

# Housing Land Supply Statement

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# Cherwell District Council Housing Land Supply Statement February 2023

# 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 old*<sup>39</sup>."

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, concluded that it's housing requirement required updating and proposed using the national 'standard methodology' for the purposes of monitoring and 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 Councils approved its Regulation 10A review
- 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 to warrant a change to the standard method for the purpose of assessing housing land supply for Cherwell.
- 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 SHMA. It indicates that the 2014 SHMA is now out of date. This is the conclusion of a new 'Regulation 10A' review of the strategic policies in the Cherwell Local Plan 2011-2031 presented to the Council's Executive on 6 February 2022. As the housing requirement in the adopted strategic policies in the 2015 Local Plan is based on the 2014 SHMA, it further indicates that these strategic policies do, in the words of NPPF para 74 and footnote 39, require updating.
- 19. In view of these circumstances, it is appropriate to apply the standard methodology for the assessment of local housing need for Cherwell for the purpose of calculating the five-year housing land supply.

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

20. 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

21. 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).

- 22. 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.
- 23. The evidence provided by the 2022 HENA will update the quantum of unmet need to be planned for in Cherwell, but this will not apply until the emerging Cherwell 2040 Local Plan Review has been subject to Examination and is adopted.
- 24. In view of these circumstances, the housing requirements of the Partial Review of the Local Plan will 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

- 25. 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 Guidance<sup>1</sup>, 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.
- 26. 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:

<sup>&</sup>lt;sup>1</sup> <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 plan<sup>40</sup>, 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 supply<sup>41</sup>."

- 27. 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 for the Partial Review.
- 28. 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 Test<sup>2</sup> 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

- 29. 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.
- 30. The AMR contains the details of housing completions since the base date of the Local Plan (1 April 2011).

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

- 31. Under the Government's standard method there is no need to take any shortfall prior to the base date of the five-year housing land supply calculation into account.
- 32. Cherwell has a range of small and strategic sites which are being built out. As reported in the AMR there were 1,175 completions in the 2021/22 monitoring year from a range of sites including small rural sites and large, strategic allocations.
- 33. The Housing Delivery Monitor details the sources of supply for the period from April 2022 to align with the monitoring year and historic monitoring data.
- 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 buildout 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

# 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 area 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 in the partial review area as 0.2 years or a shortfall of some 2272 dwellings.

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
I	Deliverable Supply over next 5 Years	80
m	Total years supply over next 5 years (f/ e)	0.2
n	'Shortfall' (f – d)	2272

	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

Area	Category	Site name and	Site	Local Plan status	Planning	Permission	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning	Completi	m 5	t u	9	N 00	٥.	0 7	版 Total
Alea	Category	address	Area		application	type			conclusion	Permissions at			24/2	25/2	<b>26/2</b>	28/2	30/3	Completio
			(ha)		reference	(Allocation, Full, Outline,				31/03/22 minus units	01/04/11 to	ction	Projection	ction	Projection Projection	ction	ction	တို ns and Projected
						Reserved				built &	31/03/22	Projec	roje	roje	Proje	Proje	Proje	Completio
						Matters)				recorded at 31/03/22 (net)		~ ·				-		ns 2011- 2031
										51/05/22 (iict)							'	
Banbury	BANBURY - COMPLETED SITES (10 or more dwellings)	1 - 6 Malthouse Walk, Banbury	0.07	-	19/01734/Q56	Prior Approval		Site completed in March 2022 (2021/22).	Complete	0	20	0	0 0	0	0 0	0	0 0	0 20
		,						(/									/	1
																	/	1
Banbury	BANBURY - COMPLETED	30 Crouch Street	0.06	-	19/00746/Q56	Prior Approval	-		Complete	0	13	0	0 0	0	0 0	0	0 0	0 13
	SITES (10 or more dwellings)							2020 (2020/21).									/	1
Banhun	BANBURY - COMPLETED	46 West Bar Street	0.09		16/01006/056	Drior Approval		Cite completed in Contember	Complete		17	0	0 0	0	0 0	0		0 17
Balibuly	SITES (10 or more dwellings)		0.05	-	16/01096/Q56		-	Site completed in September 2017 (2017/18).	complete		1/	U	0 0	U	0 0	0	0 0	0 1/
																		1
Banhun		60-62 Broad Street,	0.06		16/02520/5	E.J.II		Site completed in June 2010	Complete		12	0	0 0	0	0 0	0		0 12
Ballbury	BANBURY - COMPLETED SITES (10 or more dwellings)		0.06	-	16/02529/F	Full	-	Site completed in June 2019 (2019/20).	Complete		12	0	0 0	0	0 0	0	0 0	0 12
																	/	1
Banbury	BANBURY - COMPLETED	62 64 and land to	0.41	-	07/02377/F	Full	-	Site completed in January	Complete	0	9	0	0 0	0	0 0	0	0 0	0 9
	SITES (10 or more dwellings)							2012 (2011/12).										1
		Oxford Road																1
																	'	
Banbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Calthorpe House, 60 Calthorpe Street		Part of land identified for mixed use development in the Non-Statutory	13/01709/CDC	Full	-	Site completed in December 2015 (2015/16).	Complete	0	15	0	0 0	0	0 0	0	0 0	0 15
				Local Plan (2011)				2010 (2010) 20).										1
Banbury	BANBURY - COMPLETED	Canalside House,	0.15	-	13/01124/CPA	Prior Approval		Site completed in December	Complete	0	14	0	0 0	0	0 0	0	0 0	0 14
Buildery	SITES (10 or more dwellings)		0.15		10,0112 1,0171	i noi rippi o tui		2015 (2015/16).	complete			Ŭ		Ũ	ů ů	Ĵ	J J	
Banbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Dashwood School	0.29	-	11/00683/F	Full	-	Site completed in October 2012 (2012/13).	Complete	0	19	0	0 0	0	0 0	0	0 0	0 19
Banbury	BANBURY - COMPLETED	Farima Properties,	0.15	-	16/02363/F	Full			Complete	0	10	0	0 0	0	0 0	0	0 0	0 10
	SITES (10 or more dwellings)	Mercia House, 51						2017 (2017/18).										1
Banbury	BANBURY - COMPLETED	South Bar Street Former allotment,	0.15	-	10/01053/F	Full			Complete	0	10	0	0 0	0	0 0	0	0 0	0 10
	SITES (10 or more dwellings)	Miller Road						2012 (2011/12).										1
Banbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Former The	0.3	-	18/01591/CDC	Full	-		Complete	0	14	0	0 0	0	0 0	0	0 0	0 14
Banbury	BANBURY - COMPLETED	Junction of	0.13	-	03/02616/F	Full		(2020/21). Site completed in March 2015	Complete	0	22	0	0 0	0	0 0	0	0 0	0 22
,	SITES (10 or more dwellings)	Warwick Road &						(2014/15).				-		-	-			
Banbury	BANBURY - COMPLETED	Foundry Street, 92- Land adjoining and	0.6	-	13/00402/REM	Full	-	Site completed in December	Complete	0	27	0	0 0	0	0 0	0	0 0	0 27
	SITES (10 or more dwellings)	north west of 35			13/01238/F			2014 (2014/15).									/	1
		Crouch Hill Road																1
														_				
Banbury	BANBURY - COMPLETED SITES (10 or more dwellings)	Land to the rear of Methodist Church,	0.25	-	13/01372/CDC	Full	-	Site completed in December 2017 (2017/18).	Complete		11	0	0 0	0	0 0	0	0 0	0 11
		The Fairway																1
Banbury	BANBURY - COMPLETED	Lincoln House,	0.4	-	13/01880/CDC	Full		Site completed in March 2016	Complete	0	18	0	0 0	0	0 0	0	0 0	0 18
Banbury	SITES (10 or more dwellings) BANBURY - COMPLETED	Lincoln Close Neithrop House, 39	0.08	-	05/01431/F	Full		(2015/16). Site completed in June 2019	Complete	0	7	0	0 0	0	0 0	0	0 0	0 7
	SITES (10 or more dwellings)	Warwick Road						(2019/20).			Í			Ĭ	Ŭ,	Ľ		ľ Í
Banbury	BANBURY - COMPLETED SITES (10 or more dwellings)	North East Of Crouch Hill Farm	2.81	-	13/01528/OUT 15/01215/REM		-	Site completed in March 2019 (2018/19).	Complete	0	40	0	0 0	0	0 0	0	0 0	0 40
		Adjoining			,													
Banbury	BANBURY - COMPLETED	Broughton Road Old Stanbridge	0.95	-	10/00907/F	Full	-	Site completed in March 2012	Complete	0	70	0	0 0	0	0 0	0	0 0	0 70
	SITES (10 or more dwellings)	Hall, Banbury						(2011/12).										
		School, Ruskin Road																1
Banbury	BANBURY - COMPLETED	Orchard Lodge,	0.33	-	13/01879/CDC	Full		Site completed in September 2015 (2015/16).	Complete	0	16	0	0 0	0	0 0	0	0 0	0 16
Banbury	SITES (10 or more dwellings) BANBURY - COMPLETED	Oxford & Cherwell	0.81	-	15/01024/F	Full		Site completed in March 2019	Complete	0	78	0	0 0	0	0 0	0	0 0	0 78
	SITES (10 or more dwellings)	Valley College, Broughton Road						(2018/19).										
Banbury	BANBURY - COMPLETED	Penrose House, 67	0.16	-	11/00820/F	Full	-		Complete	0	14	0	0 0	0	0 0	0	0 0	0 14
Banbury	SITES (10 or more dwellings) BANBURY - COMPLETED	Hightown Road Town Centre	0.19	-	15/00581/PAJ	Prior Annroval		2015 (2015/16). Site completed in June 2016	Complete	0	39	0	0 0	0	0 0	0	0 0	0 30
Sandary	SITES (10 or more dwellings)	House, Southam	5.19		10,00001/170			(2016/17).	25mprete			ĭ	Ĩ	Ĭ	Ĭ	Ĭ	Ĭ	
Banbury	BANBURY 1 - BANBURY	Road Canalside	26	Local Plan allocation (2015) - Banbury	Multiple Fulls	Full		Development at Crown House	Complete	0	46	0	0 0	0	0 0	0	0 0	0 46
, , ,	CANALSIDE			1	Crown House			(46 dwellings) was completed										
								in September 2019 (2019/20).										
L	•	•		•	•	•		•		•	• •							

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 22/23	Projection 23/24 Projection 24/25		Projection 20/28 Projection 27/28		Projection 29/30 Projection 30/31	Total Completio ns and Projected Completio ns 2011- 2031
Banbury	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	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	<b>0</b> 0	0	0 0	0 19
Banbury	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	<b>0</b> 0	100 1	00 100	286 300
Banbury	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	19	0 0	0	<b>0</b> 0	0	0 0	0 537
Banbury	FARM, SOUTHAM ROAD (EAST AND WEST)	Land West of Southam Road	17.62 (gross)	Local Plan allocation (2015) - Banbury 2	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		45 45		<b>0</b> 0	0	0 0	0 90
Banbury	BANBURY 3 - WEST OF BRETCH HILL	West of Bretch Hill	27.03	Blocal Plan allocation (2015) - Banbury	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 on 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	45	45 42	0	0 0	0	0 0	0 494
Banbury	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	0	<b>0</b> 50	100 1	00 100	475 350
Banbury	BANBURY 5 - NORTH OF HANWELL FIELDS	North of Hanwell Fields	18.75	Local Plan allocation (2015) - Banbury 5	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		0 0		<b>0</b> 0	0	0 0	0 460
Banbury	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	0	18	18 0	0	<b>0</b> 0	0	0 0	0 36
Banbury	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	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 5	0	<b>0</b> 0	0	0 0	0 45
Banbury	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	<b>0</b> 0	0	0 0	0 39

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 27/28 Projection 28/29	Projection 29/30	Projection 30// Post 20/	Total Completio ns and Projected Completio ns 2011- 2031
Banbury	BANBURY 8 - BOLTON ROAD	Bolton Road	2	Local Plan allocation (2015) - Banbury 8	-	Full	Planning application 21/04202/F for the redevelopment of the Former Buzz Bingo, Bolton Road for 80 retirement living 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.	Granted	Deliverable	c	0	0	40 40	0 0				80
Banbury	BANBURY 8 - BOLTON ROAD	Bolton Road	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	c	0	0		0 0		60 6	60	120
Banbury		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		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	154	196	50	50 50	4 0	0 0	0	0 0	350
	SALT WAY	South of Salt Way - East		Local Plan allocation (2015) - Banbury 17	14/01225/REM	matters	-	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	c	145		0 0	0 0	0 0	0	0 0	145
Banbury		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	232	48	100	48 0	0 0	0 0	0	0 0	196
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.	Granted	Deliverable	1000	0	0	0 50 10	<b>30 200</b> 2	200 200	D 150 10	0 00	1000
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	320	0	0	0 50 10	00 100	50 20	0	0 0	320
Banbury		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	c	0	0	0 0	0 0	50 50	0 50	0 0	150
Banbury				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	49	0	0	0 10 3	39 0	0 0	0	0 0	49
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	Bankside Phase 1 (Longford Park)	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	14	1076	14	0 0	0 0	0 0	0	0 0	1090
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	Land Adjoining And West Of Warwick Road	12.14	-	13/00656/OUT 15/00277/REM 16/02428/REM		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	17	283	17	0 0	0 0	0 0	0	0 0	300
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	23	0	23	0 0	0 0	0 0	0	0 0	23

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Area	Category	Site name and address	Site Area	Local Plan status	Planning application	Permission type	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning Permissions at	Completi ons	22/22	23/2	25/2	26/2	27/28	29/30	30/3:	Total Completio
			(ha)		reference	(Allocation, Full, Outline,				31/03/22 minus units	01/04/11 to	ction	ction ction	ction	ction	ction	ction	ction	ි ns and Projected
						Reserved					31/03/22	Projecti	Project	Project	Project	Proje	Proje	Proje	Completio
						Matters)				recorded at 31/03/22 (net)				-	<u></u>				ns 2011- 2031
Banbury	BANBURY - UNALLOCATED	Land to the rear of	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	Granted	Deliverable	14	0	0	0	0 14	0	0	0 0	0	0 14
banbary	SITES (10 or more dwellings)		0.12		20,0010771		discharge the pre-commencement conditions. The developer has indicated the plans are not currently economically viable in the		Denverable	-					Ĩ	Ĩ	Ĵ	Ű	0 11
		Street					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.												
Banbury	BANBURY - UNALLOCATED	OS Parcel 6372	3.18	-	21/03644/OUT	Outline	Outline planning application (21/03644/OUT) for up to 49 dwellings, associated open space, sustainable urban drainage systems,	-	Developable	0	C	0	0	0 0	0	25 2	24 0	0	0 49
	SITES (10 or more dwellings)	South East Of Milestone Farm,					and access was approved on 27 June 2022. The application was submitted by Lone Star Land, a land promoter.												
		Broughton Road,																	
		Banbury																	
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	Land Opposite Hanwell Fields	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	-	Developable	0	C	0	0	0 0	0	50 2	28 0	0	0 78
	Siles (10 of more dweinings)	Recreation, Adj To					the site. A further permission for an adjoining parcel ref 22/03064/OUT was submitted in October 2022 for 176 additional												
		Dukes Meadow Drive, Banbury					dwellings (awaiting permission) but demonstrating the intent to build out the site												
Banbury	BANBURY - SMALL SITES (1 to 9 dwellings)		-	-	-	WINDFALL	Small sites	Small sites	Deliverable	99	469	33	33 3	3 -	·  -	-		-	568
Bicester	BICESTER - COMPLETED SITES		0.9	-	12/00809/F	Full	-	Site completed in March 2017	Complete	0	14	0	0	0 0	0	0	0 0	0	0 14
	(10 or more dwellings)	Community Hospital Kings End						(2016/17).											
Bicester	BICESTER - COMPLETED SITES	S Former Oxfordshire			06/01003/OUT		-	Site completed in March 2016	Complete	0	62	0	0	0 0	0	0	0 0	0	0 62
	(10 or more dwellings)	County Council Highways Depot		Statutory Local Plan (2011)	06/01166/REM 09/01077/REM			(2015/16).											
					09/01076/F														
					13/01708/CDC														
Bicester	BICESTER - COMPLETED SITES			Identified for 70 dwellings in the Non-	15/02074/OUT		-		Complete	0	70	0	0	0 0	0	0	0 0	0	0 70
	(10 or more dwellings)	Close / Launton Road		Statutory Local Plan (2011)	17/01253/REM	matters		2019 (2019/20).											
Bicester	BICESTER - COMPLETED SITES	5 Land at Skimmingdish Lane	2.4	-	14/00697/F	Full	-	Site completed in September	Complete	0	46	0	0	0 0	0	0	0 0	0	0 46
	(10 or more dwellings)	Skimminguish Lane						2019 (2019/20).											
Bicester	BICESTER - COMPLETED SITES (10 or more dwellings)	5 Land South of Talisman Road	3.83	-	09/01592/OUT 13/01226/REM		-	Site completed in March 2018 (2017/18).	Complete	0	125	0	0	0 0	0	0	0 0	0	0 125
	(10 of more dwennigs)				13/01220/ KEIWI	matters		(2017/18).											
Bicester	BICESTER - COMPLETED SITES (10 or more dwellings)	5 Transco Depot, Launton Road		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 23
Bicester	BICESTER - COMPLETED SITES	West of Chapel St.	0.5		10/00106/F	Full	-	Site completed in September	Complete	0	5	0	0	0 0	0	0	0 0	0	0 5
Bicester	(10 or more dwellings) BICESTER - COMPLETED SITES	& Bryan House	0.33	-	15/00412/F	Full	-	2012 (2012/13). Site completed in September	Complete	0	42	0	0	0 0	0	0	0 0	0	0 42
	(10 or more dwellings)	Centres, Victoria						2016 (2016/17).											
Bicester	BICESTER 1 - NORTH WEST	Road North West	22.4	Local Plan allocation (2015) - Bicester 1	10/01780/HYBR	Full	The site is being developed by 2 housebuilders (A2 Dominion and Crest Nicholson) and is very advanced with phases 1, 2 and 3	Under construction	Deliverable	36	303	36	0	0 0	0	0	0 0	0	0 339
	BICESTER	Bicester Eco-Town			ID Slavahara sla		already built. The Council's latest monitoring information shows that only Crest Nicholson remain on site, developing phase 4.												
		Exemplar Project		Identified in Annex A of the Eco-Towns PPS (2009).	Phases 1, 2, 3														
Bicester	BICESTER 1 - NORTH WEST	North West	22.4	Local Plan allocation (2015) - Bicester 1	and 4	Hybrid	Full planning permission for 16 flats above the local centre units is secured. The Council's latest monitoring information shows that	Granted	Deliverable	16	0		16	0 0	0	0	0 0	0	0 16
Dicester	BICESTER	Bicester Eco-Town			ID	Trybrid	construction of the local centre units is not yet started. However, Delivery is currently expected in late 2023	Granted	Deliverable	10			10	Ĩ	Ŭ	Ŭ	0 0	Ū	0 10
		Exemplar Project	1	Identified in Annex A of the Eco-Towns PPS (2009).	Mixed use centre														
Bicester	BICESTER 1 - NORTH WEST BICESTER	North West Bicester Eco-Town	22.4	Local Plan allocation (2015) - Bicester 1	21/01227/F 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	Under construction	Deliverable	57	C	14	43	0 0	0	0	0 0	0	0 57
		Exemplar Project	1	Identified in Annex A of the Eco-Towns	phase 4 partial		information shows that 12 starts were recorded in Q4 2021/22.												
				PPS (2009).	replan														
Bicester	BICESTER 1 - NORTH WEST	North West	322.6	Local Plan allocation (2015) - Bicester 1		Outline	Outline planning permission for 1700 homes on land to the north of Middleton Stoney Road, forming part of the wider North West	Granted	Developable	1200	C	0	0	0 0	0	0	0 100	300	800 400
	BICESTER	Bicester Phase 2			Himley Village Outline		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.												
Bicester	BICESTER 1 - NORTH WEST	North West	222.0	Local Plan allocation (2015) - Bicester 1	remainder	Outling	A Reserved Matters application (21/02339/REM) for 500 of the 1700 homes (forming phase 1) was submitted on behalf of	Granted	Deliverable	500		0	0		20	80 1/	00 150	150	500
DICESTEL	BICESTER 1 - NORTH WEST BICESTER	North West Bicester Phase 2	522.0	Local Fian anocation (2015) - BICESTER 1	21/02339/REM	Juline	A Reserved Matters application (21/02339/REM) for 500 of the 1700 nomes (forming phase 1) was submitted on benaft of Countryside Properties in July 2021 and was subsequently withdrawn. A variation to the condition requiring submission of the	Granteu	Denverable	500					20	10 10	00 100	120	500
					Himley Village phase 1		condition requiring submission of the RM has been approved and discussions with the developer are ongoing to find a resuluction.												
					Puge T		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.												
																			′

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	Projection 25/26	Projection 26/27 Projection 27/28	Projection 28/29	Projection 29/30 Projection 30/31	Total Completio ns and Projected Completio 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 applicatis 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 0 388	8 0
Bicester	BICESTER 2 - GRAVEN HILL	Graven Hill	207.23	Local Plan allocation (2015) - Bicester 2	2 16/01802/OUT Outline remainder	Outline	1095 homes remain under the outline permission.	Granted	Deliverable	1095	5 0	0	0 50	50	50 100	100 1	00 100 54	45 550
Bicester	BICESTER 2 - GRAVEN HILL	Graven Hill	207.23	Local Plan allocation (2015) - Bicester 2		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	50	50 1	0	0 0	0 276
Bicester	BICESTER 2 - GRAVEN HILL	Graven Hill	207.23	Local Plan allocation (2015) - Bicester 2		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	0 0	0 524
Bicester	BICESTER 2 - GRAVEN HILL	Graven Hill		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 0 20	10 0
Bicester	BICESTER 3 - SOUTH WEST BICESTER PHASE 2	South West Bicester Phase 2	36.88	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 0	60	0 (	0	0 0	0 60
Bicester	BICESTER 3 - SOUTH WEST BICESTER PHASE 2	South West Bicester Phase 2	36.88	Local Plan allocation (2015) - Bicester 3	3 18/00647/REM Parcel H and I		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	0	0 (	0	0 0	0 247
Bicester	BICESTER 3 - SOUTH WEST BICESTER PHASE 2	South West Bicester Phase 2	36.88	Local Plan allocation (2015) - Bicester 3	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	0	0 (	0	0 0	0 176
Bicester	BICESTER 3 - SOUTH WEST BICESTER PHASE 2	South West Bicester Phase 2	36.88	Local Plan allocation (2015) - Bicester 3	3 19/02225/REM Parcels J, L and M	matters	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	0 226
Bicester	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 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 80	80	33 0	0 273
Bicester	BICESTER 12 - SOUTH EAST BICESTER (WRETCHWICK GREEN)	South East Bicester (Wretchwick Green)	40	Local Plan allocation (2015) - Bicester 12	16/01268/OUT		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	0 0	0	50 100	100 1	00 100 105	50 450
Bicester	BICESTER 13 - GAVRAY DRIVE	Gavray Drive	23	Local Plan allocation (2015) - Bicester 13	-		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 50	50	50 50 5	50 200
Bicester	Cattle Market	Cattle Market	0.79	Identified for 40 dwellings in the Non- Statutory Local Plan (2011)	-		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	0 (	0	0 0 4	40 0
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		-		-			1306
Bicester	KINGSMERE (SOUTH WEST BICESTER) - PHASE 1	Kingsmere (South West Bicester) - Phase 1	82.7	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

A	C-+	Cite and	C:+-	Level Diese status	Diamatan	De mais este a		C-h	Construction	Diamatan	Committee		4 0	9		8 0		E I	<b>T</b>
Area	Category	Site name and address	Site Area (ha)	Local Plan status		Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	minus units built & recorded at	01/04/11 to 31/03/22	Projection 22/23	Projection 23/24 Projection 24/2	Projection 25/20	Projection 26/2	Projection 27/28 Projection 28/29	Projection 29/30	Projection 30/3	Total Completio ns and Projected Completio ns 2011-
										31/03/22 (net)									2031
Bicester	KINGSMERE (SOUTH WEST BICESTER) - PHASE 1	Kingsmere (South West Bicester) - Phase 1	82.7	Identified in the Non-Statutory Local Plan (2011)	16/02482/REM KME		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 averaged 31-49 completions per annum over the last 3 years.	Under construction	Deliverable	64	143	40	24 (	0	0	0 0	0 0	0	0
Bicester	KINGSMERE (SOUTH WEST BICESTER) - PHASE 1	Kingsmere (South West Bicester) - Phase 1	82.7	Identified in the Non-Statutory Local Plan (2011)	17/02072/REM KMF and KMG		Parcels KMF and KMG is being developed by Linden Homes and is well advanced with approximately 67% of the plots having been 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.	Under construction	Deliverable	59	119	28	15 (	0	0	0 0	0 0	0	0
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		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 2
Bicester	LAND SOUTH OF CHURCH LANE (OLD PLACE YARD AND ST EDBURGS)	Land South of Church Lane (Old Place Yard and St Edburgs)	0.63	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	11	0	0 3	0	0	0 0	0 0	0	0 14
Bicester	BICESTER - UNALLOCATED SITES (10 or more dwellings)	Inside Out Interiors, 85-87 Churchill Road, Bicester	1.18	-	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	0 10
Bicester	BICESTER - UNALLOCATED SITES (10 or more dwellings)	Kings End Antiques,	0.08	3 -	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	10	0 0	0	0 (	0	0	10 (	0 0	0	0 10
Bicester	BICESTER - SMALL SITES (1 to 9 dwellings)	-	-	-	-	WINDFALL	Small sites	Small sites	Deliverable	34	154	11	11 12		-	-		-	188
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.32	2 -	13/00948/CPA	Prior Approval	-	Site completed in March 2015 (2014/15).	Complete	0	22	0	0 (	0 0	0	0 0	0 0	0	0 22
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.11		18/00809/056	Prior Approval	-	Site completed in June 2021 (2021/22).	Complete	0	16	0	0 (	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	o	30	0	0 0	0 0	0	0 0	0 0	0	0 30
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	-	1.62	-	13/00621/OUT 15/00480/REM		-	Site completed in September 2017 (2017/18).	Complete	0	44	0	0 (	0	0	0 0	0 0	0	0 44
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.4	-	17/01556/F	Full	-	Site completed in December 2021 (2021/22).	Complete	0	0 10	0	0 (	0 0	0	0 0	0 0	0	0 10
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.36	-	13/00186/F	Full	-	Site completed in September 2015 (2015/16).	Complete	0	) 11	0	0 0	0	0	0 0	0 0	0	0 11
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		5.6	-	16/02370/F	Full	-	Site completed in March 2021 (2020/21).	Complete	0	85	0	0 (	0 0	0	0 0	0 0	0	0 85
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.55	-	15/01872/F	Full	-	Site completed in September 2021 (2021/22).	Complete	0	54	0	0 (	0 0	0	0 0	0 0	0	0 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	86	0	0 0	0	0	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	Reserved matters	-	Site completed in March 2022 (2021/22).	Complete	0	95	0	0 (	0 0	0	0 0	0 0	0	0 95
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		1.88		09/01450/F 11/00585/F 12/00472/F	Full	-	Site completed in September 2015 (2015/16).	Complete	0	37	0	0 (	0	0	0 0	0 0	0	0 37
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	Former DLO	9.52	-	Multiple permissions	Full	-	Site completed in December 2015 (2015/16).	Complete	o	200	0	0 0	0 0	0	0 0	0 0	0	0 200
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		0.55	-	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 0	0	0 5

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	25	26	28	29	31	版 Total
		address	Area (ha)		application reference	type (Allocation,				Permissions at 31/03/22	ons 01/04/11	n 22/	n 24/	n 25/	n 26/ n 27/	n 28/	n 29/ n 30/	Completio
			(114)		reference	Full, Outline,				minus units	to	Projection	Projection	ectio	Projection Projection	ectio	ectio ectio	Projected
						Reserved Matters)				built & recorded at	31/03/22	Proj	Proj	Project	Proj Proj	Proj	Proj Proj	Completio ns 2011-
						mattersy				31/03/22 (net)								2031
Other	OTHER AREAS - COMPLETED	Kings Two Wheel	0.1	-	18/01388/F	Full	-	Site completed in December	Complete	0	10	0	0 0	0	0 0	0	0 0	0 10
Areas	SITES (10 or more dwellings)	Centre, 139 Oxford Road, Kidlington						2020 (2020/21).										
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)	-	0.97	-	18/01491/OUT 19/01410/REM		•	Site completed in December 2020 (2020/21).	Complete	0	10	0	0 0	0	0 0	0	0 0	0 10
		Club and South Of			-,,													
		properties on Bunkers Hill,																
		Shipton On Cherwell																
Other	OTHER AREAS - COMPLETED	Land adjoining and	2.65	-	12/00926/OUT		•	Site completed in December	Complete	0	75	0	0 0	0	0 0	0	0 0	0 75
Areas	SITES (10 or more dwellings)	South of St Christopher Lodge,			14/00761/REM	matters		2016 (2016/17).										
		Barford Road,																
Other	OTHER AREAS - COMPLETED	Bloxham Land Adjoining	0.43	-	12/01611/F	Full	•	Site completed in March 2014	Complete	0	12	0	0 0	0	0 0	0	0 0	0 12
Areas	SITES (10 or more dwellings)							(2013/14).										
		Steeple Aston																
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		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	0 14
					12/04-02 (-	<b>5</b> 11			<b>6</b>									
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		3.14	-	13/01768/F	Full	•	Site completed in September 2016 (2016/17).	Complete	0	60	0	0 0	0	0 0	0	0 0	0 0 60
		Adderbury																
Other	OTHER AREAS - COMPLETED		0.357	-	18/01881/F	Full	•	Site completed in June 2021	Complete	0	13	0	0 0	0	0 0	0	0 0	0 0 13
Areas	SITES (10 or more dwellings)	Cottages Station Road, Ardley						(2021/22).										
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		3.7	-	11/01755/OUT 14/00379/REM		-	Site completed in September 2016 (2016/17).	Complete	0	66	0	0 0	0	0 0	0	0 0	0 0 66
		adjoining Bourne			,,													
		Lane, Hook Norton																
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		3.79	-	13/00301/OUT 14/02111/REM		-	Site completed in December 2018 (2018/19).	Complete	0	85	0	0 0	0	0 0	0	0 0	0 0 85
7 11 6 4 5		Deddington			1,02111,11211	indeters		2010 (2010) 10).										
Other	OTHER AREAS - COMPLETED	Land North of Hook	2.68	-	14/00844/OUT	Reserved	•	Site completed in September	Complete	0	54	0	0 0	0	0 0	0	0 0	0 0 54
Areas		Norton Primary School And South			17/00950/REM	matters		2020 (2020/21).										
		Of Redland Farm,																
		Sibford Road, Hook Norton																
0.1					/									_				
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		5.83	-	14/00250/F 17/00813/F	Full	•	Site completed in June 2019 (2019/20).	Complete	0	37	0	0 0	U	0 0	0	0 0	0 0 37
Other	OTHER AREAS - COMPLETED	Adderbury Land off Banbury	0.84	_	18/00691/F 16/01459/F	Full	-	Site completed in March 2020	Complete	0	25	0	0 0	0	0 0	0	0 0	) 0 25
Areas	SITES (10 or more dwellings)		0.64		10/01400/1			(2019/20).	complete		23	Ŭ	Ĩ		Ĩ			
Other	OTHER AREAS - COMPLETED	Land South of	5.4	-	14/01017/OUT	Reserved	-	Site completed in December	Complete	0	85	0	0 0	0	0 0	0	0 0	0 85
Areas	SITES (10 or more dwellings)	Milton Road,			15/01021/REM			2020 (2020/21).										
Other	OTHER AREAS - COMPLETED		1.7	-	10/00807/OUT		•		Complete	0	48	0	0 0	0	0 0	0	0 0	0 48
Areas	SITES (10 or more dwellings)	Orchard Close and adjoining Murcott			12/00799/REM	matters		(2014/15).										
		Road, Arncott																
Other	OTHER AREAS - COMPLETED	Land to the South	6.23	-	13/00496/OUT	Reserved	-	Site completed in September	Complete	0	60	0	0 0	0	0 0	0	0 0	0 0 60
Areas	SITES (10 or more dwellings)	West of Tadmarton			14/01634/REM			2018 (2018/19).	-									
		Road, Bloxham																
Other Areas	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		1.91	-	16/01979/F	Full	-	Site completed in March 2019 (2018/19).	Complete	0	43	0	0 0	0	0 0	0	0 0	0 0 43
		Main Street, Great																
Other	OTHER AREAS - COMPLETED	Bourton North of	5.87	Identified for 135 dwellings in the Non-	08/02541/F	Full	•	Site completed in September	Complete	0	115	0	0 0	0	0 0	0	0 0	0 0 115
Areas	SITES (10 or more dwellings)	Cassington Road		Statutory Local Plan (2011)	08/02594/F			2013 (2013/14).	-									
		(land adjacent to Exeter Farm),			10/01302/F													
Other	OTHER AREAS - COMPLETED	Yarnton Oak Farm.	0.93	-	10/00967/OUT	Reserved	-	Site completed in December	Complete	0	29	0	0 0	0	0 0	0	0 0	0 29
Areas	SITES (10 or more dwellings)		5.55		12/01095/REM			2014 (2014/15).	Lompiere		25	ĭ	Ĩ	Ĩ	Ĩ		Ĩ	
			1							I								

-	la .						I							0 0		~			<del></del>	
Area	Category	Site name and address	Site Area	Local Plan status	Planning application	Permission type	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning Permissions at	Completi	2/2	3/2	5/2	6/2	7/28	8/26	9/3(		Total Completio
			(ha)		reference	(Allocation,				31/03/22	01/04/11	0 7	on 2	0 7 0	on 2	on 2	on 2	on 2 00 3	. ta	ns and
						Full, Outline,				minus units	to		ecti	ecti ecti	ecti	ecti	ecti	ecti	F	Projected
						Reserved				1	31/03/22	Projecti	Project	Project Project	Projectio	Proj	Proj	Proj		Completio
						Matters)				recorded at 31/03/22 (net)				_						ns 2011- 2031
										,, (,										
Other	OTHER AREAS - COMPLETED		4.8	-	13/00456/OUT 14/01673/REM	Reserved	-	Site completed in December 2016 (2016/17).	Complete	0	65	0	0	0 0	0	0	0	0 0	<u>ں</u> ر	65
Areas	SITES (10 or more dwellings)	South of Milton			14/016/3/REIVI	matters		2016 (2016/17).												
		Road, Adderbury																		
Other	OTHER AREAS - COMPLETED SITES (10 or more dwellings)		1.9	-	09/01811/F	Full	-	Site completed in September 2012 (2012/13).	Complete	0	61	0	0	0 0	0	0	0	0 0	<u>ں</u> ر	61
Areas	SITES (10 OF HIDFE GWEININGS)	Road, Bioxilain						2012 (2012/13).												
Other	OTHER AREAS - COMPLETED		8.19	-	13/00344/HYBR	Hybrid	•	Site completed in September	Complete	0	89	0	0	0 0	0	0	0	0 0	) 0	89
Areas	SITES (10 or more dwellings)	Ambrosden			ID			2016 (2016/17).												
Other	OTHER AREAS - COMPLETED	The Green,	4.75	-	12/00305/OUT	Reserved	•	Site completed in March 2016	Complete	0	50	0	0	0 0	0	0	0	0 0	0 נ	50
Areas	SITES (10 or more dwellings)	Chesterton			13/01525/REM	matters		(2015/16).												
Other	OTHER AREAS - COMPLETED	The Paddocks	3.08	-	14/01737/OUT	Reserved	-	Site completed in June 2019	Complete	0	45	0	0	0 0	0	0	0	0 0		45
Areas	SITES (10 or more dwellings)		5.00	-	14/01/3//001 16/00219/REM		•	(2019/20).	complete		43	Ű	Ŭ	0 0		0	0	0 0	, 0	45
Other	OTHER AREAS - COMPLETED		0.72	-	13/00395/F	Full	-	Site completed in September 2015 (2015/16).	Complete	0	54	0	0	0 0	0	0	0	0 0	) 0	54
Areas	SITES (10 or more dwellings)	Kidlington						2015 (2015/10).												
Other	OTHER AREAS - COMPLETED	-	2.58	-	11/01907/F	Full	-	Site completed in September	Complete	0	40	0	0	0 0	0	0	0	0 0	0 נ	40
Areas	SITES (10 or more dwellings)							2015 (2015/16).												
Other	VILLAGES 5 - FORMER RAF	Launton Former RAF Upper	505	Local Plan allocation (2015) - Villages 5	10/01642/OUT	Outline	Loss of 72 dwellings.	Granted	Developable	-72	510	0	0	0 0	0	-36	-36	0 0	0 0	438
Areas	UPPER HEYFORD	Heyford	505		Outline	outine		ordined.	Bereiopuble		510		Ĩ			50				.50
					remainder									_		-		-	+	
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	15/01267/REM Parcel B6	Reserved 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	Under construction	Deliverable	30	14	20	10	0 0	0	0	0	0 0	<i>ν</i> ο	44
Areas		neyioid				matters	2022/23.													
Other	VILLAGES 5 - FORMER RAF	Former RAF Upper	505	Local Plan allocation (2015) - Villages 5	16/00864/REM	Reserved	The Council's latest monitoring information shows that 40% of the homes on phase 8 being developed by Dorchester Living are	Under construction	Deliverable	39	52	0	0	0 39	0	0	0	0 0	0 נ	91
Areas	UPPER HEYFORD	Heyford			Phase 8	matters	complete.													
Other	VILLAGES 5 - FORMER RAF	Former RAF Upper	505	Local Plan allocation (2015) - Villages 5	15/01209/REM	Reserved	The site is being developed by Bovis Homes and the Council's latest monitoring information shows that the remaining 5 homes	Under construction	Deliverable	5	63	5	0	0 0	0	0	0	0 0	0 נ	68
Areas	UPPER HEYFORD	Heyford			Parcel B3	matters	were completed in Q1 2022/23.													
Other	VILLAGES 5 - FORMER RAF	Former RAF Upper	505	Local Plan allocation (2015) - Villages 5	17/01119/REM	Reserved	Phase 7A is being developed by Dorchester Living. Construction of this development of 9 plots has not yet started.	Granted	Deliverable	0			_	0 0		0	0	0 0		0
Areas	UPPER HEYFORD	Heyford	505	Local Fian anocation (2013) - Villages 3	Phase 7B	matters	rnase /A is being developed by Dorchester Living, construction of this development of 9 piots has not yet started.	Granteu	Deliverable	, s		ľ	Ŭ	5 0	Ĩ	0	0	0 0	, 0	5
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	17/02006/REM Parcel B3	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	0	0 0	0	0	0	0 0	υ 0	21
Aleas	OFFERNETFORD	neylolu			partial re-plan	matters	were completed in Q1 2022/25.													
														_						
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	Reserved	The site is being developed by Bovis Homes and the Council's latest monitoring information shows that all 30 homes on Parcel B4B are complete and 18 plots on Parcel B4A are under construction.	Under construction	Deliverable	70	30	20	25	25 0	0	0	0	0 0	υ 0	100
Aleas		neyloru			B4B	matters														
																			+	
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	11	. 0	0	11	0 0	0	0	0	0 0	<i>ν</i> 0	11
74000					i nase //	matters														
Other	VILLAGES 5 - FORMER RAF	Former RAF Upper	505	Local Plan allocation (2015) - Villages 5		Reserved	Phase 8A is being developed by Dorchester Living. This phase comprises of 9 houses and a three storey block of 15 flats. The	Under construction	Deliverable	24	0	9	15	0 0	0	0	0	0 0	) 0	24
Areas	UPPER HEYFORD	Heyford			Phase 8A	matters	Council's latest monitoring information shows that construction started in Q4 2021/22 and all plots are under construction.													
Other	VILLAGES 5 - FORMER RAF	Former RAF Upper	505	Local Plan allocation (2015) - Villages 5	19/00446/F	Full	-	Planning permission for 11	Complete	0	) 11	0	0	0 0	0	0	0	0 0	0 (	11
Areas	UPPER HEYFORD	Heyford			Phase 5D			homes on phase 5D which is												
								developed by Dorchester Living was completed in June						1						
								2021.												
Other Areas	VILLAGES 5 - FORMER RAF	Former RAF Upper	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 31 new dwollings builds not not started	Granted	Deliverable	31	. 26	0	0	11 20	0	0	0	0 0	o ر	57
Areas Other		Heyford Former RAF Upper	505	Local Plan allocation (2015) - Villages 5		Full	new dwellings having not yet started. Phase 8C is being developed by Dorchester Living. This phase comprises of a three storey block of 15 flats. The Council's latest	Under construction	Deliverable	15	0	0	15	0 0	0	0	0	0 0	5 0	15
Areas	UPPER HEYFORD	Heyford			Phase 8C		monitoring information shows that construction started in Q4 2021/22 and all plots are under construction.													-
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	16/02446/F Phase 9	Full	Phase 9 of the development at Heyford Park is under construction by Dorchester Living. The Council's latest monitoring information shows that 12 completions were recorded in 2021/22 and 16 completions were recorded in 01 2022/23.	Under construction	Deliverable	284	12	50	50	50 50	50	34	0	0 0	0 ر	296
Areas Other	VILLAGES 5 - FORMER RAF	Former RAF Upper	505	Local Plan allocation (2015) - Villages 5		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	-	Deliverable	0	0	0	0	30 40	19	0	0	0 0	5 0	89
Areas	UPPER HEYFORD	Heyford		, , ,			agreement on 13 January 2022 discussions are ongoing and are likely to be resolved allowing the site to come forward.													
Other		Former DAT Lines	505	Local Plan allocation (2015) Village 5	19/00025 /11/20	Hubrid	A new Hubrid application for 1175 dwallings was approved subject to legal approximation for 1175 dwallings was approved subject to legal approximation for 1175 dwallings was approved subject to legal approximation for the subject to legal approximation		Dovelopshin	<u> </u>			_	0 0		100	150 15	10 100	625	550
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	ID	nyonu	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		Developable	0		0	"	"		100	150 15	50 150	, 025	550
							time. This is a developable site as RM permission has yet to be secured. Site to be kept under review.												$\square$	
Other	VILLAGES 5 - FORMER RAF	Former RAF Upper	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	-	Deliverable	0	0	0	0	0 10	21	0	0	0 0	o ر	31
Areas	UPPER HEYFORD	Heyford					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.													
Other	OTHER AREAS -	Kidlington Green	0.43	-	19/02341/F	Full	Full planning permission is secured and the Council's latest monitoring information shows that all 32 homes were completed in Q1	Under construction	Deliverable	32	0	32	0	0 0	0	0	0	0 0	) 0	32
Areas	UNALLOCATED SITES (10 or	Social Club, 1					2022/23.													
	more dwellings)	Green Road, Kidlington																		
Other	OTHER AREAS -	Land at Merton	4.12	-	18/02056/OUT	Reserved	Reserved Matters is secured. The Council's latest monitoring information shows that the site is under construction by Redrow	Granted	Deliverable	84	0	0	24	46 14	0	0	0	0 0	) 0	84
Areas	UNALLOCATED SITES (10 or	Road, Ambrosden			20/02778/REM	matters	Homes and 32 starts were recorded in Q1 2022/23.							1						
L	more dwellings)	1	I		I	1	1	1	1	1	I	I			I			1	┶──┶	

Area	Category	Site name and	Site	Local Plan status	Planning	Permission	Available and achievable evidence	Scheme status at 01/04/22	Conclusion	Planning	Completi	53	2 2	2	22	58	62 08	31	Total
			Area (ha)		application reference	type (Allocation,				Permissions at 31/03/22		on 22/:	n 23/	n 25/	n 26/:	n 27/	on 28/: on 29/:	n 30/	Completio
			()			Full, Outline,				minus units	to	ecti	jectic	jection	jectic	jectic	ojectio ojectio	jectio	Projected
						Reserved Matters)				built & recorded at	31/03/22	Proj	Proj	Projec	Projec	Pro	Proje Proje	Pro	Completio ns 2011-
										31/03/22 (net)									2031
Other	OTHER AREAS - UNALLOCATED SITES (10 or	Land at Tappers	2.19	-	18/00792/OUT	Outline	Outline planning permission is secured. Reserved Matters application for 46 homes (21/02083/REM) was submitted by a household of Cooperative Lines of the secure data and the secure data	Granted	Deliverable	46	5 C	20	26	0 0	0	0	0 0	0	0 46
Areas	more dwellings)	Farm, Oxford Road, Bodicote					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.												
Other	OTHER AREAS -	Land North of	0.52	-	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	Granted	Deliverable	(	0 0	0	0 1	4 0	0	0	0 0	0	0 14
Areas	UNALLOCATED SITES (10 or more dwellings)	Hempton Road and West of Wimborn					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.												
		Close, Deddington					· · · · · · · · · · · · · · · · · · ·												
Other	OTHER AREAS -	Land North of Oak		The site is included in the Weston on	13/01796/OUT	1	Reserved Matters / Full planning permission is secured and the site is under construction by Hayfield Homes. The Council's latest	Under construction	Deliverable	10	0 14	10	0	0 0	0	0	0 0	0	0 24
Areas	UNALLOCATED SITES (10 or more dwellings)	View, Weston On The Green		the Green Neighbourhood Plan for 20 dwellings.	16/00574/REM 17/01458/OUT	matters	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.												
				-	18/02066/F														
Other	OTHER AREAS -	Land North of	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	Granted	Deliverable	25	5 C	0	15 1	0 0	0	0	0 0	0	0 25
Areas	UNALLOCATED SITES (10 or more dwellings)	Shortlands and South of High Rock,					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												
		Hook Norton Road, Sibford Ferris					pending consideration.												
		Sibiora rems																	
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or	Land North of Station Road,	3.92	-	13/00004/OUT 14/01141/REM	1	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	Under construction	Deliverable	3	8 58	3	0	0 0	0	0	0 0	0	0 61
	more dwellings)	Bletchingdon			16/00362/F		completion.												
Other	OTHER AREAS -	Land North of The	1.43	-	15/02068/OUT	Reserved	Reserved Matters planning permission is secured. The Council's latest monitoring information shows that the remaining 6 plots	Under construction	Deliverable	6	5 38	6	0	0 0	0	0	0 0	0	0 44
Areas	UNALLOCATED SITES (10 or more dwellings)	Green and adj. Oak Farm Drive,			19/00046/REM 20/03609/F	matters	were completed in Q1 2022/23.												
		Milcombe																	
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or	Land South and Adj. to Cascade	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	12	2 0	0	12	0 0	0	0	0 0	0	0 12
	more dwellings)	Road, Hook Norton																	
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or	Land South of Home Farm House,	0.85	-	19/00831/OUT 21/01278/REM	1	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-	Granted	Deliverable	15	5 C	0	15	0 0	0	0	0 0	0	0 15
Alcus	more dwellings)	Clifton Road,			21/012/0/12/0	matters	commencement conditions, with several such applications having been approved.												
		Deddington																	
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or	Land to the South and adjoining to	0.93	-	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	10	0 0	6	4	0 0	0	0	0 0	0	0 10
Alcus		South Side, Steeple																	
Other	OTHER AREAS -	Aston OS Parcel 9100	4	-	19/00963/OUT	1	Outline planning permission is secured. Reserved Matters application (22/00959/REM) was submitted on behalf of a housebuilder	Granted	Deliverable	40	0 0	0	0	0 20	20	0	0 0	0	0 40
Areas	UNALLOCATED SITES (10 or more dwellings)	Adjoining And East Of Last House			22/00959/REM	matters	(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.												
	3-7	Adjoining And North Of																	
		Berry Hill Road,																	
Other	OTHER AREAS -	Adderbury OS Parcel 9507	1.9	-	19/00616/OUT	Outline	Outline planning permission is secured. Reserved Matters application (21/02180/REM) was submitted on behalf of a housebuilder	Granted	Deliverable	28	3 0	0	0	0 14	14	0	0 0	0	0 28
Areas	UNALLOCATED SITES (10 or more dwellings)	South of 26 and adjoining Fewcott					(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.												
0+		Road, Fritwell			17/01172/01-7	Barran I		Under energieur	Dalius										
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or	South East Of Launton Road And	5.34	-	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	Under construction	Deliverable	32	2 34		11	0 0	0	U	0 0	U	0 66
	more dwellings)	North East Of Sewage Works					plots have been reserved as of January 2023.												
		Blackthorn Road,																	
Other	OTHER AREAS -	Launton Stone Pits,	1.02	-	18/02147/OUT		Reserved Matters is secured and the site is under construction by Burrington Estates. The Council's latest monitoring information	Under construction	Deliverable	18	3 3	18	0	0 0	0	0	0 0	0	0 21
Areas	UNALLOCATED SITES (10 or more dwellings)	Hempton Road, Deddington			20/03660/REM	matters	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.												
Other Areas	OTHER AREAS -	Taylor Livock	0.05	-	18/00587/F	Full	This is a small brownfield site in a very sustainable location. Full planning permission secured. The site has not progressed since	Lapsed	Lapsed	10	0 0	0	0	0 0	0	0	0 0	0	0 0
Aieds	more dwellings)	Cowan, Suite F Kidlington Centre,					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.												
		High Street, Kidlington																	

Area	• •	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 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 20	otal ompletio s and rojected ompletio s 2011- 031
Other Areas	UNALLOCATED SITES (10 or	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 reesidential units have been accelerated due to prevailing market conditions. 10 Residential Homes and 73 care beds	Under construction	Deliverable	10	C	10	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		District-wide small sites windfall allowance	-	-	-	WINDFALL	Small sites	Small sites	Deliverable	-	-	0	0	0 100	100	100 1	100 100	100 -	-	600
Windfall		District-wide large sites windfall allowance	-	-	-	WINDFALL	Small sites	Small sites	Deliverable	-	-	0	0	0 0	0	100 1	100 100	100 -	-	400
			•	•	•	•	•	•	TOTALS 5 Year Total	7626	10981	1023	919 8	_	774 1 4244	217 12	266 1343	1410 5236		

Category	Site name and address	Site Area (ha)	Local Plan status	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)		Scheme status at 01/04/22		Permissio ns at 31/03/22	01/04/11	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 20	Total Completi Dons and Projected Completi Dons 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	C	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	C	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	C	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	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	0	C	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	C	0	0	0	0	30	75	75	75	75	210	330