Cherwell District Council Housing Land Supply Statement February 2023

(Draft for Executive)

Introduction

- 1. This Housing Land Supply Statement has been prepared in February 2023. The housing completion and permission data it relies up is that verified at 31 March 2022.
- 2. The review of the projections for future delivery was undertaken in December 2022 informed by consultations with the development industry, development management colleagues, infrastructure providers and historic information.
- 3. This statement assesses the housing land supply position for Cherwell for the five-year period 1 April 2022 to 31 March 2027.
- 4. Previously the five-year housing land supply was presented as part of the Annual Monitoring Report.
- 5. Separate Housing Land Supply Statements will be published from hereon to provide more flexibility in when the Council produces its statement in response to significant changes of circumstance and to enable reporting earlier in the calendar year following the verification of housing completion and permission data (usually May/June).
- The next 'annual' update will be published following completion of the annual completion and permission monitoring following the end of the monitoring year 2022/23.

National Policy Context

- 7. The five-year housing land supply (or '5YHLS') is an important 'test'. Where authorities fall below 5 years the 'tilted balance' in the National Planning Policy Framework (NPPF) applies with the presumption in favour of sustainable development.
- 8. The NPPF (paragraph 74) requires local planning authorities to:

"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in

adopted strategic policies, or against their local housing need where the strategic policies are more than five years old³⁹."

9. Footnote 39 to paragraph 74 explains that the housing requirement in adopted strategic policies may continue to be used if the policies have been reviewed and found not to require updating. This is known as a regulation 10A review (under regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012. Footnote 39 states:

"Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exist, it should be calculated using the standard method set out in national planning guidance".

- 10. Accordingly, where adopted strategic policies are five years old and in the absence of a review finding them to be up to date, LPAs should use their Standard Method figure for monitoring purposes.
- 11. The Cherwell Local Plan 2011-2031 was adopted in 2015 and hence is over five years old. A review of the Plan's policies was presented to the Executive in January 2021. The review concluded that the majority of the Plan's policies were generally up to date. This included the Local Plan requirement of 1,142 homes per annum (22,840) which then remained the default starting point for the purposes of calculating the 5-year supply.
- 12. In January 2022, the 2021 Annual Monitoring Report was presented to the Council's Executive. The Executive resolved (1.2):

'To note the district's housing delivery and five-year housing land supply positions (for conventional housing and for Gypsies and Travellers) at Section 5 of the AMR and the need for updating of the land supply positions should these materially change, including consideration of the Vale of White Horse Council's 3 December 2021 Cabinet decision relating to the Regulation 10A review of its Part 1 Plan'.

- 13. The Local Plan for Vale of White Horse District Council is based on the 2014 Strategic Housing Market Assessment (SHMA). This is the same evidence which underpins the Cherwell Local Plan 2011-2031.
- 14. Vale of White Horse District Council had presented its 'Regulation 10A' review of policies to its Cabinet, concluding that its housing requirement required updating and proposing using the national 'standard method' for the purposes of monitoring housing land supply, plus an annual requirement from Part 2 of its Local Plan for contributing to Oxford's unmet housing need. Vale of White Horse Council approved its Regulation 10A review on 3 December 2021.

15. The Cherwell 2021 AMR published in January 2022, noted:

'5.37 In finalising this AMR we are aware the Vale of White Horse DC, one of the 5 district councils within Oxfordshire, has suggested that their plan requirement cannot be considered to be up-to-date and that they propose reverting to Local Housing Need (LHN) also known as the 'standard method' for the calculation of the five-year land supply. Furthermore, a new housing need assessment is emerging to support the Oxfordshire Plan process and this will also inform the Cherwell Local Plan review. A draft was published alongside the Summer 2021 consultation on the Oxfordshire Plan and finalisation is pending. The Secretary of State has also indicated that the means by which housing need is calculated is under review (Housing, Communities and Local Government select committee, 8 November 2021)', and

'5.38 There may therefore be a need in the near future to consider the basis from which the five-year land supply calculations for Cherwell are derived including whether or not LHN is appropriate.'.

Current Circumstances

Cherwell Local Plan 2011-2031

- 16. Since the publication of the 2021 AMR, there has been a material change in circumstances.
- 17. In December 2022 the Council published a Housing and Economic Needs Assessment (HENA) produced jointly with Oxford City Council to inform their respective Local Plan processes. The HENA considers the Oxfordshire's Functional Economic Market Area (FEMA) and the Oxfordshire Housing Market Area (HMA).
- 18. The HENA is new up-to-date evidence of housing need, which provides an assessment of housing need which is materially different to that in the 2014 Strategic Housing Market Assessment (SHMA). It indicates that the 2014 SHMA is now out of date.
- 19. The implications of this have been considered in a new review of planning policies under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 presented to the Council's Executive on 6 February 2022. The review replaces that approved by the Executive in January 2021.
- 20. The review indicates that the policy affected by publication of the HENA 2022 (Policy BSC1 District-wide Housing Distribution) needs updating a process that will be undertaken through work on the emerging Cherwell Local Plan Review.
- 21. In view of these circumstances, it is appropriate to apply the standard method for the assessment of local housing need for Cherwell for the purpose of calculating the five-year housing land supply in accordance with Paragraph 74 and Footnote 39 of the NPPF.

Cherwell Local Plan 2011-2031 Partial Review – Oxford's Unmet Housing Needs

22. A partial review of the Local Plan to meet Oxford's unmet needs was adopted in September 2020. The Partial Review makes provision for 4,400 homes over the plan period of which 1,700 are to be delivered 2021-2026 and the remaining homes by 2031 (i.e. over a 10-year period). This results in a stepped housing requirement as follows:

Year	2021/22 – 2025/26	2026/27 – 2030/31	Total
Housing requirement	340 x 5 years	540 x 5 years	4400

23. Policy 12a of the Partial Review states:

"The Council will manage the supply of housing land for the purpose of constructing 4,400 homes to meet Oxford's needs. <u>A separate five-year housing land supply</u> will be maintained for meeting Oxford's needs" (emphasis added).

- 24. As the Partial Review Plan is not yet five years old (adopted in 2020), there is no justification to change the approach to monitoring land supply associated with this plan. Furthermore, the unmet need figure is fixed, following agreement through a duty-to-cooperate process, and has recently been found sound and adopted after examination of Oxford City's Local Plan and Cherwell's Partial Review Plan (amongst others), and so the reliance on the 2014 SHMA is less important. As the adopted strategic policies (which contain the unmet need component of the housing requirement) in the Partial Review Plan are less than five years old, the Standard Method does not apply for the purposes of calculating unmet need for Oxford.
- 25. In view of these circumstances, the housing requirements of the Partial Review of the Local Plan will continue to be applied for the purpose of calculating the five-year housing land supply for Cherwell's contribution to Oxford's unmet housing need.

Five Year Housing Land Supply Assessments

- 26. The standard method local housing need figure for Cherwell District of is presently 742 dwellings per annum (dpa). This figure has been calculated using the Government's Planning Practice Guidance¹, in accordance with NPPF paragraph 74 footnote 39. A requirement of 742 homes per annum will therefore be applied to assessing the five-year supply of **deliverable** housing sites for Cherwell.
- 27. The NPPF defines the word 'deliverable':

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

¹ <u>https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments</u>

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

Paragraph 74 also states that: "The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or

b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan⁴⁰, to account for any fluctuations in the market during that year; or

c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁴¹."

- 28. Footnote 40 does not apply as the Local Plan Part 1 is not recently adopted. It should also be noted that at the present time the Council has not decided to submit an annual position statement on its five-year supply to the Planning Inspectorate for consideration.
- 29. Footnote 41 cross-refers to the Government's Housing Delivery Test results whereby if delivery is under 85% then the Council needs to apply a 20% buffer to the deliverable supply. The most recent Housing Delivery Test² result for Cherwell is 153% therefore the 5% buffer under paragraph 74 a) should be applied to the five-year supply calculation.

Cherwell's Five Year Housing Land Supply

- 30. A Housing Delivery Monitor is appended to this statement setting out the district's position in relation to housing completions, permissions, and housing supply from deliverable and other sites.
- 31. The AMR contains the details of housing completions since the base date of the Local Plan (1 April 2011).

² <u>https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement</u>

- 32. In applying the standard method there is no requirement to apply the annual housing need figure retrospectively; whereas applying a Local Plan requirement involves measuring delivery to date from the start of the Local Plan period and having regard to any shortfall or surplus.
- 33. The Housing Delivery Monitor appended to this statement details the sources of housing supply for the period from April 2022.
- 34. A further review will be undertaken once housing completions have been confirmed for the period 2022/23.
- 35. Evidence on the deliverability of sites including information on anticipated build-out has been recorded as of December 2022. This is reflected in the commentary that accompanies all deliverable and developable supply included within the Housing Delivery Monitor to provide an accurate picture of available supply. Sources of evidence include:
 - Questionnaires sent to all known agents/developers requesting updates on projected buildout
 - Discussions with Development Management Officers and other council departments engaged in the delivery of sites
 - A review of Building Control Records to establish if notices have been received to indicate that developers are aligning the necessary additional consents ahead of construction.
- 36. A summary of supply from deliverable sites over the five year period is shown below:

	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projected Supply
Banbury	344	317	335	257	300	1660
Bicester	384	309	209	160	250	1242
Other Areas	295	293	260	207	124	1139
Windfall	0	0	0	100	100	200
CDC Total Supply	1023	919	804	724	774	4244

Banbury

37. Strategic allocations in Banbury account for most of the supply in Banbury over the next5 years (1660 dwellings). These are predominantly from South of Salt Way (Banbury 16 & Banbury 17) and Drayton Lodge Farm (Banbury 18) which together account for 1009

dwellings. The remaining supply is from a mixture of smaller allocated sites in the urban area and unallocated sites with planning permission.

Bicester

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

Other Areas

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

Windfalls

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

Calculation of Cherwell's five year housing land supply

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

Step	Description	Five Year Period 2022-27
а	Requirement (2022 - 2031) (Standard Method)	6678
b	Annual Requirement (a / 5)	742
С	5 Year Requirement (b x years)	3710
d	5 Year Requirement plus 5% buffer (c + 5%)	3895.5
e	Revised Annual Requirement over next 5 years (d / 5)	779.1
f	Deliverable Supply over next 5 Years	4244
g	Total years supply over next 5 years (f/ e)	5.4
h	'Surplus' (f – d)	349

Calculation of Partial Review five housing land supply – Oxford's unmet housing needs

43. There has been some progress on the allocated sites within the Partial Review since the last monitoring update with several of the development briefs now adopted and applications submitted. As such, 80 homes in total is considered to be a reasonable assumption based on discussions with case officers and information received from the development industry and promoters. Nevertheless, this leaves a land supply for Cherwell's contribution to Oxford's Unmet Housing Needs as **0.2** years. The expectations of future delivery will be kept under review.

Step	Description	Five Year Period 2022-27
а	Partial Review requirement 2021-26	1700
b	Annual Requirement (a / 5)	340
С	Partial Review requirement 2026-31	2700
d	Annual Requirement (c / 5)	540
е	Requirement to date (b x years)	340
f	Completions 2021/22	0
g	Shortfall at 31/3/22 (f - e)	340
h	Base requirement over next 5 years ((b x 4) + (d x 1))	1900
i	Base requirement over next 5 years ((b x 4) + (d x 1)) plus shortfall	2240
j	Base requirement over next 5 years plus 5% buffer (h x 1.05)	2352
k	Revised Annual Requirement over next 5 years (d / 5)	470.4
	Deliverable Supply over next 5 Years	80
m	Total years supply over next 5 years (f/ e)	0.2
n	'Shortfall' (f – d)	2272

- 44. Policy PR12b of the Partial Review includes the following: 'Applications for planning permission for the development of sites to meet Oxford's needs that are not allocated in the Partial Review will not be supported unless... Cherwell District Council has taken a formal decision that additional land beyond that allocated in the Partial Review is required to ensure the requisite housing supply...'
- 45. The Council has not made a decision that additional land is required at the current time for the following reasons taken as a whole (to be confirmed by the Executive):
 - The Plan has a specific focus on meeting the identified and unmet needs of Oxford city to 2031. It will not be followed by a replacement plan in the usual way. Particular care is needed not to release more land than is required to deliver the Plan;
 - 2. The Plan (and therefore its delivery) was delayed by an Examination which ran from March 2018 to July 2020;
 - 3. The Plan was 'adopted' in September 2020 following the receipt of an Inspector's Report on the examination of the plan which required consideration of the then NPPF's tests on deliverability and developability;
 - 4. The residential sites continue to be actively promoted;
 - 5. Development briefs have been approved by the Planning Committee for all sites bar one (Land East of the A44 - PR8) – which is at an advanced stage of preparation. The briefs 'front load' the design process in the interests of providing certainty and clarity and supporting delivery. They should assist in avoiding prolonged preapplication discussions on design principles;
 - Planning application have been received site PR9 (Land West of the A44), PR7a (South East Kidlington), and PR7b (Stratfield Farm). Pre-application discussions are occurring on most other sites. Planning Performance Agreements have been signed for three sites.
 - The infrastructure requirements to support all sites are set out within the Infrastructure Schedule accompanying the plan. The County Council was engaged closely in developing site policies and infrastructure needs;
 - 8. The five-year supply 'shortfall' is not a land supply issue as such. The issue is one of timing. Presently, it is considered that the potential release of additional land within the parameters of the Plan's strategy could be counterproductive to delivering the Plan and its infrastructure requirements.

	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	5 year supply	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post	Total Completi ons and Projected Completi ons 2011- 2031
CDC Total Supply	1023	919	804	724	774	4244	1217	1266	1343	1410	7959	13724
Banbury Supply	344	317	335	257	300	1553	488	522	460	360	761	4936
Bicester Supply	384	309	209	160	250	1312	431	430	533	700	6573	4718
Other Areas	295	293	260	207	124	1179	98	114	150	150	625	2870
Windfall	0	0	0	100	100	200	200	200	200	200	0	1200

rea	Category	Site name and address	Site Area		Planning application	Permission type	vailable and achievable evidence Scheme s	e status at 01/04/22 C	Conclusion	Planning Permissions at	Completi ons	22/23	<u>23/24</u> 24/25	5/26	6/27 7/28	8/29	9/30	0/31	Total Comple
		autress	(ha)		reference	(Allocation,				31/03/22	01/04/11	ion 2	ion 2	ion 2	ion 2	ion 2	ion 2	ion 3	ns and
						Full, Outline, Reserved				minus units built &	to 31/03/22	Projection	oject	Projection	Projection Projection	oject	oject	oject	Projecto Comple
						Matters)				recorded at	51/05/22	ă ă	i i	٤.	Pr Pr	- P	Pr	Pr	ns 2011
										31/03/22 (net)									2031
anbury	BANBURY - COMPLETED SITES (10 or more dwellings)	1 - 6 Malthouse Walk, Banbury	0.07	-	19/01734/Q56	Prior Approval	Site comj (2021/22	mpleted in March 2022 (Complete	0	20	0	0 0	0	0 () O	0	0	0
	Sires (10 or more dwennigs)	walk, ballbary																	
anbury	BANBURY - COMPLETED SITES (10 or more dwellings)	30 Crouch Street	0.06	-	19/00746/Q56	Prior Approval	Site com 2020 (202		Complete	0	13	0	0 0	0	0 0) 0	0	0	0
anbury	BANBURY - COMPLETED SITES (10 or more dwellings)	46 West Bar Street	0.09	-	16/01096/Q56	Prior Approval			Complete	0	17	0	0 0	0	0 0	0 C	0	0	0
	Siles (10 or more dwennigs)						2017 (20:	.017/18).											
													_	⊢–––					
anbury	BANBURY - COMPLETED SITES (10 or more dwellings)	60-62 Broad Street, Banbury	0.06	-	16/02529/F	Full	Site com (2019/20		Complete	0	12	0	0 0	0	0 0) 0	0	0	0
														.					
anbury	BANBURY - COMPLETED	62 64 and land to	0.41	-	07/02377/F	Full	Site com	mpleted in January C	Complete	0	9	0	0 0	0	0 (0 0	0	0	0
	SITES (10 or more dwellings)	the rear of 58, 60 Oxford Road					2012 (20)	2011/12).											
anbury	BANBURY - COMPLETED	Calthorpe House,	0.08	Part of land identified for mixed use	13/01709/CDC	Full	Site com	mpleted in December C	Complete	0	15	0	0 0	0	0 (0 0	0	0	0
	SITES (10 or more dwellings)			development in the Non-Statutory Local Plan (2011)			2015 (201												
					10/04/17/1											\square			_
anbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Canalside House, Tramway Road	0.15	-	13/01124/CPA	Prior Approval	Site com 2015 (20:		Complete	0	14	0	0 0	0	0 0) 0	0	0	0
nbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Dashwood School	0.29	-	11/00683/F	Full	Site com 2012 (20:		Complete	0	19	0	0 0	0	0 () O	0	0	0
nbury	BANBURY - COMPLETED	Farima Properties,	0.15	-	16/02363/F	Full	Site com	mpleted in December C	Complete	0	10	0	0 0	0	0 (0 0	0	0	0
	SITES (10 or more dwellings)	Mercia House, 51 South Bar Street					2017 (20:	2017/18).											
anbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Former allotment,	0.15	-	10/01053/F	Full	Site com 2012 (20:		Complete	0	10	0	0 0	0	0 () O	0	0	0
nbury	BANBURY - COMPLETED	Former The	0.3	-	18/01591/CDC	Full			Complete	0	14	0	0 0	0	0 /	0 0	0	0	0
	SITES (10 or more dwellings)		0.0		-,,		(2020/21				14	Ĩ					Ĩ	Ŭ	
inbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Junction of Warwick Road &	0.13	-	03/02616/F	Full	Site comj (2014/15	mpleted in March 2015 (15).	Complete	0	22	0	0 0	0	0 0) O	0	0	0
nhuny	BANBURY - COMPLETED	Foundry Street, 92- Land adjoining and	0.6		13/00402/REM	Eull			amplata	0	27	0	0 0		0 0		0	0	0
	SITES (10 or more dwellings)	north west of 35	0.0		13/01238/F	ruii	2014 (20:		Complete	0	27	0	0 0	0	0 0	, ,	0	0	0
		Crouch Hill Road																	
nhun	BANBURY - COMPLETED	Land to the rear of	0.25		13/01372/CDC	Eull	Site com	npleted in December 0	omploto	0	11	0	0 0	0	0 0		0	0	0
	SITES (10 or more dwellings)	Methodist Church,	0.25		13/013/2/000		2017 (20:		Complete		11	0					5	5	5
		The Fairway																	
anbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Lincoln House, Lincoln Close	0.4	-	13/01880/CDC	Full	Site com; (2015/16	mpleted in March 2016 (16).	Complete	0	18	0	0 0	0	0 (ס נ	0	0	0
inbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Neithrop House, 39	0.08	-	05/01431/F	Full		mpleted in June 2019 C	Complete	0	7	0	0 0	0	0 0	2 O	0	0	0
anbury	BANBURY - COMPLETED	North East Of	2.81	-	13/01528/OUT		Site com	mpleted in March 2019	Complete	0	40	0	0 0	0	0 (0 0	0	0	0
	SITES (10 or more dwellings)	Crouch Hill Farm Adjoining			15/01215/REM	matters	(2018/19	19).											
anbury	BANBURY - COMPLETED	Broughton Road Old Stanbridge	0.95	-	10/00907/F	Full	Cita com	mpleted in March 2012	Complete	0	70	0	0 0	0	0 0	0 0	0	0	0
y	SITES (10 or more dwellings)	Hall, Banbury	0.55		20/0000//F		(2011/12		Suprete		70	Ű		Ĭ			Ű	Ű	5
		School, Ruskin Road																	
anbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Orchard Lodge, Warwick Road	0.33	-	13/01879/CDC	Full	Site comj 2015 (20:	mpleted in September C	Complete	0	16	0	0 0	0	0 0) 0	0	0	0
anbury	BANBURY - COMPLETED	Oxford & Cherwell	0.81	-	15/01024/F	Full	Site com	mpleted in March 2019 C	Complete	0	78	0	0 0	0	0 (0 C	0	0	0
	SITES (10 or more dwellings)	Broughton Road					(2018/19												
inbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Penrose House, 67 Hightown Road	0.16	-	11/00820/F	Full	Site com; 2015 (20:		Complete	0	14	0	0 0	0	0 () O	0	0	0
anbury	BANBURY - COMPLETED	Town Centre	0.19	-	15/00581/PAJ	Prior Approval	Site com	mpleted in June 2016 C	Complete	0	39	0	0 0	0	0 0	3 O	0	0	0
	SITES (10 or more dwellings)	Road					(2016/17												
nbury	BANBURY 1 - BANBURY CANALSIDE	Canalside	26	Local Plan allocation (2015) - Banbury 1	Multiple Fulls Crown House	Full		pment at Crown House C ellings) was completed	Complete	0	46	0	0 0	0	0 () O	0	0	0
			1	1				ember 2019 (2019/20).		1			1	, I	1	1	1	1	

Area	Category	Site name and address	Site Area (ha)	Local Plan status	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning Permissions at 31/03/22 minus units built & recorded at 31/03/22 (net)	01/04/11 to 31/03/22		Projection 23/24 Projection 24/25	ecti	Projection 26/27 Projection 27/28	Projection 28/29	Projection 29/30 Projection 30/31	Total Completio ns and Projected Completio ns 2011- 2031
	BANBURY 1 - BANBURY CANALSIDE	Canalside	26	Local Plan allocation (2015) - Banbury 1	18/00293/OUT Caravan site, Station Road	Outline	Outline permission for 63 dwellings expired in June 2022. A new outline application for 63 dwellings (22/01564/OUT) at Station Road was submitted in May 2022 and is pending consideration.	Granted	Developable	63	; (0 0	0 0	0	0 63	0	0 0	0 63
	BANBURY 1 - BANBURY CANALSIDE	Canalside	26	Local Plan allocation (2015) - Banbury 1	18/01569/F Robert Keith Car Sales	Full	A Building regs notice has been submitted for the development of the 19 homes scheme by 7 Star London Ltd on 20 December 2022. Ref 22/01412/IN. This indicates that they consider the site to be developable and are likely to bring the site forward within the next 5 years.	Granted	Deliverable	19		0 0	9 10	0	0 0	0	0 0	0 19
	BANBURY 1 - BANBURY CANALSIDE	Canalside	26	Local Plan allocation (2015) - Banbury 1	Remainder of the Banbury 1 Allocation	Allocation	This is the remainder of the strategic allocation in the adopted Local Plan 2011-2031 for 700 homes (Banbury 1). Work on the Supplementary Planning Document has been put on hold . This is a developable site as planning permission has yet to be secured. Site to be kept under review through the Draft Local Plan. However, at the current time it remains allocated and developable should an application come forward.	Allocation	Developable) (0 0	0 0	0	0 0	100 1	100 100	286 300
	BANBURY 2 - HARDWICK FARM, SOUTHAM ROAD (EAST AND WEST)	Land East of Southam Road	25.61	Local Plan allocation (2015) - Banbury 2	13/00159/OUT Multiple Full and RMs	Reserved matters	One part of a strategic allocation in the adopted Local Plan 2011-2031 (Banbury 2). There is currently 1 housebuilder (Bellway Homes) on site. The Council's latest monitoring data shows that the site is very advanced with over 95% of the homes already built at the end of 2021/22. 8 completions were recorded in Q1 2022/23.	Under construction	Deliverable	19	518	3 19	0 0	0	0 0	0	0 0	0 537
	BANBURY 2 - HARDWICK FARM, SOUTHAM ROAD (EAST AND WEST)	Land West of Southam Road	17.62 (gross)	Local Plan allocation (2015) - Banbury 2	18/00273/OUT 19/02226/REM		One part of a strategic allocation in the adopted Local Plan 2011-2031 (Banbury 2). Reserved Matters for 90 dwellings is secured by Sanctuary Housing. Progress is being made to discharge pre-commencement conditions, with several such applications having been approved and several pending consideration.	Granted	Deliverable	90) (0 0	45 45	0	0 0	0	0 0	0 90
D Danbury	BANBURY 3 - WEST OF BRETCH HILL	West of Bretch Hill	27.03	Local Plan allocation (2015) - Banbury 3	13/00444/OUT 16.99576/REM 17/00189/F	Full	The site is currently under construction by Bloor Homes with approximately 75% of the homes already built. The Council's latest monitoring data shows that all units on phase 1 and 2 are complete and phase 3 is under construction. Annual completion rates or this site have averaged 45-74 homes per annum over the last 3 years. An assumption has therefore been made that with market conditions completions will be at the lower end of this range with the site still complete within the 5 year period	Under construction	Deliverable	118	362	2 45	45 42	0	0 0	0	0 0	0 494
	BANBURY 4 - BANKSIDE PHASE 2	Bankside Phase 2	21.5	Local Plan allocation (2015) - Banbury 4	19/01047/OUT	Outline	Planning application for 700 dwellings (17/01408/OUT) was received on 30 June 2017 and is pending consideration. A new application (19/01047/OUT) for a residential development of up to 825 dwellings was approved subject to legal agreement on 15 July 2021. It is assumed that 2 housebuilders will be on site at a peak of 50 homes per year per developer. The expected delivery rates allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time. This is a developable site as Outline permission has yet to be secured. Site to be kept under review.	-	Developable	() (0 0	0 0	0	0 50	100 1	100 100	475 350
	BANBURY 5 - NORTH OF HANWELL FIELDS	North of Hanwell Fields	18.75	Local Plan allocation (2015) - Banbury 5	15/01589/REM Persimmon Phase 2	Reserved matters	The site is being developed by Persimmon and is very advanced with more than 90% of the homes already built in phases 1 and 2 at the end of 2021/22. The Council's latest monitoring information shows that 15 completions were recorded in Q1 2022/23. It is estimated that build out is ahead of schedule and will be completed by early 2023.	Under construction	Deliverable	30	445	5 15	0 0	0	0 0	0	0 0	0 460
	BANBURY 5 - NORTH OF HANWELL FIELDS	North of Hanwell Fields	18.75	Local Plan allocation (2015) - Banbury 6	19/02126/F Persimmon Phase 3	Full	The third phase of the Hanwell Chase development by Persimmon was approved on 22 December 2021. Persimmon's website states that the final plots have been released for the third phase of Hanwell Chase and there is only one plot remaining for sale (January 2023). Therefore this site is likely to be built out over the next 12 months.	Granted	Deliverable	36	; (18	18 0	0	0 0	0	0 0	0 36
	BANBURY 5 - NORTH OF HANWELL FIELDS	North of Hanwell Fields	18.75	Local Plan allocation (2015) - Banbury 7	18/01206/OUT Broken Furrow Outline remainder		Outline permission for up to 46 homes was secured on 18 March 2020. 6 (5 net) homes remain as commitments under this Outline permission.	Granted	Deliverable	5	40	0 0	0 5	0	0 0	0	0 0	0 45
	BANBURY 5 - NORTH OF HANWELL FIELDS	North of Hanwell Fields	18.75	Local Plan allocation (2015) - Banbury 8	21/00056/REM Broken Furrow		Reserved Matters for 40 (39 net) dwellings from Kendrick Homes was approved on 18 November 2021. The Council's latest monitoring information shows that 13 plots started in Q1 2022/23. Kendrick Homes' website confirms (July 2022) that 7 plots are sold subject to contract.	Granted	Deliverable	39) (0 10	29 0	0	0 0	0	0 0	0 39

Area	Category BANBURY 8 - BOLTON ROAD	Site name and address	Site Area (ha)	Local Plan status	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning Permissions a 31/03/22 minus units built & recorded at 31/03/22 (net	Completi t ons 01/04/11 to 31/03/22	Projecti	Projection 23/24 Projection 24/25	Projection 25/26	Projection 26/27	Projection 28/29	Projection 29/30	Projection 30/31	Total Completii ns and Projected Completii ns 2011- 2031
banbury				8	_		apartments including communal facilities, access, car parking and landscaping was submitted in December 2021 which was allowed 30 August 2022. Building Regs initial notice submitted in March 2022 and therfore due to the nature of the development competions may come forward sooner.	Graned	Deliverable				-0 -0		Ū				
Banbury	BANBURY 8 - BOLTON ROAD	Bolton Road	2	2 Local Plan allocation (2015) - Banbury 8	-	Allocation	Buzz Bingo has been granted permission (ref 21/04202/F) for 80 retirement living appartments. This is the remainder of the site which is developable only for the remaining 120 dwellings.	Allocation	Developable		0	0 0		0	0		60	60	12
Banbury	BANBURY 16 - LAND SOUTH OF SALT WAY AND WEST OF BLOXHAM ROAD	Land South of Salt Way and West of Bloxham Road	18.45	Local Plan allocation (2015) - Banbury 16	14/01188/OUT 17/00699/REM 18/01973/REM	1	The site is being developed by Redrow Homes and is very advanced with more than half of the homes already built. The Council's latest monitoring information shows that completions average 50 homes per annum on this site.	Under construction	Deliverable	15	4 19	6 50	50 50	0 4	0	0 0	0	0	0 35
Banbury	BANBURY 17 - SOUTH OF SALT WAY	South of Salt Way - East	68	Local Plan allocation (2015) - Banbury 17	12/00080/OUT 14/01225/REM	1	-	Planning permission for 145 homes on part of the site (north-west corner) which is developed by Morris Homes was completed in June 2019.	Complete		0 14	5 0	0 (0 0	0	0 0) 0	0	0 14
Banbury	BANBURY 17 - SOUTH OF SALT WAY	South of Salt Way - East	68	Local Plan allocation (2015) - Banbury 17	19/00895/REM	Reserved matters	Reserved Matters is secured and the site is being developed by David Wilson Homes. The Council's latest monitoring information shows that 48 homes were completed in 2021/22 and 37 completions were recorded in Q1 2022/23. David Wilson Homes' website shows (July 2022) that a large proportion of the remaining homes are sold. Note: the latest developer survey confirmed that the site is now being developed by Persimmon Homes.	Under construction	Deliverable	23	2 4	8 100	48 (0 0	0	0 0) 0	0	0 19
Banbury	BANBURY 17 - SOUTH OF SALT WAY	South of Salt Way - East	68	Local Plan allocation (2015) - Banbury 17	14/01932/OUT	Outline	Outline permission for the Gallagher Estates' 1000 homes is secured. This covers the remaining area of the site which is the majority of the strategic allocation. L&Q Estates will perform the role of master developer for the site. L&Q to service the sites themselves and sell land parcels to housebuilders. The expected delivery rates is based on a peak of 5 developers, 50 homes per year per developer. It also allows sufficient lead-in time for Reserved Matters approvals based on historic data for Banbury. Reserved matters for parts of the development permitted in 2021 and 2022. Reserved matters for two of the development parcels is currently pending under reference 22/02068/REM. Initial notice submitted to Building Control for full 1,000 home development in December 2021.		Deliverable	100	D	D 0	0 50	3 100	200 20	10 200	0 150	100	0 100
Banbury	BANBURY 18 - DRAYTON LODGE FARM	Drayton Lodge Farm	15	Local Plan allocation (2015) - Banbury 18	18/01882/OUT	Outline	Outline permission for up to 320 dwellings is secured. The site was acquired by Vistry Group which consist of Bovis Homes and Linden Homes in November 2020. Progress is being made to discharge the conditions with several such applications being approved and several pending consideration. The expected delivery rates allow sufficient lead-in time for Reserved Matters approvals and construction.	Granted	Deliverable	32	D	0 0	0 50) 100	100 5	50 20	1 0	0	0 32
Banbury	BANBURY 19 - LAND AT HIGHAM WAY	Land at Higham Way	3.1	Local Plan allocation (2015) - Banbury 19	-	Allocation	A strategic allocation in the adopted Local Plan 2011-2031 for 150 homes. Outline application (16/00472/OUT) for approximately 200 dwellings is pending consideration. This is not an extensive site and in the interest of caution the site should remain with 150 homes as per Local Plan allocation. This is a brownfield site in a very sustainable location. The site is included in the Brownfield Register (Site BLR12). The Council is in ongoing dialogue with the agents to resolve some planning issues in relation to the outline application. The expected delivery rates allow sufficient lead-in time for Outline and Reserved Matters approvals and construction. This is a developable site as Outline permission has yet to be secured. Site to be kept under review.	-	Developable		D	0 0	0 (0 0	0 5	50 50	0 50	0	0 15
Banbury	LAND NORTH AND WEST OF BRETCH HILL RESERVOIR ADJ TO BALMORAL AVENUE		2.8	Identified for 70 dwellings in the Non- Statutory Local Plan (2011)	20/01643/OUT	Outline	The site is identified for 70 homes in the Non-Statutory Local Plan 2011. Outline permission for 49 homes is secured. A Reserved Matters application (22/00996/REM) for 49 dwellings was submitted on behalf of a housebuilder (Orbit Homes) in April 2022 and is pending consideration. Orbit have comfirmed they are aiming to commence development in 23/34	Granted	Deliverable	4	9	0 0	0 10	.0 39	0	0 0	0	0	0 49
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	Bankside Phase 1	75.1	-	05/01337/OUT 13/01682/F Multiple RMs	Reserved matters	Housebuilders, Taylor Wimpey, Barratt and Bovis are developing the site. The Council's latest monitoring information shows that at the end of 2021/22 only Bovis Homes remain on site and the remaining plots were completed in Q1 2022/23.	Under construction	Deliverable	1	4 107	6 14	0 0	0 0	0	0 0	0	0	0 1090
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)		12.14		13/00656/OUT 15/00277/REM 16/02428/REM	matters	The site is being developed by 2 housebuilders (Taylor Wimpey and Miller Homes) and is very advanced with nearly 95% of the homes already built. The Council's latest monitoring information shows that the Taylor Wimpey parcel was completed in Q1 2022/23 and only Miller Homes remain on site, with 6 homes left to complete.	Under construction	Deliverable	1	7 28	3 17	0 (0 0	0	0 0) 0	0	0 30
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	Magistrates Court, Warwick Road, Banbury	0.26		20/01317/F	Full	Full planning permission is secured. The housebuilder, Talbot Homes are developing the site and the Council's latest monitoring information shows that all 23 flats were completed in Q1 2022/23.	Under construction	Deliverable	2	3	0 23	0 0	0 0	0	0 0) 0	0	0 2:

Area	Category	Site name and address	Site Area (ha)	Local Plan status	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning Permissions a 31/03/22 minus units built & recorded at 31/03/22 (net	01/04/1 to 31/03/2	ection 22/	Projection 23/24	Projection 24/25 Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29 Projection 29/30	Projection 30/31	Pro Coi	npletio and jected npletio 2011-
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	Land to the rear of 7 and 7A High Street	0.12	-	18/00487/F	Full	This is a small brownfield site in a very sustainable location. Full planning permission is secured. No progress has been made to discharge the pre-commencement conditions. The developer has indicated the plans are not currently economically viable in the current climate. The 14 units are therefore pushed to the end of the 5 year period (year 4) to allow for a change in market conditions.	Granted	Deliverable	1	4	0 0	0	0 14	4 0	0	0 0	0 0	0	14
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	OS Parcel 6372 South East Of Milestone Farm, Broughton Road, Banbury	3.18	-	21/03644/OUT	Outline	Outline planning application (21/03644/OUT) for up to 49 dwellings, associated open space, sustainable urban drainage systems, and access was approved on 27 June 2022. The application was submitted by Lone Star Land, a land promoter.	-	Developable		D	00	0	0 (DO	25	24 (0 0	0	49
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	Land Opposite Hanwell Fields Recreation, Adj To Dukes Meadow Drive, Banbury	3.64	-	21/03426/OUT	Outline	Outline planning application (21/03426/OUT) for up to 78 dwellings and associated open space was approved subject to legal agreement on 7 April 2022. The application was submitted on behalf of a housebuilder, Manor Oak Homes, who will be developing the site. A further permission for an adjoining parcel ref 22/03064/OUT was submitted in October 2022 for 176 additional dwellings (awaiting permission) but demonstrating the intent to build out the site	-	Developable		0	0 0	0	0 (D O	50	28 (0 0	0	78
Banbury		-	-	-	-	WINDFALL	Small sites	Small sites	Deliverable	9	9 4	59 33	33	33 -	-		-	-	-	568
Bicester	9 dwellings) BICESTER - COMPLETED SITES (10 or more dwellings)	Community	0.9	-	12/00809/F	Full	-	Site completed in March 2017 (2016/17).	Complete		0 :	14 0	0	0 (0 0	0	0	0 0	0	14
Bicester	BICESTER - COMPLETED SITES (10 or more dwellings)	Hospital Kings End Former Oxfordshire County Council Highways Depot		Identified for 30 dwellings in the Non- Statutory Local Plan (2011)	06/01003/OUT 06/01166/REM 09/01077/REM 09/01076/F 13/01708/CDC	matters	-	Site completed in March 2016 (2015/16).	Complete		0 (52 0	0	0 (0 0	0	0 0	0 0	0	62
Bicester	BICESTER - COMPLETED SITES (10 or more dwellings)	Land at Bessemer Close / Launton Road		Identified for 70 dwellings in the Non- Statutory Local Plan (2011)	15/02074/OUT 17/01253/REM		-	Site completed in December 2019 (2019/20).	Complete		0 :	70 0	0	0 (0 0	0	0 0	0 0	0	70
Bicester	BICESTER - COMPLETED SITES (10 or more dwellings)	Land at Skimmingdish Lane	2.4	-	14/00697/F	Full	-	Site completed in September 2019 (2019/20).	Complete		0 4	46 0	0	0 (0 0	0	0	0 0	0	46
Bicester	BICESTER - COMPLETED SITES (10 or more dwellings)	Land South of Talisman Road	3.83	-	09/01592/OUT 13/01226/REM		-	Site completed in March 2018 (2017/18).	Complete		0 1	25 0	0	0 (0 0	0	0 (0 0	0	125
Bicester	BICESTER - COMPLETED SITES (10 or more dwellings)	Transco Depot, Launton Road	0.4	Identified for 25 dwellings in the Non- Statutory Local Plan (2011)	12/01216/F	Full	-	Site completed in December 2013 (2013/14).	Complete		0 3	23 0	0	0 (0 0	0	0	0 0	0	23
Bicester	BICESTER - COMPLETED SITES (10 or more dwellings)		0.5		10/00106/F	Full	-	Site completed in September 2012 (2012/13).	Complete		0	5 0	0	0 (0 0	0	0	0 0	0	5
Bicester	BICESTER - COMPLETED SITES (10 or more dwellings)		0.33	-	15/00412/F	Full	-	Site completed in September 2016 (2016/17).	Complete		0 4	42 0	0	0 (0 0	0	0 (0 0	0	42
Bicester	BICESTER 1 - NORTH WEST BICESTER	North West Bicester Eco-Town Exemplar Project	22.4	Local Plan allocation (2015) - Bicester 1 Identified in Annex A of the Eco-Towns PPS (2009).	ID	t Full	The site is being developed by 2 housebuilders (A2 Dominion and Crest Nicholson) and is very advanced with phases 1, 2 and 3 already built. The Council's latest monitoring information shows that only Crest Nicholson remain on site, developing phase 4.	Under construction	Deliverable	3	6 30	03 36	0	0 0	D O	0	0 (0 0	0	339
Bicester	BICESTER 1 - NORTH WEST BICESTER	North West Bicester Eco-Town Exemplar Project	22.4	Local Plan allocation (2015) - Bicester 1 Identified in Annex A of the Eco-Towns PPS (2009).	ID	t Hybrid	Full planning permission for 16 flats above the local centre units is secured. The Council's latest monitoring information shows that construction of the local centre units is not yet started. However, Delivery is currently expected in late 2023	Granted	Deliverable	1	6	00	16	0 0	D O	0	0 0	0 0	0	16
Bicester	BICESTER 1 - NORTH WEST BICESTER	North West Bicester Eco-Town Exemplar Project	22.4	Local Plan allocation (2015) - Bicester 1 Identified in Annex A of the Eco-Towns PPS (2009).	Elmsbrook	Full	This is a partial re-plan of the western part of phase 4 and proposes an additional 3 dwellings to the 54 originally approved on this part of the site under 10/01780/HYBRID. The site is being developed by Crest Nicholson and the Council's latest monitoring information shows that 12 starts were recorded in Q4 2021/22.	Under construction	Deliverable	5	7	0 14	43	0 0	D O	0	0 (0 0	0	57
Bicester	BICESTER 1 - NORTH WEST BICESTER	North West Bicester Phase 2	322.6	Local Plan allocation (2015) - Bicester 1	14/02121/OUT Himley Village Outline remainder	Outline	Outline planning permission for 1700 homes on land to the north of Middleton Stoney Road, forming part of the wider North West Bicester strategic allocation was secured by P3EcoLtd on 30 January 2020. 500 of these homes are subject to a pending Reserved Matters application for phase 1 of Himley Village.	Granted	Developable	120	0	0 0	0	0 0	D O	0	0 10	0 300	800	400
Bicester	BICESTER 1 - NORTH WEST BICESTER	North West Bicester Phase 2	322.6	Local Plan allocation (2015) - Bicester 1	14/02121/OUT 21/02339/REM Himley Village phase 1	Outline	A Reserved Matters application (21/02339/REM) for 500 of the 1700 homes (forming phase 1) was submitted on behalf of Countryside Properties in July 2021 and was subsequently withdrawn. A variation to the condition requiring submission of the condition requiring submission of the RM has been approved and discussions with the developer are ongoing to find a resulvation. To support NW Bicester, 2 bridges were installed under the railway at the start of April 2021. The delivery of roads is to follow and work is ongoing to resolve any funding gaps. The Reserved Matters application on this parcel is unlikely to be restricted by the supporting road infrastructure. However, due to the delay this site is now considered developable, rather than deliverable as per the 2021 HDM.	Granted	Deliverable	50	0	0 0	0	0 0	D 20	80	100 150	0 150		500

Area	Category	Site name and address	Site Area (ha)	Local Plan status	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning Permissions at 31/03/22 minus units built & recorded at 31/03/22 (net	Completi ons 01/04/11 to 31/03/22	Projection 22/23	Projection 23/24 Projection 24/25	Projection 25/26	Projection 26/27	Projection 28/29	Projection 29/30	Projection 30/31	Total Complet ns and Projecte Complet ns 2011- 2031
Bicester	BICESTER 1 - NORTH WEST BICESTER	North West Bicester Phase 2 (Remainder)	322.6	Local Plan allocation (2015) - Bicester 1	l 14/01384/OUT 17/00455/HYBR ID 19/00347/OUT 21/01630/OUT 21/04275/OUT Hawkwell Village		Outline application 14/01675/OUT for employment development and 150 dwellings on land to the south west of the railway line was allowed at appeal on 28 November 2017. Application 17/00455/HYBRID for highways and residential development (150 dwellings), submitted on behalf of Albion Land was approved on 7 August 2017. Application 14/01641/OUT for 900 dwellings was approved subject to legal agreement in October 2015 and is still pending consideration. The site is located immediately to the south of the railway and west of the proposed new strategic link road and the applicants were A2 Dominion. The Council is working closely with the promoters of the site and other agencies to move the site forward and provide the nescessary infrastructure to unlock the remaining phases. However, this site can only be considered developable. Due to its scale it is unlikely that completions will occur within the next 5 years.	Granted (part of site)	Developable	150		0	0 0	0 0	0	0 0	0	0 38	,88
Bicester	BICESTER 2 - GRAVEN HILL	Graven Hill	207.23	B Local Plan allocation (2015) - Bicester 2	2 16/01802/OUT Outline	Outline	1095 homes remain under the outline permission.	Granted	Deliverable	1095	5 0	0	0 50	0 50	50 10	0 100	100	100 5	545 5
Bicester	BICESTER 2 - GRAVEN HILL	Graven Hill	207.23	3 Local Plan allocation (2015) - Bicester 2	remainder 2 20/02345/LDO (expired)20/02 345/LDO Local Development Order	Local Development Order	A revised Local Development Order for 276 plots was adopted in November 2020 which, along with 17/02107/LDO (now expired), helped facilitate the delivery of initial self-build dwellings on the site. Several of these plots are now under construction. The current LDO will remain in force until 15 December 2023. This is a self-build development with primarily 1 housebuilder. The Revised LDO ref is 20/02345/LDO, and expires on 15 December 2023.	Granted	Deliverable	276	5 0	50	65 50	D 50	50 1	1 0	0	0	0 2
Bicester	BICESTER 2 - GRAVEN HILL	Graven Hill	207.23	3 Local Plan allocation (2015) - Bicester 2	Various RMs and Confirmation of Compliance	Reserved matters	At the end of 2021/22 51 plots were under construction and 35 plots had extant planning permission but were not yet started. There is also an extant permission (19/01178/F) to change the use of plot 338 from a dwelling to a temporary community meeting place.	Under construction	Deliverable	85	5 439	50	35 0	0 0	0	D O	0	0	0 5:
Bicester	BICESTER 2 - GRAVEN HILL	Graven Hill		B Local Plan allocation (2015) - Bicester 2	remainder	Allocation	The remaining 200 homes will be provided on land at Langford Park. This is a developable site and will be kept under review.	-	Developable	() (0	0 0	0	0	0 0	0	0 2	200
Bicester	BICESTER 3 - SOUTH WEST BICESTER PHASE 2	South West Bicester Phase 2	36.88	3 Local Plan allocation (2015) - Bicester 3	3 13/00847/OUT Outline remainder	Outline	Outline permission for up to 709 homes was secured on 30 May 2017. 60 homes remain as commitments under this Outline permission.	Under construction	Deliverable	60) (0	0 0	0 60	0	0 0	0	0	0
Bicester	BICESTER 3 - SOUTH WEST BICESTER PHASE 2	South West Bicester Phase 2	36.88	Local Plan allocation (2015) - Bicester 3		Reserved matters	The site is currently under construction by Cala Homes with approximately 40% of the homes already built. Historical build-out rates at this site are: 47 completions in 2021/22, 46 completions in 2020/21, and 10 completions in 2019/20.	Under construction	Deliverable	144	103	50	50 44	4 0	0	0 0	0	0	0 24
Bicester	BICESTER 3 - SOUTH WEST BICESTER PHASE 2	South West Bicester Phase 2	36.88	3 Local Plan allocation (2015) - Bicester 3	18/01777/REM Parcels N, O and P	Reserved matters	The site is being developed by 2 housebuilders (Ashberry and Bellway Homes) and is very advanced with more than 80% of the homes already built. The Council's latest monitoring information shows that the Bellway Homes parcel is complete and only Ashberry Homes remain on site, with 32 homes left to complete.	Under construction	Deliverable	32	2 144	32	0 0	DO	0	D O	0	0	0 1
Bicester	BICESTER 3 - SOUTH WEST BICESTER PHASE 2	South West Bicester Phase 2	36.88	3 Local Plan allocation (2015) - Bicester 3	3 19/02225/REM Parcels J, L and M		The site is currently under construction by Barratt David Wilson with nearly 30% of the homes already built. Barratt Homes' website states (January 2023) that over 90% of the homes have been sold. The Council's latest monitoring information shows that 4 completions were recorded in 2020/21 and there were 62 completions in 2021/22.	Under construction	Deliverable	160	0 66	60	50 50	0 0	0	0 0	0	0	0 2
	BICESTER 10 - BICESTER GATEWAY BUSINESS PARK	Bicester Gateway Business Park, Wendlebury Road, Bicester	3.2	Local Plan allocation (2015) - Bicester 10 (part)	20/00293/OUT	Outline	Outline planning permission is secured. Bloomridge plan to submit a full residential application on the site in Q2 2023 and therefore the expected delivery rates allow sufficient lead-in time for Reserved Matters approvals and construction. This is therefore a deliverable site.	Granted	Deliverable	27:	3 (0	0 0	0 0	80 8	0 80	33	0	0 2
	BICESTER 12 - SOUTH EAST BICESTER (WRETCHWICK GREEN)	South East Bicester (Wretchwick Green)	40	Local Plan allocation (2015) - Bicester 12	16/01268/OUT	Outline	Site is promoted by Boyer Planning on behalf of Redrow Homes/Wates. Outline planning permission is recently secured and conditions are being discharged indicating ongoing commitment to delivery. The expected delivery rates allow sufficient lead-in time for Reserved Matters approvals and construction. This is a developable site and will be kept under review.	-	Deliverable			0	0 0	D O	50 10	0 100	100	100 10	050 4
Bicester	BICESTER 13 - GAVRAY DRIVE	Gavray Drive	23	3 Local Plan allocation (2015) - Bicester 13	-	Allocation	Outline application (21/03558/OUT) for up to 250 dwellings was submitted on behalf of a land promoter (L&Q Estates) in October 2021 and is pending consideration (Target Feb '23). This is a developable site and will be kept under review.	-	Developable	(0 0	0	0 0	0	0 5	60 50	50	50	50 20
Bicester	Cattle Market	Cattle Market	0.79	Identified for 40 dwellings in the Non- Statutory Local Plan (2011)	-	Allocation	Council owned site. Planning permission to extend the use of existing car park for a further 5 years (14/00461/CDC) was granted on 20 June 2014. A new 5 year management plan has recently been signed by the Council which retains the car park use until September 2022. There are no plans to amend the use of the Cattle Market car park having just agreed a 10 year lease with SSE to provide power to the EV chargers which went live to the public on 27 May 2021. This is a developable site and will be kept under review.	-	Developable			0	0 0	0 0	0	D O	0	0	40
Bicester	KINGSMERE (SOUTH WEST BICESTER) - PHASE 1	Kingsmere (South West Bicester) - Phase 1	82.7	ldentified in the Non-Statutory Local Plan (2011)	Kingsmere Phase 1 historic completions	Allocation		Completed	Complete	() 1306		-		-			-	13
Bicester	KINGSMERE (SOUTH WEST BICESTER) - PHASE 1	Kingsmere (South West Bicester) - Phase 1	82.7	7 Identified in the Non-Statutory Local Plan (2011)	16/00192/REM KM22	Reserved matters	The site is being developed by Bellway and the Council's latest monitoring information shows that the remaining 4 homes were completed in Q1 2022/23.	Under construction	Deliverable		1 42	4	0 0	0	0	0 0	0	0	0

Area	Category	Site name and	Site	Local Plan status	Planning	Permission	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning	Completi	3	4 10	9	5	6	8	1 1	Total
		address	Area (ha)		application reference	type (Allocation,				Permissions a 31/03/22	t ons 01/04/11	on 22/	tion 23/2 tion 24/2	tion 25/2	tion 26/2	tion 28/2	tion 29/3	tion 30/3 Post 203	Completio ns and
						Full, Outline, Reserved Matters)				minus units built & recorded at 31/03/22 (net	to 31/03/22	Projec	Projecti	Projecti	Projection	Projec	Projec	Projec	Projected Completio ns 2011- 2031
Bicester	KINGSMERE (SOUTH WEST BICESTER) - PHASE 1	Kingsmere (South West Bicester) -	82.	7 Identified in the Non-Statutory Local Plan (2011)	16/02482/REM KME	Reserved matters	Parcel KME is being developed by Bovis Homes and is well advanced with 69% of the plots having been completed by the end of 2021/22. Bovis Homes website states (July 2022) that the last home is remaining for sale. Historical build-out rates at this site have	Under construction	Deliverable	6	4 14	3 40	24 0	0 0	0	0 0	0	0 ()
Bicester	KINGSMERE (SOUTH WEST	Phase 1 Kingsmere (South	82.	7 Identified in the Non-Statutory Local	17/02072/REM	Reserved	averaged 31-49 completions per annum over the last 3 years. Parcels KMF and KMG is being developed by Linden Homes and is well advanced with approximately 67% of the plots having been	Under construction	Deliverable	5	9 11	9 28	15 0	0 0	0	0 0	0	0 (J
	BICESTER) - PHASE 1	West Bicester) - Phase 1		Plan (2011)	KMF and KMG		completed by the end of 2021/22. Linden Homes website states (July 2022) that only 3 homes are remaining for sale. Historical build-out rates at this site have averaged 33-46 completions per annum over the last 3 years. The developer suggest this will be completed by 2024.												
Bicester	KINGSMERE (SOUTH WEST BICESTER) - PHASE 1	Kingsmere (South West Bicester) - Phase 1	82.	7 Identified in the Non-Statutory Local Plan (2011)	18/01895/REM KMF	Reserved matters	The site is being developed by Linden Homes and comprises of 3 plots on a small triangular-shaped piece of land forming part of the wider KMF parcel. The Council's latest monitoring information shows that all 3 homes are under construction and the developer has confirmed they will be completed Q1 2023	Under construction	Deliverable	:	3	0 2	0 0	0 0	0	0 0	0	0 0	2
Bicester	LAND SOUTH OF CHURCH LANE (OLD PLACE YARD AND ST EDBURGS)	Land South of Church Lane (Old Place Yard and St Edburgs)	0.6	3 Identified for 15 dwellings in the Non- Statutory Local Plan (2011)	16/00043/F 20/02405/F	Full	The 11 homes approved under 16/00043/F were completed in June 2018. Full planning permission is secured. The council's latest monitoring information shows that the former Bicester Library remains vacant and has not yet been demolished. The former library is owned by Cherwell District Council.	Under construction	Deliverable	:	3 1	1 0	0 3	3 0	0	0 0	0	0 (14
Bicester	BICESTER - UNALLOCATED SITES (10 or more dwellings)	Inside Out Interiors, 85-87 Churchill Road, Bicester	1.1	8 -	16/02461/OUT 19/01276/REM		Reserved matters is secured. Construction has started and the council's latest monitoring information shows that the 3 new build flats were completed in 2021/22.	Under construction	Deliverable		7	3 7	0 0	0 0	0	0 0	0	0 (10
Bicester	BICESTER - UNALLOCATED SITES (10 or more dwellings)	Kings End Antiques	, 0.0	8 -	19/02311/OUT	Outline	Outline planning permission for the development of 10 flats is secured. The site has been sold to Bicester Builders Homes who will be developing the site. The expected delivery rate allows sufficient lead-in time for Reserved Matters approval and construction. This is a developable site and will be kept under review.	Granted	Developable	1	0	0 0	0 0	0 0	0 1	.0 0	0	0 (10
Bicester	BICESTER - SMALL SITES (1 to	-	-	-	-	WINDFALL	Small sites	Small sites	Deliverable	3	4 15	4 11	11 12	:	-			-	188
Other Areas	9 dwellings) OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.3	2 -	13/00948/CPA	Prior Approval		Site completed in March 2015 (2014/15).	Complete		0 2	2 0	0 C	0	0	0 0	0	0 () 22
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.1	1 -	18/00809/056	Prior Approval	-	Site completed in June 2021 (2021/22).	Complete		0 1	6 0	0 0	0	0	0 0	0	0 (16
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.	5 -	13/01947/F	Full	-	Site completed in March 2016 (2015/16).	Complete		0 3	0 0	0 0	0	0	0 0	0	0 (30
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Ambrosden Court, Merton Road, Ambrosden	1.6	2 -	13/00621/OUT 15/00480/REM		-	Site completed in September 2017 (2017/18).	Complete		0 4	4 0	0 0	0	0	0 0	0	0 (44
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	British Waterways Site, Langford Lane, Kidlington	, 0.	4 -	17/01556/F	Full	-	Site completed in December 2021 (2021/22).	Complete		0 1	0 0	0 0	0	0	0 0	0	0 (10
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.3	6 -	13/00186/F	Full	-	Site completed in September 2015 (2015/16).	Complete		0 1	1 0	0 0	0	0	0 0	0	0 () 11
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Church Leys Field, Blackthorn Road, Ambrosden	5.	6 -	16/02370/F	Full	-	Site completed in March 2021 (2020/21).	Complete		0 8	5 0	0 0	0	0	0 0	0	0 (9 85
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.5	5 -	15/01872/F	Full	-	Site completed in September 2021 (2021/22).	Complete		0 5	4 0	0 C	0	0	0 0	0	0 (ı 54
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		4.	1-	11/00617/OUT 12/01802/REM 16/01599/F		-	Site completed in December 2018 (2018/19).	Complete		0 8	6 0	0 C	0	0	0 0	0	0 () 86
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		5.	4 -	14/02156/OUT 18/00193/REM 18/01309/REM		-	Site completed in March 2022 (2021/22).	Complete		0 9	5 0	0 0	0	0	0 0	0	0 (95
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		1.8	8 -	09/01450/F 11/00585/F 12/00472/F	Full	-	Site completed in September 2015 (2015/16).	Complete		0 3	7 0	0 C	0	0	0 0	0	0 0	0 37
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Former DLO	9.5	2 -	Multiple permissions	Full	-	Site completed in December 2015 (2015/16).	Complete		0 20	0 0	0 C	0	0	0 0	0	0 (0 200
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Former Little Bourton Service Station (now Pinson Close), Southam Road, Little Bourton	0.5	5 -	06/00698/OUT 07/00856/REM 07/01670/REM 10/00002/F	matters	-	Site completed in August 2012 (2012/13).	Complete		0	5 0	0 0	0	0	0 0	0	0 (5

Area	Category	Site name and address	Site Area (ha)	Local Plan status	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	vailable and achievable evidence Scheme status at 01/04/22	Conclusio	n Planning Permissions 31/03/22 minus units built & recorded at 31/03/22 (ne	01/04/1 to 31/03/2	12	Projection 23/24 Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28 Projection 28/29	Projection 29/30	Projection 30/31	Total Completinns and Projected Completinns 2011- 2031
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Kings Two Wheel Centre, 139 Oxford Road, Kidlington	0.1	-	18/01388/F	Full	Site completed in Decembe 2020 (2020/21).	r Complete		0	10 0	0	0 0	0	0	0 0	0	0 1
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.97	-	18/01491/OUT 19/01410/REM		Site completed in Decembe 2020 (2020/21).	Complete		0	10 0	0	0 (0	0	0 0	0	0 1
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Land adjoining and South of St Christopher Lodge, Barford Road, Bloxham	2.65	-	12/00926/OUT 14/00761/REM		Site completed in Decembe 2016 (2016/17).	Complete		0	75 0	0	0 C	0	0	0 0	0	0 7
Areas	SITES (10 or more dwellings)	Land Adjoining Fenway & West Of Shepherd's Hill, Steeple Aston	0.43		12/01611/F	Full	Site completed in March 20 (2013/14).	14 Complete		0	12 0	0	0 C	0	0	0 0	0	0 1
		Land at Station Road, Enslow	0.58	-	15/00822/F	Full	Site completed in December 2019 (2019/20).	Complete		0	14 0	0	0 (0	0	0 0	0	0 1
	OTHER AREAS - COMPLETED SITES (10 or more dwellings)			-	13/01768/F	Full	Site completed in Septemb 2016 (2016/17).	r Complete		0	50 0	0	0 C	0	0	0 0	0	0 6
Other Areas		Land East Of Jersey Cottages Station Road, Ardley	0.357	-	18/01881/F	Full	Site completed in June 202 (2021/22).	Complete		0	13 0	0	0 C	0	0	0 0	0	0 1
Other Areas Other	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Land North of The Bourne and adjoining Bourne Lane, Hook Norton	3.7	-	11/01755/OUT 14/00379/REM		Site completed in Septemb 2016 (2016/17).	r Complete		0	56 0	0	0 C	0	0	0 0	0	0 6
Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Land North of Gaveston Gardens, Deddington	3.79	-	13/00301/OUT 14/02111/REM		Site completed in Decembe 2018 (2018/19).	r Complete		0	85 0	0	0 C	0	0	0 0	0	0 8
Other Areas	SITES (10 or more dwellings)	Land North of Hook Norton Primary School And South Of Redland Farm, Sibford Road, Hook Norton		-	14/00844/OUT 17/00950/REM		Site completed in Septemb 2020 (2020/21).	r Complete		0	54 0	0	0 (0	0	0 0	0	0 5
	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Land North of Milton Road, Adderbury	5.83	-	14/00250/F 17/00813/F 18/00691/F	Full	Site completed in June 201 (2019/20).	Complete		0	37 0	0	0 0	0	0	0 0	0	0 3
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.84	l -	16/01459/F	Full	Site completed in March 20 (2019/20).	20 Complete		0	25 0	0	0 0	0	0	0 0	0	0 2
	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Land South of Milton Road, Bloxham	5.4	-	14/01017/OUT 15/01021/REM		Site completed in Decembe 2020 (2020/21).	r Complete		0	85 0	0	0 C	0	0	0 0	0	0 8
	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Land South West of Orchard Close and adjoining Murcott Road, Arncott	1.7	-	10/00807/OUT 12/00799/REM		Site completed in June 201 (2014/15).	Complete		0	48 0	0	0 C	0	0	0 0	0	0 4
	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		6.23	-	13/00496/OUT 14/01634/REM		Site completed in Septemb 2018 (2018/19).	r Complete		0	50 0	0	0 0	0	0	0 0	0	0 6
	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		1.91	-	16/01979/F	Full	Site completed in March 20 (2018/19).	19 Complete		0	43 0	0	0 C	0	0	0 0	0	0 4
	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		5.87	Identified for 135 dwellings in the Non- Statutory Local Plan (2011)	08/02541/F 08/02594/F 10/01302/F	Full	Site completed in Septemb 2013 (2013/14).	r Complete		0 1	15 0	0	0 0	0	0	0 0	0	0 11
Other	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.93	-	10/00967/OUT 12/01095/REM		Site completed in Decembe 2014 (2014/15).	r Complete		0	29 0	0	0 0	0	0	0 0	0	0 2

Area	Category	Site name and address	Site Area (ha)	Local Plan status	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning Permissions at 31/03/22 minus units built & recorded at 31/03/22 (net	Completi t ons 01/04/11 to 31/03/22	Projecti	Projection 23/24	Projection 24/25	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completio ns and Projected Completio ns 2011- 2031
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		4.8	-	13/00456/OUT 14/01673/REM		-	Site completed in December 2016 (2016/17).	Complete		J 65	5 0	U	0 (5 0	0	0	0	U	0 65
Other Areas	SITES (10 or more dwellings)	Road, Bloxham	1.9		09/01811/F	Full	-	Site completed in September 2012 (2012/13).	Complete		0 61	1 0	0	0 0) 0	0	0	0	0	0 61
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		8.19) -	13/00344/HYBR ID	t Hybrid	-	Site completed in September 2016 (2016/17).	Complete		0 89	9 0	0	0 0) 0	0	0	0	0	0 89
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Chesterton	4.75		12/00305/OUT 13/01525/REM	matters	-	Site completed in March 2016 (2015/16).			50 50	0 0	0	0 0) 0	0	0	0	0	0 50
Other Areas		Chesterton	3.08		14/01737/OUT 16/00219/REM	matters	-	Site completed in June 2019 (2019/20).	Complete		0 45		0	0 0) 0	0	0	0	0	0 45
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.72	-	13/00395/F	Full	-	Site completed in September 2015 (2015/16).	Complete		54	4 0	0	0 0) 0	0	0	0	0	0 54
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Station Road, Launton	2.58		11/01907/F	Full	-	Site completed in September 2015 (2015/16).			0 40		0	0 0) 0	0	0	0	0	0 40
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford		Local Plan allocation (2015) - Villages 5	Outline remainder		Loss of 72 dwellings.	Granted	Developable	-7:			0	0 0		0 -36	-36	0	0	0 438
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford		Local Plan allocation (2015) - Villages 5	Parcel B6	matters	The site is being developed by Bovis Homes and is well advanced with more than 30% of the homes already build and the remainder all under construction. The Council's latest monitoring information shows that 16 completions were recorded in Q1 2022/23.	Under construction	Deliverable	3	0 14		10	0 0		0	0	0	0	0 44
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford			Phase 8	matters	The Council's latest monitoring information shows that 40% of the homes on phase 8 being developed by Dorchester Living are complete.	Under construction	Deliverable	3	9 52		0	0 39		0	0	0	0	0 91
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford		Local Plan allocation (2015) - Villages 5	Parcel B3	matters	The site is being developed by Bovis Homes and the Council's latest monitoring information shows that the remaining 5 homes were completed in Q1 2022/23.	Under construction	Deliverable		5 63	3 5	0	0 0	0 0	0	0	0	0	0 68
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford		Local Plan allocation (2015) - Villages 5	Phase 7B	matters	Phase 7A is being developed by Dorchester Living. Construction of this development of 9 plots has not yet started.	Granted	Deliverable		9 0	0 0	0	9 0) 0	0	0	0	0	0 9
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	17/02006/REM Parcel B3 partial re-plan	Reserved matters	The site is being developed by Bovis Homes and the Council's latest monitoring information shows that the remaining 5 homes were completed in Q1 2022/23.	Under construction	Deliverable		5 16	5 5	0	0 0	0 0	0	0	0	0	0 21
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	17/00983/REM Parcels B4A and B4B		The site is being developed by Bovis Homes and the Council's latest monitoring information shows that all 30 homes on Parcel B4E are complete and 18 plots on Parcel B4A are under construction.	3 Under construction	Deliverable	7	0 30	20	25	25 (0 0	0	0	0	0	0 100
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	19/00439/REM Phase 7A	Reserved matters	Phase 7A is being developed by Dorchester Living. The Council's latest monitoring information shows that 6 of the 11 plots were started in Q1 2022/23.	Granted	Deliverable	1:	1 C	0 0	11	0 0	0 0	0	0	0	0	0 11
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	19/00440/REM Phase 8A	Reserved matters	Phase 8A is being developed by Dorchester Living. This phase comprises of 9 houses and a three storey block of 15 flats. The Council's latest monitoring information shows that construction started in Q4 2021/22 and all plots are under construction.	Under construction	Deliverable	24	4 C	9	15	0 0	0 C	0	0	0	0	0 24
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	19/00446/F Phase 5D	Full	-	Planning permission for 11 homes on phase 5D which is developed by Dorchester Living was completed in June 2021.	Complete		0 11	1 0	0	0 0) 0	0	0	0	0	0 11
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	19/00446/F Trenchard	Full	The 14 bungalows around Trenchard Circle were demolished in 2016 (16/00196/F) and the land remains vacant, construction of 3: new dwellings having not yet started.	1 Granted	Deliverable	3:	1 26	6 0	0	11 20	0 0	0	0	0	0	0 57
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5		Full	Phase 8C is being developed by Dorchester Living. This phase comprises of a three storey block of 15 flats. The Council's latest monitoring information shows that construction started in Q4 2021/22 and all plots are under construction.	Under construction	Deliverable	1	5 0	0 0	15	0 0	0 O	0	0	0	0	0 15
Other	VILLAGES 5 - FORMER RAF	Former RAF Upper	505	Local Plan allocation (2015) - Villages 5	16/02446/F	Full	Phase 9 of the development at Heyford Park is under construction by Dorchester Living. The Council's latest monitoring	Under construction	Deliverable	284	1 12	2 50	50	50 50	0 50	34	0	0	0	0 296
Areas Other Areas	UPPER HEYFORD VILLAGES 5 - FORMER RAF UPPER HEYFORD	Heyford Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	Phase 9 15/01357/F	Full	information shows that 12 completions were recorded in 2021/22 and 16 completions were recorded in Q1 2022/23. A full application for 89 homes on a greenfield site within the strategic allocation by Pye Homes was approved subject to legal agreement on 13 January 2022 discussions are ongoing and are likely to be resolved allowing the site to come forward.	-	Deliverable	1) C	0 0	0	30 40	0 19	0	0	0	0	0 89
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	18/00825/HYBR ID	t Hybrid	A new Hybrid application for 1175 dwellings was approved subject to legal agreement on 5 November 2020 and approved on 09/09/2022. The expected delivery rates allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time. This is a developable site as RM permission has yet to be secured. Site to be kept under review.	- n	Developable		D 0	0 0	0	0 0	0 0	0 100	150 1	.50 1	150 6	25 550
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	21/03523/OUT	Outline	An outline application for 31 homes on land within the allocation as part of a potential development area by Pye Homes was approved subject to legal agreement on 10 March 2022. The expected delivery rates allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time.	-	Deliverable		р с	0 0	0	0 10	.0 21	0	0	0	0	0 31
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Kidlington Green Social Club, 1 Green Road, Kidlington	0.43			Full	Full planning permission is secured and the Council's latest monitoring information shows that all 32 homes were completed in Q1 2022/23.		Deliverable	3.	2 0	32		0 0		0	0	0	0	0 32
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land at Merton Road, Ambrosden	4.12	-	18/02056/OUT 20/02778/REM		Reserved Matters is secured. The Council's latest monitoring information shows that the site is under construction by Redrow Homes and 32 starts were recorded in Q1 2022/23.	Granted	Deliverable	84	4 C	0 0	24	46 14	4 0	0	0	0	0	0 84

Area	Category OTHER AREAS -	Site name and address	Site Area (ha) 2.1	Local Plan status	Planning application reference 18/00792/OUT	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning Permissions a 31/03/22 minus units built & recorded at 31/03/22 (net	Completi t ons 01/04/11 to 31/03/22	Projecti		 Projection 24/25 Projection 25/26 		Projection 27/28	Projection 28/29	Projection 30/31	ns a Pro Con	mpletio and jected mpletio 2011-
Areas	UNALLOCATED SITES (10 or more dwellings)	Land at Tappers Farm, Oxford Road, Bodicote		a -	18/00/92/001	Outline	Outline planning permission is secured. Reserved Matters application for 46 homes (21/02083/REM) was submitted by a housebuilder (GreenSquare Homes) and was approved on 08 July 2022. GreenSquare Homes' website states (July 2022) that all plots are now reserved. This indicated the plots are lilely to come forward within the next 2 years.	Granteo	Deliverable	4	6 (0 20	20	0 0	U	0	0		0	40
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of Hempton Road and West of Wimborn Close, Deddington	0.5	2 -	20/02083/OUT	Outline	Outline application (20/02083/OUT) for erection of 14 two-storey dwellings was approved subject to legal agreement on 20 May 2021 and permitted on 16 August 2022. Various condition discharges pending / permitted indicating a commitment to delivery. As a smaller site it is considered that the site will come forward within 5 years.	Granted	Deliverable		0 (0 0	0	14 0	0	0	0 0	0 0	0	14
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of Oak View, Weston On The Green	0.8	9 The site is included in the Weston on the Green Neighbourhood Plan for 20 dwellings.	13/01796/OUT 16/00574/REM 17/01458/OUT 18/02066/F		Reserved Matters / Full planning permission is secured and the site is under construction by Hayfield Homes. The Council's latest monitoring information shows that 10 homes were completed in 2021/22 and 2 homes were completed in Q1 2022/23. Most of the remaining plots are under construction.	Under construction	Deliverable	1	0 14	4 10	0	0 0	0	0	0 0	0	0	24
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris	3.	7 -	18/01894/OUT	Outline	Reserved Matters application (21/02893/REM) was approved on 21 June 2022. Housebuilder, Gade Homes will be developing the site. Gade Homes' website confirms (July 2022) that on-site utilities diversionary works have recently commenced. Progress is being made to discharge pre-commencement conditions, with several such applications having been approved and several pending consideration.	Granted	Deliverable	2	5 (0 0	15	10 0	0	0	0 0	0	0	25
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of Station Road, Bletchingdon	3.9	2 -	13/00004/OUT 14/01141/REM 16/00362/F	Reserved matters	Reserved Matters / Full planning permission is secured and the site is under construction by ZeroC. The Council's latest monitoring information shows that construction is well advanced and the remaining 3 homes are under construction and are nearing completion.	Under construction	Deliverable		3 58	8 3	0	0 0	0	0	0 0	0	0	61
Other Areas Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of The Green and adj. Oak Farm Drive, Milcombe	1.4	3 -	15/02068/OUT 19/00046/REM 20/03609/F	Reserved matters	Reserved Matters planning permission is secured. The Council's latest monitoring information shows that the remaining 6 plots were completed in Q1 2022/23.	Under construction	Deliverable		6 38	8 6	0	0 0	0	0	0 0	0	0	44
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land South and Adj. to Cascade Road, Hook Norton	0.	4 -	20/00286/F	Full	Full planning permission for 12 homes has been secured by Hook Norton Community Land Trust, a not for profit Community Benefit Society. Request to vary scheme and s106 pending since July 2022 due to title issues.	Granted	Deliverable	1	2 (0 0	12	0 0	0	0	0 0	0	0	12
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land South of Home Farm House, Clifton Road, Deddington	0.8	5 -	19/00831/OUT 21/01278/REM		Reserved Matters planning permission is secured. Housebuilder, Burrington Estates will be developing the site. Burrington Homes' website confirms (January 2023) that the homes will be ready for occupation in 2023. Progress is being made to discharge pre- commencement conditions, with several such applications having been approved.	Granted	Deliverable	1	5 (0 0	15	0 0	0	0	0 (0	0	15
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land to the South and adjoining to South Side, Steeple Aston	0.9	3 -	19/02948/F	Full	Full planning permission is secured. The Council's latest monitoring information shows that the site is currently under construction by Rectory Homes. Rectory Homes' website confirms (January 2023) notes that all eight market units are "available" or "sold".	Granted	Deliverable	1	0 (0 6	4	0 0	0	0	0 0	0	0	10
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road, Adderbury		4 -	19/00963/OUT 22/00959/REM		Outline planning permission is secured. Reserved Matters application (22/00959/REM) was submitted on behalf of a housebuilder (Hayfield Homes) in April 20222 and was permitted on 12 November 2022. Condition discharge applications are pending and building regulations submitted in May 2022 indicating a commitment to deliver the homes.	Granted	Deliverable	4	0 (0 0	0	0 20	20	0	0 0	0	0	40
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	OS Parcel 9507 South of 26 and adjoining Fewcott Road, Fritwell	1.	9 -	19/00616/OUT	Outline	Outline planning permission is secured. Reserved Matters application (21/02180/REM) was submitted on behalf of a housebuilder (CALA Homes) in June 2021 and was permitted on 31 August 2022. Conditions discharges pending consideration. Building Regs for the development submitted in April 2022 indicating a commitment to delivery.	Granted	Deliverable	2	8 (0 0	0	0 14	14	0	0 (0	0	28
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	South East Of Launton Road And North East Of Sewage Works Blackthorn Road, Launton	5.3	4-	17/01173/OUT 19/02419/REM		Reserved Matters planning permission is secured. The site is under construction by Mulberry Homes and the Council's latest monitoring information shows that approximately 50% of the homes have been completed. Mulberry Homes website confirms all plots have been reserved as of January 2023.	Under construction	Deliverable	3	2 34	4 21	11	0 0	0	0	0 0	0	0	66
Other Areas Other	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings) OTHER AREAS -	Stone Pits, Hempton Road, Deddington Taylor Livock	0.0		18/02147/OUT 20/03660/REM 18/00587/F		Reserved Matters is secured and the site is under construction by Burrington Estates. The Council's latest monitoring information shows that 3 completions were recorded in 2021/22 and 4 completions were recorded in Q1 2022/23. Burrington Homes' website confirms (July 2022) that most of the private plots have been reserved/sold. This is a small brownfield site in a very sustainable location. Full planning permission secured. The site has not progressed since	Under construction Lapsed	Deliverable Lapsed	1	8 3	3 18 0 0	0	0 0	0	0	0 0	0	0	21
Areas	UNALLOCATED SITES (10 or more dwellings)	Cowan, Suite F Kidlington Centre, High Street, Kidlington					obtaining Full planning permission and no progress has been made to discharge the conditions. The application will expire in November 2022. 18/00587/F has now expired. No evidence of a new permission being submitted yet.													

Area	Category	Site name and	Site	Local Plan status	Planning	Permission	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning	Completi	23	24	26 25	27	28	,30	'31	Total
		address	Area		application type reference (Allocation,					Permissions at	ons	22/2	23/2	25/	26/	28/	29/	30/	Completio
			(ha)		reference	(Allocation,				31/03/22	01/04/11	ő	ō	5 5	o	ion ion	ion	ion	2 ns and
						Full, Outline,				minus units	to	ecti	ect	ecti	ecti	ect ect	ect	ect	Projected
						Reserved				built &	31/03/22	ö	ō.	<u>o</u> jo	ō	roj	roj	roj	Completio
						Matters)				recorded at		-	<u>م</u>		•		<u>ш</u>	μ.	ns 2011-
										31/03/22 (net)									2031
Other	OTHER AREAS -	The Ley	1.3	8 -	20/01561/F	Full	Full planning permission is secured and the Council's latest monitoring information shows that all 10 homes are under	Under construction	Deliverable	10) (10	0	0 0	0	0 0	0 0	0	0 10
Areas	UNALLOCATED SITES (10 or	Community, Sandy					construction. Sweetcroft Homes confirmed that reesidential units have been accelerated due to prevailing market conditions. 10												
	more dwellings)	Lane, Yarnton					Residential Homes and 73 care beds												
Other	OTHER AREAS - SMALL SITES	-	-	-	-	WINDFALL	Small sites	Small sites	Deliverable	185	81	7 60	60 (i5 -		-		-	1002
Areas	(1 to 9 dwellings)																		
Windfall	Small sites windfall	District-wide small	-	-	-	WINDFALL	Small sites	Small sites	Deliverable	-	-	0	0	0 100	100 1	00 100	0 100	100 -	600
		sites windfall																	
		allowance																	
Nindfall	Large sites windfall	District-wide large	-	-	-	WINDFALL	Small sites	Small sites	Deliverable	-	-	0	0	0 0	0 1	00 100	0 100	100 -	400
		sites windfall																	
		allowance																	
									TOTALS	7626	1098	1 1023	919 80	04 724	774 12	17 1266	5 1343 1	410 79	69
									5 Year Total						4244		5	236	

Category	Site name and address	Site Area (ha)	Local Plan status	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/22		Permissio	ons 01/04/11 to 31/03/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Compl ons an Projec Compl ons 20 2031	oleti nd cted oleti 011-
PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land East of Oxford Road, North Oxford		Local Plan allocation (2020) - PR6a (690 homes)	-	Allocation	A Scoping Opinion has been received. A draft Development Brief was subject to public consultation between January and March 2022 and is due for approval in September 2022. The expected delivery rates allow for lead-in times of planning applications (outline followed by reserved matters) and construction.	-	Developable	C	0 0	0	0	0	0	C	25	50	75	100	440	250
PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land West of Oxford Road, North Oxford	32	Local Plan allocation (2020) - PR6b (670 homes)	-	Allocation	A draft Development Brief was subject to public consultation between January and March 2022 and is due for approval in September 2022. The expected delivery rates allow for lead-in times of planning applications (outline followed by reserved matters) and construction.	-	Developable	C	0 0	0	0	0	0	C	30	75	75	100	390	280
PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land South East of Kidlington, Kidlington	32	Local Plan allocation (2020) - PR7a (430 homes)	-	Allocation	A Development Brief for the site was approved in June 2022. Outline application (22/00747/OUT) for 370 homes was submitted in March 2022 and is pending consideration. The expected delivery rates allow for lead-in times of planning applications (outline followed by reserved matters) and construction.	-	Deliverable	C	0 0	0	0	0	0	30	50	100	100	100	50	380
SITES - OXFORD'S UNMET NEED	Land at Stratfield Farm, Kidlington	10.5	Local Plan allocation (2020) - PR7b (120 homes)	-	Allocation	A Development Brief for the site was approved in November 2021. Outline application (22/01611/OUT) for 118 homes was submitted on behalf of a housebuilder (Manor Oak Homes) in May 2022 and is pending consideration. Full application (22/01756/F) for alterations and repairs to farmhouse and annexe; refurbishment and partial rebuilding of existing outbuildings to provide 2 no dwellings and erection of 2 no new dwellings was submitted in June 2022 and is pending consideration. The expected delivery rates allow for lead-in times of planning applications (outline followed by reserved matters) and construction.	-	Deliverable	C) c	0	0	0	0	20	30	40	30	0	0	120
PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land East of the A44, Begbroke	190	Local Plan allocation (2020) - PR8 (1950 homes)	-	Allocation	The expected delivery rates allow for lead-in times of planning applications (outline followed by reserved matters) and construction.	-	Developable	C	0 0	0	0	0	0	C	50	100	225	225	1350	600
PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land West of Yarnton, Yarnton		Local Plan allocation (2020) - PR9 (540 homes)	-	Allocation	A Development Brief for the site was approved in November 2021. Outline application (21/03522/OUT) for 540 homes was submitted in October 2021 and is pending consideration. The expected delivery rates allow for lead-in times of planning applications (outline followed by reserved matters) and construction.	-	Deliverable	C	o o	0	0	0	0	30	75	75	75	75	210	330