

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).
6. 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.

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. A separate five-year housing land supply 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 <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

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

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 next 5 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 |
|------|--|-----------------------------|
| a | Requirement (2022 - 2031) (Standard Method) | 6678 |
| b | Annual Requirement (a / 5) | 742 |
| c | 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 |
|------|---|--------------------------|
| a | Partial Review requirement 2021-26 | 1700 |
| b | Annual Requirement (a / 5) | 340 |
| c | Partial Review requirement 2026-31 | 2700 |
| d | Annual Requirement (c / 5) | 540 |
| e | 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 |
| l | 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)**:
1. 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 pre-application discussions on design principles;
 6. 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.
 7. 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 2031 | Total Completions and Projected Completions 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 |

| 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) | Completions 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 | Post 2031 | Total Completions and Projected Completions 2011-2031 | |
|----------|--|---|----------------|---|--|---|--|---|-------------|---|----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------|---|-----|
| 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 | 14 | 0 | 0 | 0 | 0 | 14 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 24 | 0 | 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 | 0 | 0 | 50 | 28 | 0 | 0 | 0 | 0 | 78 |
| Banbury | BANBURY - SMALL SITES (1 to 9 dwellings) | - | - | - | - | WINDFALL | Small sites | Small sites | Deliverable | 99 | 469 | 33 | 33 | 33 | - | - | - | - | - | - | - | - | 568 |
| Bicester | BICESTER - COMPLETED SITES (10 or more dwellings) | Bicester Community Hospital Kings End | 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 | 0 | 14 |
| Bicester | BICESTER - COMPLETED SITES (10 or more dwellings) | Former Oxfordshire County Council Highways Depot | 0.56 | 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 | Reserved matters Full | - | Site completed in March 2016 (2015/16). | Complete | 0 | 62 | 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 | 3.35 | Identified for 70 dwellings in the Non-Statutory Local Plan (2011) | 15/02074/OUT 17/01253/REM | Reserved matters | - | 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 | 46 | 0 | 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 | Reserved matters | - | Site completed in March 2018 (2017/18). | Complete | 0 | 125 | 0 | 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 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| Bicester | BICESTER - COMPLETED SITES (10 or more dwellings) | West of Chapel St. & Bryan House | 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 | 0 | 5 |
| Bicester | BICESTER - COMPLETED SITES (10 or more dwellings) | Winners Bargain Centres, Victoria Road | 0.33 | - | 15/00412/F | Full | - | Site completed in September 2016 (2016/17). | Complete | 0 | 42 | 0 | 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). | 10/01780/HYBRID | 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 | 36 | 303 | 36 | 0 | 0 | 0 | 0 | 0 | 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). | 19/01036/HYBRID | 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 | 16 | 0 | 0 | 16 | 0 | 0 | 0 | 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). | 21/01227/F | 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 | 57 | 0 | 14 | 43 | 0 | 0 | 0 | 0 | 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 | 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 | 1200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 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 | 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 resolution. 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 | 500 | 0 | 0 | 0 | 0 | 0 | 20 | 80 | 100 | 150 | 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) | Completions 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 | Post 2031 | Total Completions and Projected Completions 2011-2031 | |
|---------------------|--|--|----------------|-------------------|--------------------------------|---|--|---------------------------|-------------|---|----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------|---|------|
| Other Areas | OTHER AREAS - UNALLOCATED SITES (10 or more dwellings) | The Ley Community, Sandy Lane, Yarnton | 1.3 | - | 20/01561/F | Full | Full planning permission is secured and the Council's latest monitoring information shows that all 10 homes are under construction. Sweetcroft Homes confirmed that residential units have been accelerated due to prevailing market conditions. 10 Residential Homes and 73 care beds | Under construction | Deliverable | 10 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Other Areas | OTHER AREAS - SMALL SITES (1 to 9 dwellings) | - | - | - | - | WINDFALL | Small sites | Small sites | Deliverable | 185 | 817 | 60 | 60 | 65 | - | - | - | - | - | - | - | - | 1002 |
| Windfall | Small sites windfall | District-wide small sites windfall allowance | - | - | - | WINDFALL | Small sites | Small sites | Deliverable | - | - | 0 | 0 | 0 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | - | 600 |
| Windfall | Large sites windfall | District-wide large sites windfall allowance | - | - | - | WINDFALL | Small sites | Small sites | Deliverable | - | - | 0 | 0 | 0 | 0 | 0 | 100 | 100 | 100 | 100 | 100 | - | 400 |
| TOTALS | | | | | | | | | | 7626 | 10981 | 1023 | 919 | 804 | 724 | 774 | 1217 | 1266 | 1343 | 1410 | 7959 | | |
| 5 Year Total | | | | | | | | | | | | | | | | | 4244 | | | | | 5236 | |

| 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) | Completions 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 | Post 2031 | Total Completions and Projected Completions 2011-2031 |
|--|---|----------------|---|--------------------------------|---|---|---------------------------|-------------|---|----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------|---|
| PARTIAL REVIEW SITES - OXFORD'S UNMET NEED | Land East of Oxford Road, North Oxford | 48 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 50 | 100 | 100 | 100 | 50 | 380 |
| PARTIAL REVIEW 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 | 0 | 0 | 0 | 0 | 0 | 20 | 30 | 40 | 30 | 0 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 100 | 225 | 225 | 1350 | 600 |
| PARTIAL REVIEW SITES - OXFORD'S UNMET NEED | Land West of Yarnton, Yarnton | 99 | 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 | 0 | 0 | 0 | 0 | 0 | 30 | 75 | 75 | 75 | 75 | 210 | 330 | |