Blackthorn Road , Launton, Bicester, OX26 5AL.	4	House.	2	62	21/01/2019
7793	Bromyard, Bicester, OX26 1FF.	2	Flat.	2	23	03/01/2023.
7794	Bromyard, Bicester, OX26 1FF.	2	Flat.	2	22	20/09/2022.
7795	Bromyard, Bicester, OX26 1FF.	2	Flat.	2	19	09/01/2023.
7797	Bromyard, Bicester, OX26 1FF.	1	Flat.	2	37	23/12/2022.
7798	Bromyard, Bicester, OX26 1FF.	1	Flat.	1	24	13/06/2022.
7799	Bromyard, Bicester, OX26 1FF.	1	Flat.	1	26	13/06/2022.
7801	Bromyard, Bicester, OX26 1FF.	1	Flat.	2	28	23/12/2022.
7803	Bromyard, Bicester, OX26 1FF.	1	Flat.	2	27	13/03/2023.
7807	Bromyard, Bicester, OX26 1FF.	1	Flat.	1	28	13/06/2022.
7814	The Timbers, Blackthorn Road, Launton, Bicester, OX26 5AL.	1	Flat.	2	27	28/02/2023.
7815	The Timbers, Blackthorn Road, Launton, Bicester, OX26 5AL.	1	Flat.	2	29	13/04/2023.
7816	The Timbers, Blackthorn Road, Launton, Bicester, OX26 5AL.	1	Flat.	3	27	27/03/2021.
7826	Crouch Hill Road, Banbury, OX16 9RG.	3	House.	2	93	13/11/2021.
7829	North Aston Road, Bicester, OX25 6JG.	3	House.	2	96	18/09/2021.
7830	Clifton Close, Bicester, OX26 6GQ.	2	Flat.	2	23	03/01/2023.
7832	Stratton Audrey Road, Fringford, OX27 8ED.	2	Bungalow.	1	96	01/08/2022.
7833	Rosemary Drive, Banbury, OX16 1EZ.	3	House.	2	82	07/01/2022.
7834	The Paddocks, Deddington, OX15 0QN.	2	Bungalow.	3	2	01/04/2023.
7835	Chandos Close, Banbury, OX16 4TL.	2	Flat.	2	44	01/02/2023.
7836	Portland Road , Milcombe , OX15 4RL.	3	House.	2	43	30/11/2021.
7837	Offutt Drive, Heyford Park, OX25 5BU.	1	Flat.	2	23	16/03/2023.
7838	Rasen Road, Bicester, OX26 1ED.	2	House.	2	57	27/09/2022.
7839	Thirsk Road, Bicester, OX26 1ED.	2	House.	2	60	27/09/2022.
7840	Thirsk Road, Bicester, OX26 1ED.	2	House.	2	71	12/05/2022.

Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7841	Edridge Road , Bicester, OX26 1EZ.	4	House.	2	63	02/03/2022.
7842	Edridge Road, Bicester, OX26 1EZ.	2	Flat.	2	26	20/09/2022.
7843	Edridge Road, Bicester, OX26 1EZ.	2	House.	2	78	27/09/2022.
7844	Edridge Road, Bicester, OX26 1EZ.	2	House.	2	81	29/08/2022.
7845	St Anthony's Walk, Bicester, OX26 4YB.	2	Bungalow.	1	106	25/10/2022.
7846	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	2	20	19/12/2022.
7847	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	2	21	19/12/2022.
7848	Marshall Road, Banbury, OX16 4QS.	2	Flat.	2	53	11/04/2023.
7849	Sandown Road, Bicester, OX26 1BU.	2	House.	2	128	16/08/2022.
7850	5 Wise Close, Bodicote, OX15 4BG.	1	Bungalow.	1	95	07/02/2023.
7851	Sandown Road, Bicester, OX26 1BU.	2	House.	2	154	12/05/2022.
7852	Molyneux Drive, Bodicote, OX15 4AJ.	1	Bungalow.	2	124	05/02/2021.
7853	Prescott Avenue, Banbury, OX16 0RF.	1	Flat.	2	58	23/12/2022.
7854	Orchard Way, Banbury, OX16 0HR.	2	Flat.	2	32	20/09/2022.
7855	Rasen Road , Bicester, OX26 1EN.	2	House.	2	137	20/09/2022.
7856	Rasen Road , Bicester, OX26 1EN.	2	House.	2	137	20/09/2022.
7857	Rasen Road, Bicester, OX26 1EN.	3	House.	2	114	05/08/2021.
7859	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	1	49	07/11/2022.
7861	Union Street, Banbury, OX16 0TA.	1	Flat.	2	41	23/12/2022.
7862	Vicarage Court, Calthorpe Road, Banbury, OX16 5JA.	3	Maisonette.	2	49	20/09/2022.
7863	Epsom Way, Bicester, OX26 1BN.	2	House.	2	138	03/11/2022.
7864	St Anthony's Walk, Bicester, OX26 4YB.	2	Bungalow.	2	3	13/01/2023.
7865	Nuffield Close, Bicester, OX26 4TL.	2	Bungalow.	3	2	01/04/2023.
7866	Beavington Road, Hook Norton, OX15 5FQ.	3	House.	2	31	20/12/2021.
7867	Songthrus Road, Bodicote, OX15 4GL.	1	Flat.	2	89	23/12/2022.
7868	Merton House, Merton Street, Banbury, OX16 4TQ.	2	Flat.	2	41	20/09/2022.
7869	Appleby Close, Banbury, OX16 0UY.	3	House.	2	81	08/10/2021.
7870	Durham Close, Kingsmere, Bicester, OX26 1EY.	3	House.	2	110	08/04/2020.
7871	Durham Close, Kingsmere, OX26 1EY.	3	House.	2	103	08/04/2020.
7872	Durham Close, Kingsmere, OX26 1EY.	2	Flat.	2	56	10/01/2023.
7873	Durham Close, Kingsmere, OX26 1EY.	4	House.	2	63	01/10/2019.
7874	The Timbers, Blackthorn Road, Launton, Bicester, OX26 5AL.	1	Flat.	2	98	23/12/2022.
7875	Horley Drive, Banbury, OX16 2DH.	3	House.	1	95	28/04/2023.
7876	Tarvers Way, Adderbury, OX17 3FR.	2	House.	2	146	20/09/2022.
7878	Izzard Road, Heyford Park, Upper Heyford, OX25 5AB.	2	Maisonette.	2	92	16/03/2023.
7879	Galingale Close, Bicester, OX26 3FD.	3	House.	2	103	27/08/2020.
7880	Coneygar Fields , Steeple Aston , OX25 4AU.	1	Maisonette.	2	96	23/12/2022.
7881	Gillett Road, Banbury, OX16 0DP.	2	Bungalow.	2	125	13/04/2023.
7882	The Avenue, Bloxham, OX15 4QU.	2	Bungalow.	2	97	17/02/2023.
7883	Rymill Road, Banbury, OX16 9ZY.	4	House.	2	65	03/02/2020.
7884	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	2	24	16/03/2023.
7886	Leach Road, Bicester, OX26 2JR.	3	House.	2	99	18/11/2021.

Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7887	Evenlode House, Evenlode Close, Bicester, OX26 2AN.	1	Flat.	1	86	13/06/2022.
7888	Keys Court, School Lane, Banbury, OX16 2AZ.	1	Flat.	2	23	23/12/2022.
7889	Ower Drive, Upper Heyford, OX25 5DS.	3	House.	2	53	18/01/2023.
7890	Rotary Way, Hanwell Fields, Banbury, OX16 1ER.	2	Flat.	2	45	20/09/2022.
7891	Hart Place, Sunderland Drive, Bicester, OX26 4FR.	1	Flat.	1	86	13/06/2022.
7893	Wise Close, Bodicote, OX15 4BG.	1	Bungalow.	1	131	01/08/2022.
7894	Woodfield, Banbury, OX16 1PS.	1	Bungalow.	2	58	13/05/2022.
7895	Lennox Gardens, Banbury, OX16 0LQ.	1	Flat.	2	70	28/02/2023.
7897	School View, Banbury, OX16 4SE.	2	House.	2	148	13/02/2022.
7898	Hudson Street, Bicester, OX26 2ET.	2	House.	2	144	20/09/2022.
7899	Hanover Gardens, Bicester, OX26 6DG.	1	Flat.	3	5	18/08/2023.
7902	Haydock Road, Bicester, OX26 1BE.	2	Flat.	1	61	27/02/2023.
7903	Wilson Road, Banbury, OX16 1JE.	1	Flat.	2	50	04/10/2022.
7904	Wilson Road, Banbury, OX16 1JE.	1	Flat.	1	41	27/02/2023.
7905	Wilson Road, Banbury, OX16 1JE.	1	Flat.	1	43	27/02/2023.
7906	Wilson Road, Banbury, OX16 1JE.	1	Flat.	2	46	04/10/2022.
7907	Horley Drive, Banbury, OX16 2DH.	3	House.	1	93	28/04/2023.
7908	Kingerlee Road, Banbury, OX16 1HF.	2	Flat.	2	60	28/07/2022.
7909	Hertford Close, Bicester, OX26 4UY.	2	Bungalow.	1	45	05/09/2021.
7911	Ruscote Arcade, Longelandes Way, Banbury, OX16 1PH.	1	Flat.	2	41	18/05/2023.
7912	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	3	16	15/01/2021.
7913	Tony Humphries Road, Banbury, OX16 0FP.	1	Flat.	3	14	15/01/2021.
7914	Vicarage Court, Calthorpe Road, Banbury, OX16 5JA.	2	Maisonette.	2	49	20/09/2022.
7915	Penrose Drive, Banbury, OX16 0PX.	1	Flat.	2	51	28/02/2023.
7916	Marlborough Road, Banbury, OX16 5DB.	1	Flat.	2	73	18/05/2023.
7917	Woodfield, Banbury, OX16 1PX.	2	House.	2	107	12/09/2022.
7918	Shackleton Close, Bicester, OX26 4YL.	2	Bungalow.	2	3	05/03/2023.
7920	Bretch Hill, Banbury, OX16 0HX.	3	House.	2	82	08/12/2021.
7921	Swift Drive, Banbury, OX15 4GQ.	2	House.	2	106	24/01/2023.
7922	Yew Tree Close, Launton, Bicester, OX26 5AE.	3	House.	1	88	18/05/2023.
7923	Jarvis Circle, Banbury, OX16 1HH.	1	Flat.	2	71	24/04/2023.
7924	Morpeth Close, Bicester, OX26 1GB.	2	House.	2	66	20/09/2022.
7925	Wisbech Road, Bicester, OX26 1FX.	2	House.	1	55	01/03/2023.
7926	Wisbech Road , Bicester, OX26 1FX.	2	House.	1	55	01/03/2023.
7927	Wisbech Road, Bicester, OX26 1FX.	2	House.	1	47	01/03/2023.
7928	Wisbech Road, Bicester, OX26 1FX.	2	House.	2	51	09/07/2019.
7929	Wisbech Road, Bicester, OX26 1FX.	2	House.	2	48	08/10/2022.
7930	Wisbech Road, Bicester, OX26 1FX.	2	House.	2	49	09/07/2019.
7931	Wisbech Road, Bicester, OX26 1FX.	3	House.	1	88	30/04/2023.
7932	Wisbech Road, Bicester, OX26 1FX.	3	House.	1	85	30/04/2023.
7933	Wisbech Road, Bicester, OX26 1FX.	3	House.	1	89	30/04/2023.
7934	Wisbech Road, Bicester, OX26 1FX.	1	Flat.	1	85	13/06/2022.

Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7935	Carswell Circle, Upper Heyford, Bicester, OX25 5TY.	4	House.	2	54	22/03/2023.
7936	Purslane Drive, Bicester, OX26 3EF.	2	Flat.	2	32	27/02/2023.
7937	Fane House, St John's Street, Bicester, OX26 6SQ.	1	Bedsit / Studio.	4	11	29/11/2022.
7938	Fane House, St. Johns Street,, Oxfordshire, OX26 6SQ.	1	Bedsit / Studio.	3	10	06/08/2022.
7941	Lindh Road, Heyford Park, Upper Heyford, OX25 5BT.	2	House.	4	43	17/04/2022.
7942	Vicarage Court, Calthorpe Road, Banbury, OX16 5JA.	3	Maisonette.	2	23	06/12/2021.
7943	Buchanan Court, Arnott, OX25 1AA.	2	House.	4	117	12/06/2022.
7944	Gillett Road, Banbury, OX16 0EA.	1	Flat.	2	23	06/03/2023.
7945	Arundel Place, Banbury, OX16 0PW.	3	House.	2	101	19/01/2023.
7946	Longford Park Road, Banbury , OX15 4FU.	3	House.	2	99	02/01/2022.
7947	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	2	20	13/05/2022.
7949	Crumps Butt, Bicester, OX26 6EB.	1	Flat.	1	107	30/05/2023.
7950	Samuelson Court, Britannia Road, Banbury, OX16 5DY.	2	Flat.	2	47	20/09/2022.
7951	Daimler Avenue, Banbury, OX16 1DF.	2	House.	2	150	20/09/2022.
7952	28 Samuelson Court, Britannia Road, Banbury, OX16 5DX.	1	Flat.	2	74	06/03/2023.
7953	Merton House, Merton Street, Banbury, OX16 4TQ.	1	Flat.	2	78	06/03/2023.
7954	Ruskin Walk, Bicester, OX26 4TE.	3	House.	2	90	18/03/2022.
7955	Kidlington Road, Kidlington, OX5 2SS.	2	Bungalow.	2	110	15/02/2023.
7956	47 Samuelson Court, Britannia Road, Banbury, OX16 5DY.	1	Flat.	2	78	14/01/2022.
7958	The Fairway, Banbury, OX16 0QY.	2	House.	2	125	20/09/2022.
7959	Dormer Court, Longleat Close, Banbury, Oxfordshire, OX16 9YS.	1	Flat.	2	12	13/05/2022.
7960	Izzard Road, Heyford Park, Upper Heyford, OX25 5AB.	1	Maisonette.	4	46	24/05/2023.
7961	Izzard Road, Heyford Park, Upper Heyford, OX25 5AB.	1	Maisonette.	4	32	05/05/2022.
7962	Izzard Road, Heyford Park, Upper Heyford, OX25 5AB.	1	Flat.	2	42	17/05/2021.
7963	Izzard Road, Heyford Park, Upper Heyford, OX25 5AB.	1	Flat.	2	41	17/05/2021.
7964	Izzard Road, Heyford Park, Upper Heyford, OX25 5AB.	1	Flat.	2	42	17/05/2021.
7965	Calthorpe House, Calthorpe Street, Banbury, OX16 5BF.	1	Flat.	1	69	21/09/2021.
7966	Winterbourne Close, Bicester, OX26 2JN.	1	Bungalow.	1	38	07/11/2022.
7967	Bartholomew Avenue, Kidlington, OX5 1LY.	3	House.	2	62	25/09/2021.
7968	Cassington Road, Kidlington, OX5 1QD.	2	Bungalow.	2	132	20/09/2022.
7969	Woodgreen Avenue, Banbury, OX16 0AZ.	3	House.	2	84	27/11/2021.
7970	Mackley Close, Deddington, OX15 0QP.	2	Bungalow.	3	4	21/07/2023.
7971	Hastings Road, Banbury, OX16 0SQ.	3	House.	2	86	27/11/2021.
7972	Abbey Road, Banbury, OX16 0HQ.	3	House.	2	87	19/01/2023.
7973	Ringlet Close, Ambrosden, Bicester, OX25 0DU.	3	House.	4	101	07/01/2022.
7974	Ringlet Close, Ambrosden, Bicester, Oxon, OX25 2DU.	3	House.	2	97	15/09/2021.
7975	Ringlet Close, Ambrosden, Bicester, OX25 2DU.	2	House.	2	121	20/09/2022.



Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
7976	Ringlet Close, Ambrosden, Bicester, OX25 2DU.	2	House.	2	114	16/05/2023.
7977	Jarvis Circle , Banbury, OX16 1HH.	2	Flat.	2	42	20/09/2022.
7979	Sandown Road, Bicester, OX26 1BU.	2	House.	1	132	27/02/2023.
7980	De La Warr End, Banbury, OX16 1HD.	1	Flat.	2	96	17/02/2023.
7982	Cawley Road, Twyford, Banbury, OX17 3JT.	2	Bungalow.	2	82	17/04/2023.
7983	Kidlington Road, Kidlington, OX5 2SS.	2	Bungalow.	3	2	13/03/2023.
7984	The Avenue, Bloxham, OX15 4QU.	2	Bungalow.	2	58	18/07/2023.
7985	St. Leonards Close, Banbury, OX16 4RF.	2	Bungalow.	3	4	03/11/2022.
7986	Lerwick Grove, Bicester, OX26 4XX.	1	Flat.	1	26	07/11/2022.
7987	Old Place Yard, Bicester, OX26 6AU.	2	Bungalow.	3	2	13/03/2023.
7988	The Swere, Deddington, Banbury, OX15 0AA.	2	House.	2	94	10/10/2022.
7989	Robins Way, Banbury, OX15 4GD.	2	Flat.	2	38	20/09/2022.
7991	Juniper Court, St. Johns Road, Banbury, OX16 5HR.	1	Flat.	2	74	21/04/2023.
7992	Taunton Road, Bicester, OX26 1DX.	2	House.	1	107	27/02/2023.
7993	Taunton Road, Bicester, OX26 1DX.	2	House.	2	92	20/09/2022.
7994	Taunton Road, Bicester, OX26 1DX.	2	House.	1	88	27/02/2023.
7995	Taunton Road, Bicester, OX26 1DX.	2	House.	1	90	27/02/2023.
7996	Bretch Hill, Banbury, OX16 0JZ.	2	Maisonette.	2	12	20/09/2022.
7997	Dover Avenue, Banbury, OX16 0JH.	2	House.	2	107	20/09/2022.
8000	Ringlet Close, Ambrosden, Bicester, OX25 2DU.	3	House.	4	104	26/06/2022.
8001	Golby Road, Bloxham, OX15 4GX.	2	Flat.	2	31	20/09/2022.
8002	Ringlet Close, Ambrosden, Bicester, OX25 2DU.	2	House.	2	93	01/11/2022.
8003	Ringlet Close, Ambrosden, Bicester, OX25 2DU.	2	House.	4	84	08/08/2022.
8004	Ringlet Close, Ambrosden, Bicester, OX25 2DU.	2	House.	2	92	09/01/2023.
8005	Hart Place, Sunderland Drive, Bicester, OX26 4FR.	1	Flat.	2	100	23/04/2023.
8008	Northumberland Court, 2 Duke Street, Banbury, OX16 4NJ.	2	Flat.	2	34	20/09/2022.
8009	Old Yard Place, Bicester, OX26 6AU.	2	Bungalow.	2	3	14/06/2023.
8010	Duxford Close, Bicester, OX26 4FW.	2	Bungalow.	2	1	30/06/2023.
8011	Spruce Drive, Bicester, OX26 3YW.	2	House.	2	118	01/11/2022.
8012	Penrose Drive, Banbury, OX16 0PX.	1	Flat.	2	68	12/05/2023.
8013	Shackleton Close, Bicester, OX26 4YL.	2	Bungalow.	2	2	30/06/2023.
8014	Edmunds Road, Banbury, OX16 0PT.	1	Bungalow.	2	60	09/03/2023.
8015	Bartholomew Avenue, Yarnton, OX5 1LY.	3	House.	2	75	14/12/2021.
8017	Vulcan Court, Banbury, OX16 2BY.	2	Flat.	2	49	20/09/2022.
8018	Penrhyn House, Penrhyn Close, Banbury, OX16 0FQ.	1	Flat.	1	14	29/11/2022.
8019	East Close, Banbury, OX16 3LW.	1	Bungalow.	2	44	22/10/2021.
8021	Cartmel, Bicester, OX26 1AH.	2	House.	2	157	20/09/2022.
8022	Orchard Way, Banbury, OX16 0HR.	2	Flat.	2	32	20/09/2022.
8023	Parsons Piece, Banbury, OX16 9GQ.	1	Flat.	2	102	08/04/2021.
8025	Golden Villa Close, Banbury, OX16 0PU.	1	Bungalow.	1	62	29/11/2022.
8026	Woodgreen Avenue, Banbury, OX16 0BA.	3	House.	2	111	30/12/2020.

Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
8027	Tony Humphries Road, Banbury, OX16 0FP.	1	Flat.	2	17	23/12/2022.
8030	Padbury Drive, Banbury, OX16 4TG.	1	Flat.	2	83	23/12/2022.
8031	Duxford Close, Bicester, OX26 4FW.	2	Bungalow.	2	3	05/03/2023.
8033	Briar Fulong, Ambrosden, Bicester, OX25 2AD.	2	Flat.	2	51	20/09/2022.
8034	Blake Road, Woodfield, Bicester, OX5 2SS.	2	Flat.	2	56	20/09/2022.
8035	Marston Close, Banbury, OX16 2DQ.	1	Flat.	1	84	07/11/2022.
8036	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	1	34	20/06/2023.
8038	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	22	30/06/2023.
8039	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	25	06/03/2023.
8040	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	20	12/05/2023.
8041	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	26	23/12/2022.
8042	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	21	23/12/2022.
8043	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	2	24	23/12/2022.
8044	Ferriston, Banbury, OX16 1QT.	3	House.	2	112	13/10/2020.
8047	St. Leonards Close, Banbury, OX16 4RF.	2	Bungalow.	4	3	26/02/2020.
8049	Kimberley Villas, Britannia Road, Banbury, OX16 5EH.	3	House.	2	74	09/02/2022.
8051	Thornbury Rise, Banbury, OX16 0HT.	4	House.	2	67	11/05/2020.
8052	Vulcan Court, Banbury, OX16 2BY.	2	Flat.	2	45	20/09/2022.
8054	Mold Crescent, Banbury, OX16 0EP.	2	House.	2	135	20/09/2022.
8056	Bismore Road, Banbury, OX16 1JN.	1	Flat.	1	63	07/11/2022.
8057	Redmoor Court, Bicester, OX26 2LG.	2	House.	2	137	20/09/2022.
8058	Rees Court, Banbury, OX16 9WU.	1	Flat.	1	78	07/11/2022.
8061	Foundry Street, Banbury, OX16 2LU.	1	Flat.	2	31	23/12/2022.
8062	Kimberley Villas, Britannia Road, Banbury, OX16 5EH.	3	House.	2	55	06/04/2022.
8063	Penrose Gardens, Chesterton, Bicester, OX26 1DG.	1	Maisonette.	1	70	07/11/2022.
8064	Cartmel, Bicester, OX26 1AH.	2	Flat.	2	68	27/02/2023.
8065	Bretch Hill, Banbury, OX16 0LZ.	2	House.	1	128	20/06/2023.
8066	The Village Close, Upper Arcott, Bicester, OX25 1QU.	1	Flat.	3	100	29/09/2022.
8069	Harper Close, Upper Arcott, OX25 1QW.	2	House.	2	84	15/05/2020.
8070	Harebell Way, Bicester, OX26 3TP.	2	Flat.	2	60	20/09/2022.
8071	Kemps Road, Twyford, Adderbury, OX17 3JS.	3	House.	2	110	21/04/2021.
8072	West Street, Bicester, OX26 2EW.	4	House.	2	61	25/09/2019.
8073	Epsom Way, Bicester, OX26 1BN.	2	Flat.	2	58	20/09/2022.
8074	Oxford Close, Kidlington, OX5 3HH.	2	Bungalow.	2	92	26/02/2023.
8075	Bretch Hill, Banbury, OX16 0JZ.	2	Maisonette.	2	15	20/09/2022.
8076	Marshall Road, Banbury, Oxfordshire, OX16 4QD.	2	Flat.	2	41	20/09/2022.
8078	Crouch Hill Road, Banbury, OX16 9RG.	2	House.	2	181	20/09/2022.
8079	Annesley Close, Bletchingdon, OX5 3DG.	1	Bungalow.	2	27	14/12/2022.
8080	The Bourne, Hook Norton, Banbury, OX15 5PB.	2	Bungalow.	3	103	20/10/2022.
8081	Leys Close, Wroxton, OX15 6QP.	1	Bungalow.	1	132	16/02/2023.

Property Ref	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
8082	Longford Park Road, Banbury , OX15 4FU.	3	House.	2	124	01/09/2021.
8084	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	1	46	20/06/2023.
8085	Offutt Drive, Heyford Park, Upper Heyford, OX25 5BU.	1	Flat.	1	43	20/06/2023.
8086	Russett Street, Bodicote, OX15 4UE.	2	House.	2	158	20/09/2022.
8088	Izzard Road, Heyford Park, Upper Heyford, OX25 5AB.	1	Maisonette.	3	59	08/03/2021.
8090	Old Yard Place, Bicester, OX26 6AU.	1	Bungalow.	2	46	11/05/2023.
8091	Causeway, Banbury, OX16 4SH.	1	Flat.	2	28	18/05/2023.
8092	Woodland Close, Launton, Bicester, OX26 5AG.	2	House.	2	135	20/09/2022.
8093	Graven Hill Road, Bicester, OX25 2BF.	3	House.	2	92	31/01/2022.
8094	Graven Hill Road, Bicester, OX25 2BF.	3	House.	2	91	31/01/2022.
8095	Graven Hill Road, Bicester, OX25 2BF.	3	House.	2	80	31/01/2022.
8096	Graven Hill Road, Bicester, OX25 2BF.	3	House.	2	84	20/03/2022.
8099	Hertford Close, Bicester, OX26 4UY.	1	Bungalow.	2	48	07/07/2022.
8100	Union Street, Banbury, OX16 0TA.	1	Flat.	2	28	20/02/2020.
8101	Ascot Way, Bicester, OX26 1AG.	2	Flat.	2	59	27/02/2023.
8102	Marlborough Ave, Kidlington, OX5 2AW.	2	House.	2	95	01/01/2023.
8103	Ower Drive, Upper Heyford, Bicester, Oxfordshire, OX25 5DS.	1	Flat.	2	84	23/12/2022.
8104	De La Warr Drive, Banbury, OX16 1BF.	2	House.	2	145	20/09/2022.
8105	Calthorpe House, Calthorpe Street, Banbury, OX16 5BF.	1	Flat.	2	97	23/12/2022.
8106	Graven Hill Road, Ambrosden, Bicester, OX25 2BF.	3	House.	2	82	16/04/2022.
8108	Graven Hill Road, Ambrosden, Bicester, OX25 2BF.	3	House.	2	82	16/04/2022.
8109	Graven Hill Road, Ambrosden, Bicester, OX25 2BF.	3	House.	2	82	19/05/2022.
8110	Chacombe Crescent, Banbury, OX16 2DP.	2	Flat.	2	67	20/09/2022.
8111	Wise Ave, Kidlington, OX5 2AT.	2	Bungalow.	4	1	13/07/2023.
8113	Graven Hill Road, Ambrosden, OX25 2BE.	2	House.	2	121	09/12/2022.
8114	Oliver Mead, Bicester, OX27 8BP.	3	House.	2	87	30/09/2022.
8115	Oliver Mead, Bicester , OX27 8BP.	2	House.	2	66	28/06/2023.
8116	Oliver Mead, Bicester, OX27 8BW.	2	House.	2	67	28/06/2023.
8117	Bretch Hill, Banbury, OX16 0JZ.	2	Maisonette.	2	14	20/09/2022.
8119	Church View, Ardley, Bicester, OX27 7QY.	2	House.	2	108	20/09/2022.
8120	Edmunds Road, Banbury, OX16 0PR.	3	House.	2	67	20/09/2022.
8125	Crouch Hill Road, Banbury, OX16 9RG.	2	House.	2	170	20/09/2022.
8126	Graven Hill Road, Ambrosden, Bicester, OX25 2BF.	3	House.	1	28	28/09/2023.
8127	Graven Hill Road, Ambrosden, Bicester, OX25 2FB.	3	House.	2	26	16/08/2022.
8128	Graven Hill Road, Ambrosden, Bicester, OX25 2BF.	3	House.	2	23	08/03/2021.
8129	Graven Hill Road, Ambrosden, Bicester, OX25 2BF.	3	House.	2	29	05/07/2022.
8131	Graven Hill Road, Ambrosden, Bicester, OX25 2BF.	3	House.	2	22	23/06/2022.
8132	Graven Hill Road, Ambrosden, Bicester, OX25 2BF.	3	House.	2	27	23/06/2022.
8133	Graven Hill Road, Ambrosden, Bicester, OX25 2BF.	3	House.	2	26	05/07/2022.

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8134	Graven Hill Road, Ambrosden, Bicester, OX25 2BF.	3	House.	2	23	23/06/2022.
8135	Melton Road, Bicester, OX26 1EX.	3	House.	1	47	28/09/2023.
8136	Melton Road, Bicester, OX26 1EX.	3	House.	2	41	08/03/2021.
8139	Old Council Houses, Milcombe, OX15 4RR.	3	House.	1	59	28/09/2023.
8140	Usher Drive , Banbury, OX16 1AJ.	2	Flat.	2	61	20/09/2022

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