Appeal by Vistry Homes Ltd Land East of Warwick Road, Banbury

Appeal ref. APP/C3105/W/24/3338211

LPA Ref. 23/000853/OUT

Proof of Evidence – Housing Delivery and Housing Land Supply

APPENDICES

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Appendix 1: JR1 PPG Extracts



Guidance

Housing supply and delivery

Guidance on 5 year housing land supply and Housing Delivery Test.

What policies are in place to encourage local authorities to promote a sufficient supply of land for housing and support delivery?

The standard method for calculating <u>local housing need</u> provides a minimum number of homes to be planned for. Authorities should use the standard method as the starting point when preparing the housing requirement in their plan, unless exceptional circumstances justify an alternative approach.

Paragraph 69 of the National Planning Policy Framework sets out what supply and mix of sites authorities should identify through their planning policies.

The Housing Delivery Test measures whether planned requirements (or, in some cases, local housing need) have been met over the last 3 years. The 5 year housing land supply is a calculation of whether there is a deliverable supply of homes to meet the planned housing requirement (or, in some circumstances, local housing need) over the next 5 years.

Paragraph: 001 Reference ID: 68-001-20240205

Revision date: 05 February 2024 See previous version

5 year housing land supply

What is a 5 year land supply?

A 5 year land supply is a supply of specific <u>deliverable</u> sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a <u>housing requirement</u> set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 77 of the National Planning Policy Framework.

Where authorities meet the requirements of paragraph 226 of the National Planning Policy Framework, they only need to demonstrate a 4 year housing land supply (for decision making purposes only). References in this guidance to 5 year housing land supply in relation to decision-making will need to be read as relating to 4 year housing land supply, where appropriate. For clarity, this does not apply to the sections of the guidance concerned with Annual Position Statements.

Paragraph: 002 Reference ID: 68-002-20240205

Revision date: 05 February 2024 See previous version

What is the purpose of the 5 year housing land supply?

The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years. Where strategic policies are more than 5 years old, or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement.

Paragraph: 003 Reference ID: 68-003-20190722

Revision date: 22 July 2019

Demonstrating a 5 year housing land supply

How can an authority demonstrate a 5 year supply of deliverable housing sites?

In plan-making, strategic policies should identify a 5 year housing land supply from the intended date of adoption of the plan.

For decision-taking purposes, an authority will need to be able to demonstrate a 5 year housing land supply when dealing with applications and appeals. They can do this in one of two ways:

- using the latest available evidence such as a Strategic Housing Land Availability Assessment (SHLAA), Housing and Economic Land Availability Assessment (HELAA), or an Authority Monitoring Report (AMR);
- <u>'confirming'</u> the 5 year land supply using a recently adopted plan or through a subsequent annual position statement (as set out in paragraph 78 of the National Planning Policy Framework).

Paragraph: 004 Reference ID: 68-004-20240205

Revision date: 05 February 2024 See previous version

What housing land supply does a local planning authority need to demonstrate for the purposes of decision making?

The criteria for housing land supply requirements for decision-making purposes are set out in paragraphs 76, 77 and 226 of the National Planning Policy Framework.

Paragraph 76 sets out the criteria under which an authority is not required to annually demonstrate a housing land supply for decision making. If an authority does not meet the criteria in paragraph 76, paragraph 77 sets out the housing land supply of specific deliverable sites that authorities should demonstrate for decision-making against either their requirement figure or LHN as appropriate.

Paragraph 226 sets out criteria where, for a period of two years from the date of publication of the National Planning Policy Framework published on 19 December, an authority only needs, for the purposes of decision-making, to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable) against either its housing requirement figure or LHN as appropriate.

The glossary of the National Planning Policy Framework defines what can be counted as a deliverable site for these purposes - those that are available now, offer a suitable location for development now, and those that will be achievable with a realistic prospect that housing will be delivered on the site within five years. Both the 5 year housing land supply and the 4 year housing land supply that authorities should demonstrate for decision making should consist of deliverable housing sites demonstrated against the authority's five year housing land supply requirement, including the appropriate buffer.

Paragraph: 055 Reference ID: 68-055-20240205

Revision date: 05 February 2024

What constitutes a 'deliverable' housing site in the context of planmaking and decision-taking?

In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- have outline planning permission for major development;
- are allocated in a development plan;
- have a grant of permission in principle; or
- are identified on a brownfield register.

Such evidence, to demonstrate deliverability, may include:

 current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance

- agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for largescale infrastructure funding or other similar projects.

Plan-makers can use the <u>Housing and Economic Land Availability Assessment</u> in demonstrating the deliverability of sites.

Paragraph: 007 Reference ID: 68-007-20190722

Revision date: 22 July 2019

What happens if an authority cannot demonstrate a 5 year housing land supply?

In plan-making, the Inspector examining the plan will test the evidence to ensure that the 5 year housing land supply identified in strategic policies is sound. If it is not, wherever possible the Inspector will recommend main modifications to the plan to ensure that the plan identifies a 5 year housing land supply from its date of adoption. In decision-taking, if an authority cannot demonstrate a 5 year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the National Planning Policy Framework.

Paragraph: 008 Reference ID: 68-008-20190722

Revision date: 22 July 2019

How should local authorities monitor their land supply position?

All local planning authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies, including those not required to demonstrate a 5 year housing land supply as per paragraph 76 of the National Planning Policy Framework.

Monitoring deliverable land supply will allow local authorities to identify sites which are not coming forward as planned as well as identify delivery on windfall sites, and help maintain housing delivery, which will be measured by the Housing Delivery Test.

Paragraph: 058 Reference ID: 68-058-20240205

Revision date: 05 February 2024

Calculating 5 year housing land supply

When should the 20% buffer be added to the 5 year housing land supply requirement?

To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should add a 20% buffer where delivery of housing taken as a whole over the previous 3 years has fallen below 85% of the housing requirement figure, as set out in the last published Housing Delivery Test results. This buffer should be applied to the supply requirement figure in the following 5 years and should include any shortfall, bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.

Authorities who are not required to demonstrate a 5 year housing land supply should disregard this requirement.

Paragraph: 022 Reference ID: 68-022-20240205

Revision date: 05 February 2024 See previous version

How is 5 year housing land supply measured where authorities have stepped rather than annual average requirements?

Five year land supply is measured across the plan period against the specific stepped requirements for the particular 5 year period.

Paragraph: 026 Reference ID: 68-026-20190722

Revision date: 22 July 2019

How can past shortfalls in housing completions against planned requirements be addressed?

Where shortfalls in housing completions have been identified against planned requirements, strategic policy-making authorities may consider what factors might have led to this and whether there are any measures that the authority can take, either alone or jointly with other authorities, which may counter the trend. Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors

in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure. Under-delivery may need to be considered where the plan being prepared is part way through its proposed plan period, and delivery falls below the housing requirement level set out in the emerging relevant strategic policies for housing.

Where relevant, strategic policy-makers will need to consider the recommendations from the local authority's action plan prepared as a result of past under-delivery, as confirmed by the Housing Delivery Test.

The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.

Where strategic policy-making authorities are unable to address past shortfalls over a 5 year period due to their scale, they may need to reconsider their approach to bringing land forward and the assumptions which they make. For example, by considering developers' past performance on delivery; reducing the length of time a permission is valid; re-prioritising reserve sites which are 'ready to go'; delivering development directly or through arms' length organisations; or sub-dividing major sites where appropriate, and where it can be demonstrated that this would not be detrimental to the quality or deliverability of a scheme.

Paragraph: 031 Reference ID: 68-031-20190722

Revision date: 22 July 2019

How can past over-supply of housing completions against planned requirements be addressed?

Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.

Paragraph: 032 Reference ID: 68-032-20190722

Revision date: 22 July 2019

How can authorities count older people's housing in the housing land supply?

Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply.

This contribution is based on the amount of accommodation released in the housing market. Further guidance is set out in <u>Housing for Older and Disabled People</u>.

Paragraph: 035 Reference ID: 68-035-20190722

Revision date: 22 July 2019

Appendix 2: JR2 - Turley Assessed Trajectory



											Aı	oper	ndix	JR2	2 - T	urle	ev As	ses	sec	d Tra	iecto	orv T	Table
Area	Category	Site name and address	Planning application reference	Permission type (Allocation, Full, Outline, Reserved	Scheme status at 01/04/23	Conclusion	ermissions at 31/03/23 minus units built (net)	Completions to 31/03/23	Projection 23/24	Projection 25/26	Projection 26/27		Projection 29/30	Projection 30/31	Post 2031	Total 5YS 2023-28	23/24	24/25		27/28	Turley Toal	Difference	Turley Commentary
,	BANBURY 1 - BANBURY CANALSIDE		18/00293/OUT Caravan site, Station Road	Allocation	Lapsed	Deliverable	(0	0 0	0	33 3	0	0	0	0	63	O	0	0 (0 0	0	-63	This site is allocated in the Plan (Banbury 1) for mixed use development including approximately 700 dwellings. Two other rows in the Council's trajectory relate to delivery of units within this site which have detailed consent and are not disputed. For this part of the allocation, the Council claim that 63 homes will be delivered in the five year supply period relating to application ref. 22/01564/OUT. This outline application was submitted in May 2022 by Mr Rooney but, some two years later, remains pending determination. Whilst the application was considered by committee in July 2023 and did receive a resolution to grant consent subject to a s106 agreement, it has now been nearly a year since that committee with no decision. The resolution is also now time expired with the report confirming that "The statutory determination period for this application expires on 23 august 2023. If the section 106 agreement/undertaking is not completed and the permission is not able to be issued by this date and no extension of time has been agreed between the parties, it is further recommended that the assistant director for planning and development is given delegated authority to refuse the application for the following reason." Even if extension of time have been agreed, they is likely to be a need to return the application to committee given the passage of time. Furthermore, even once the legal agreement is secured and outline permission issued, it will remain a site with outline planning permission only (and so still a limb b) site requiring clear evidence), and one that looks to have been secured by the landowner rather than the developer. There is no correspondence contained in the December 2023 AMR to confirm the landowner's intentions. Assuming the site is to be sold to a developer, it will need to be marketed and sold (on which we have no evidence of timescales), and it will take time for reserved matters to be prepared, submitted and determined, and for the requisite conditions to be discharged before development c
ĺ	BANBURY 1 - BANBURY CANALSIDE		18/01569/F Robert Keith Car Sales	Allocation	Lapsed	Deliverable	(0	0 9	10	0 0	0	0	0	0	19	0	9 1	10 (0 0	19	0	Not contested
,	BANBURY 1 - BANBURY CANALSIDE		Remainder of the Banbury 1 Allocation	Allocation	Allocatio n	Developabl e	C	0	0 0	0	0 0	0	100	100	372	0	0	0	0 (0 0	0	0	zero delivery in five years
·	HARDWICK	Southam Road	13/00159/OUT Multiple Full and RMs	Allocation Reserved matters	e	·	(537	0 0	0	0 0	0	0	0	0	0	0	0	0 0	0 0	0	0	zero delivery in five years
,	BANBURY 2 - HARDWICK FARM, SOUTHAM ROAD (EAST AND WEST)		18/00273/OUT 19/02226/RE M	Allocation Reserved matters	Granted	Deliverable	90	0		5 45	0 0	0	0	0	0	90	0	45 4	45 (0 0	90	0	Not contested
,			13/00444/OUT 17/00189/F	Allocation Full	Under construc tion	Deliverable	35		35 0	0	0 0	0	0	0	0	35	35	0	0 0	0 0	35	0	Not contested

	BANBURY 4 - BANKSIDE PHASE 2	Bankside Phase 2	19/01047/OUT	Allocation Outline	Deliverable	0	0	0 0	0	0 5	0 100	100	100 475	5 50	0	0	0 (0 0		0	-50	This site is allocated in the adopted Plan (Policy Banbury 4) to deliver approximately 600 homes. An outline application (17/01408/OUT) was submitted on the site in July 2017 for development of up to 700 homes - this was submitted by Hallam Land, and the webpage states the status as 'not proceeded with'. remains pending determination. The application was considered by planning committee in July 2021 and a resolution to grant consent was made subject to a s106 agreement and also subject to the provision of a suitable mechanism to secure the land required for the relocation of Banbury United Football Club. No decision notice has yet been issued for this development, so there is no consent in place at the present time despite the resolution to grant consent being in place for over two and a half years. It appears from the Council's application webpage that revised parameter plans and junction plans have been submitted in February this year with the applicant agent's covering letter confirming that these follow further requests from the local highway authority on the need for a 3metre cycleway. It is not clear whether the application will need to return to committee given the change in parameters and the passage of time since the resolution. Nevertheless, even once the legal agreement is secured and outline permission issued, this will remain a site with outline planning permission only (and so still a limb b) site requiring clear evidence on first completions in order to be considered a 'deliverable site'), and one that will have been secured by a land promoter who will need to sell the site (or parcels) to a housebuilder(s). There is no correspondence contained in the December 2023 AMR to confirm Hallam Lands intentions. Despite this, it is a site that will need to be marketed and sold (on which we have no evidence of timescales), and it will take time for reserved matters to be prepared, submitted and determined, and for the requisite conditions to be discharged before development can start on the site. There
Banbury	BANBURY 5 - NORTH OF HANWELL FIELDS	Hanwell	15/01589/RE M Persimmon Phase 2	Allocation Complet Reserved e matters	t Deliverable	0	515		0	0 (0 0	0	0 0	0	0	0	0 0	0 0	(0	0	zero delivery in five years
Banbury	BANBURY 5 - NORTH OF HANWELL FIELDS		19/02126/F Persimmon Phase 3	Allocation Complet Full e	Deliverable	0	36		0	0 (0 0	0	0 0	0	0	0	0 0	0 0		0	0	zero delivery in five years
Banbury	BANBURY 5 - NORTH OF HANWELL FIELDS	Hanwell	18/01206/OUT Broken Furrow Outline	Allocation Under Reserved construct matters tion	Deliverable	12	27		0	0 (0 0	0	0 0	12	12	0	0 (0 0	1	12	0	Not contested
	BANBURY 8 - BOLTON ROAD	Bolton Road	21/04202/F	Allocation Granted Full	Deliverable	80	0	0 4	40	0 (0	0	0 0	80	o	40	40 (0 0	8	30	0	Not contested
	BANBURY 8 - BOLTON ROAD	Bolton Road	-	Allocation	Developabl e	0	0	0 0	0	0 0	0 0	60	60 0	0	0	0	0 (0 0	(0	0	zero delivery in five years
	- LAND SOUTH OF SALT WAY AND WEST OF	of Salt Way and West of	14/01188/OUT 17/00669/RE M 18/01973/RE M		Deliverable	72	271		0	0 (0	0	0 0	72	72	0	0 (0 0	7	72	0	Not contested
Banbury	BANBURY 17		12/00080/OUT 14/01225/RE M		Complete	0	145		0	0 (0	0	0 0	0	0	0	0 (0 0	(0	0	zero delivery in five years
,			15/01326/OUT 19/00895/RE M	Allocation Under	Deliverable	101	179		0	0 0	0	0	0 0	101	75	26	0 0	0 0	10	01	0	Not contested
	BANBURY 17 - SOUTH OF SALT WAY	South of Salt Way - East	21/03639/F	Allocation Granted	Deliverable	0	0	0 0	23	0 (0 0	0	0 0	23	0	0 2	23 (0 0	2	23	0	Not contested

		South of Salt Way - East	14/01932/OUT	Allocation Outline	Granted	Deliverable	1000	0	50 7:	75	100 1	100	100	100 300	0 400	50	50 550	0 47	7 40	237	' -1	cd 11 FF a a r r r cd S S S S S S S S S S S S S S S S S S	This site is part of a site allocated in the Part 1 Local Plan for up to 1,345 homes (Policy Banbury 17). Outline permission was obtained in December 2019 for up to 1,000 homes as well as a local centre, school and sports facilities, under application ref. (4/01932/OUT. Reserved matters for two of the development parcels (22/02068/REM) was permitted in April 2023 for 237 dwellings. This upplication was submitted by Persimmon Homes and relates to Phases 1 and 3. Reserved matters has also been granted for a spine oad (20/03702/REM) and link road (20/03724/REM) serving the school and a foul water pumping station (21/03950/REM). The parts of this site that have detailed consent are not disputed. ince the supply report was published an additional reserved matters application (24/00772/REM) for 95 homes (Phase 2) has been ubmitted, by Charles Church. This was validated in March 2024 (some 11 months after the 1st April 2023 five year housing land upply base date) and remains pending determination. There are no other pending detailed applications for homes on this site. On he pending application, a response from Thames Valley Policy was issued in April 2024 which seeks amendments and further information on the proposals. A response from the County Highways team, also from April 2024 states an objection to the proposals as several grounds; parking, cycle parking, visibility splays, access onto Ancillary Road, Landscaping Proposals and Vehicle Tracking. As yet there are many key consultation responses outstanding in relation to this application and it is not clear whether other officers may also have concerns with the proposals as submitted and seek amendments to the scheme. Clearly amendments will need to be made to the pending reserved matters submission in order to address the highways comments before the application can be letermined. In my view it is also likely that other officers will have comments that need to be addressed. The Council claim delivery in the current five year period of 400 homes, this is in exces
	BANBURY 18 - DRAYTON LODGE FARM	Drayton Lodge Farm	18/01882/OUT	Allocation Outline	Granted	Deliverable	320	0	0 50	50	75 7	5 70	0	0 0	250	0	50 5	0 75	5 75	250) (Not contested
	BANBURY 19 - LAND AT HIGHAM WAY	Land at Higham Way	-	Allocation	-	Developabl e	0	0	0 0	0	0 (50	50	50 0	0	0	0 0	0 0	0	0	(z)	ero in five years
	AND WEST OF BRETCH HILL RESERVOIR ADJ TO BALMORAL	and West of Bretch Hill Reservoir adj to Balmoral	20/01643/OUT	Reserved matters	Granted	Deliverable	49	0		39	0 0	0 0	0	0 0	49	0	10 3	9 0	0	49	(Not contested
Banbury	AVENUE BANBURY - UNALLOCAT ED SITES (10 or more dwellings)	Phase 1	05/01337/OUT 13/01682/F Multiple RMs	Reserved matters	Complet e	Complete	0	1081		0	0 (0	0	0 0	0	0	0 0	0 0	0	0	())	ero in five years
Banbury	BANBURY - UNALLOCAT ED SITES (10 or more dwellings)	Adjoining	13/00656/OUT 15/00277/RE M 16/02428/RE M		Complet e	Complete	0	300		0	0 (0	0	0 0	0	0	0 0	0 0	0	0	())	ero in five years
,	BANBURY - UNALLOCAT ED SITES (10 or more dwellings)	Magistrates Court, Warwick Road, Banburv		Full	e	Complete	0	23		0	0 (0	0	0 0	0	0	0 0	0	0	0	(o	ero in five years
,	UNALLOCAT	Land to the rear of 7 and 7A High Street	18/00487/F	Full	Lapsed		0	0	0 0	0	0 (0	0	0 0	0	0	0 0	0 0	0	0	(ero in five years

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Banbury BANBURY - OS Pa UNALLOCAT 6372 : ED SITES (10 East C or more Milest dwellings) Farm, Broug Road, Banbu	South of tone thton	OUT Out	tline -	[Deliverable 4	49	0	0	0	49	0	0 (0	0 4:	.9 (0 0	0	49	0	49	C	Not contested
Banbury BANBURY - UNALLOCAT ED SITES (10 or more dwellings) We will be a size of the size	ell ation, o ; ow	OUT Out	tline -		Deliverable	0	0	0	0	28	50	0 (0	0 7:	8 (0 0	0	0	0	0	-7	This site is not allocated for development in the adopted Plan. An outline application (21/03426/OUT) for up to 78 homes was submitted by Manor Oak Homes in October 2021 and remains pending determination. The application was considered by committee in April 2022 and a resolution was made to grant consent subject to a Section 106 Agreement. However, over two years since this resolution there is still no outline approval for this development. As such, this site does not fall under either limb a or limb b of the definition of deliverable but, nevertheless, on the basis that the types of sites listed within the definition of deliverable is not a closed list, I have proceeded to determine whether this site has the necessary clear evidence that first homes will be delivered in the five year period, in order for it to be considered as a 'deliverable site'. The Council's commentary on this site in the AMR suggests the signing of the \$106 is 'imminent' but that was stated in December 2023, and this still has not happened. I also note that in the Council's February 2023 Five Year Housing Land Supply Statement (Core Document 6.5) that this site was considered by the council not to meet the definition of deliverable, with first completions shown outside of the five year period. Despite the same application status i.e. a resolution to grant with no decision, the site has now been included as deliverable. Even once the legal agreement is secured and outline permission issued, this will remain a site with outline planning permission only (and so still a limb b) site requiring clear evidence on first completions in order to be considered a 'deliverable site'). It will take time for reserved matters to be prepared, submitted and determined, and for the requisite conditions to be discharged before development can start on the site. There is nothing in the AMR from the intended developer to confirm intentions, and absolutely no clarity or certainty on any timescales and a complete absence of any clear evidence. As a limb b)
, , , , , , , , , , , , , , , , , , , ,	rcombe nouse ord A422	OUT			Deliverable	0	0	0	0	0	50	75 7	5 5	60	5(0 (0 0	0	0	0	0	-5	This site is not allocated for development in the adopted Plan. Outline permission was granted (22/02101/OUT) in January 2024 for up to 250 homes. This application was submitted by Bloor Homes. Importantly, that outline permission is some 9 months after the base date. The inclusion of sites beyond the cut-off date skews the data by overinflating the supply without a corresponding adjustment of need. Indeed that is why there is a clear cut-off date set out in the AMR. Moreover, the site West of Barton Road, Thurston, should be removed from the supply as its permission postdates the cut-off for the relevant period of assessment." Even if the view were taken that this site could potentially be included, it should only be included as a deliverable site at the 1st April 2023 base date if the necessary clear evidence was available at that base date – in my view, clear evidence was not available at the base date and, despite further progression (outlined below) it remains the case that clear evidence is not available now. I am aware that a reserved matters application (23/03139/REM), also by Bloor Homes was submitted in January 2024 and that this remains pending determination. This seeks detailed consent for all 250 homes. There is an objection from the Ecology officer (January 2024) which is seeking further detail on Biodiversity Net Gain (BNG), and amendments in relating to the number of bird/bat bricks and hedgehog gaps proposed. There is an objection from the County Highways Team (February 2024) relating to cycle parking, parking provision, footway widths, pedestrian visibility, refuse tracking and footway gradients. Amendments to the scheme will be required to address these comments. There is also an objection from the County archaeology team which states concerns that planting is proposed in the 'no dig' area agreed at outline stage, this comments will also requirements amendments to the proposed scheme in order for the objection to be made to the pending reserved matters submission in order to address the is

BANBURY - SMALL SITES (1 to 9 dwellings)		-	WINDFAL	sites	Deliverable	62			31 0					62	2.5	25	0		. 5	50	-12	Given the volume of sites identified and the nature of small scale development, it is appropriate to consider the application of a lapse rate to this source of supply. In my experience, the application of a lapse rate to small sites is an approach that many local authorities apply to ensure that the anticipated supply small scale development sites is realistic and not an over estimation of homes that will realistically come forward in the 5 year period. The nature of small scale development is that it is typically undertaken by small and medium developers, or even private individuals, rather than national housebuilders. It is not unusual or uncommon for consents to lapse before they are implemented, or for revised applications to be progressed – indeed, there is clear evidence of lapses in permissions in Cherwell, which I will set out later. I am aware of several local authorities who consider it appropriate to apply a non-implementation or lapse rate to certain components of supply, so as not to over estimate the number of units that are likely to come forward. This is particularly appropriate where an authority has some local data on historic lapse rates. Examples of deductions are set out at para 6.152 of my proof of evidence. I presented evidence to an appeal at Witney Road, Ducklington where, in that case, my assessment identified that a 10% lapse rate should be applied to the Council's small sites supply. The Inspector agreed, concluding the paragraph 93 that: "There was also dispute whether an assumption should be made that some permissions on small sites will lapse. The appellant suggests 10% and a reduction of 66 dwellings should be made. There is a logic to the assumption that some permissions will lapse as the owners may change their minds, may neglect the 3 year deadline or a constraint emerges. Given these eventualities I find that a 10% allowance and 66 dwellings reduction would be reasonable." (my emphasis) I do acknowledge that there is no specific guidance in the NPPF nor in PPG on the app
BICESTER 1 - NORTH WEST BICESTER	Bicester Eco- Town Exemplar	Elmsbrook Phases 1, 2, 3	Allocation Hybrid	Under construc tion	Deliverable	27	312		0 0	0	0	0 0	0 0) 27	27	0	0	0 0	2	27	0	Not contested
BICESTER 1 - NORTH WEST BICESTER	Bicester Eco- Town	and 4 19/01036/HYB RID Mixed use centre	Allocation Hybrid	Granted	Deliverable	16	O	0 :	16 0	0	0	0 0	0 () 16	0	16	0	0 0) 1	16	0	Not contested
BICESTER 1 - NORTH WEST BICESTER	North West Bicester Eco- Town		Allocation Full	Under construc tion	Deliverable	25	32		0 0	0	0	0 0	0 () 25	25	0	0	0 0	2	25	0	Not contested
BICESTER 1 - NORTH WEST BICESTER		14/02121/OUT	Allocation Outline	Granted	Deliverable	1700	0	0	0 0	50	50 5	50 50	50 14	50 10(0 0	0	0	0 0		0	-100	This site is allocated in the adopted Plan (Policy Bicester 1) for a zero carbon mixed use development including new employment and up to 6,000 new homes. An outline application (14/02121/OUT) for 1,700 homes a retirement village and some commercial floorspace was submitted by Portfolio Property Partners Ltd in December 2014, and approved in January 2020. A reserved matters application (21/02339/REM) for Phase 1,500 homes, was submitted by Countryside Properties in July 2021 and subsequently withdrawn in November 2022. A reserved matters application (23/0214/REM) for infrastructure for Phase 1A was approved in February 2024. A further reserved matters application (23/01493/REM) for internal roads and drainage was submitted in June 2023 and remains pending determination. In addition, a reserved matters (23/01586/REM) application was been submitted by Cala Homes in July 2023, seeking detailed approval for 123 homes. Various comments have been received from officers on the proposed details, and amended plans were submitted in March 2024. However, since these amendments were provided there continue to be objections to the scheme and requests for further information and amendments. A response from Active Travel England, dated April 2024 states they are seeking deferral of a decision as the body is not currently in a position to support the application and have several issues with the revised proposals including in relation to walking and cycling access routes and the internal street layout. In addition, a response from the Ecology team (March 2024) is seeking clarification on a number of points, further work in relation to farmland birds, and amendments to ensure dark corridors for bats are delivered on the site. Further consultee responses are awaited. The site has long planning history, and the current reserved matters for actual homes has been pending determination for nearly a year (at the time of writing), there remains issues and there is a lack of clarity on the timescales for resolving the outstanding i

	Т		1 .	T	1		1							-					_					
Bicester	BICESTER 1 -	North West	17/00455/HYB	Allocation		Developabl		0	0															zero in five years
	NORTH WEST BICESTER	Bicester Phase 2	RID 21/01630/OUT	Outline		е																		
	DICESTER	(Remainder)																						
		(**************************************	Hawkwell																					
			Village																					
									0	0	0 0	0 0	50	50	50 3	738	0	0 0	0	0	0	0	0	
Bicester		Graven Hill	16/01802/OUT		Lapsed	Developabl	(0	0															zero in five years
	GRAVEN HILL		Outline	Outline		е			0	0	0 0	0	50	50	50	945	0	0 0	0	0	0	0	0	
Ricester	BICESTER 2 -	Graven Hill	remainder 141	Allocation	Under	Deliverable	14:	1 13	5				\vdash		-+									A Local Development Order (Third Revision) was established on this site in 2020 to deliver 276 self build plots. This LDO expired in
שוכפסנפו	GRAVEN HILL	Staven mil	(expired)20/02	Local	construc		14.	13																December 2023 and there is no replacement order in place.
			345/LDO	Developm	tion																			This site was considered in the evidence for the Ambrosden appeal at which the Council confirmed (through Mr Jon Goodall, who is
			Local	ent Order																				also the five year housing land supply witness for this appeal as well) that 33 units should be removed from the supply to reflect the
			Development						25	25	25 2	5 41		0	0	0 1	.41	25 25	25	25	8	108	-33	homes that were not already covered by Certificates of Compliance at the time the LDO expired. I will seek to agree this with the
			Order variuos																					Council through the topic specific Statement of Common Ground
			confirmations o	f																				There are no new applications for homes on this site and as such although the original LDO envisaged a total of 276 self build plots
			compliance																					would come forwards, this is not now possible given the order has expired. 33 units should therefore be removed from the supply.
Bicester	BICESTER 2 -	Graven Hill	Various RMs	Allocation	Under	Deliverable	184	4 34																Not contested
	GRAVEN HILL			Reserved	construc				25	25	50 50	0 34	0	0	0	0 1	.84	25 25	50	50	34	184	0	
Diseases	BICESTER 2 -	Graven Hill	Allocation	matters Allocation	tion	Developabl	ļ ,	2	^	+			\vdash					_	-					zero in five years
bicester	GRAVEN HILL	Graven Hill	remainder	Allocation	-	Pevelopabl		١	0	0	0 0	0	0	0	0 2	200	0	0 0	0	0	0	0	0	zero in rive years
Bicester		South West	13/00847/OUT	Allocation	Granted	Deliverable	60	0	0															This site is part of an allocated site identified for up to 726 homes via Policy Bicester 3 of the Plan.
	SOUTH WEST	Bicester	Outline	Outline																				Various reserved matters applications are in place and covered by other rows in the Council's supply trajectory. This row relates to
	BICESTER	Phase 2	remainder																					the residual units from the outline consent, detailed below.
	PHASE 2																							Outline permission (13/00847/OUT) for up to 709 homes was submitted by Countryside Properties and approved in May 2017. The
																								Council's trajectory states that 60 units remain as residual from the outline and a planning application for 82 homes was expected in
																								November 2023. A hybrid application (23/03073/HYBRID) with details for an 82 bed extra care scheme (C2 use) and outline information for 14
																								dwellings was submitted in November 2023 (after the base date) by Preferred Homes and Countryside Properties and remains
																								pending determination. A response from the Ecologist (February 2024) has requested further information in relation to biodiversity
									0		0 6	م ا م		0	0	0 1	50	0 0	0	0	0	0	-60	
									U		٦	٦		١	١	٠	50	٦	"	"	Ü	U	-00	C3 (March 2024). It is not clear from the correspondence available online whether the Applicant will agree to amend the use class
																								for the proposed C2 units, it is not yet, therefore possible to establish how many units from this site would contribute to the supply
																								once the application was approved . The scheme as submitted only has detailed information for the C2 units, with outline only for
																								the 14 C3 units. At present, there is no detailed consent in place for any units (C2 or C3) on this site. There is no clarity on the
																								timescales for resolving the outstanding issues on the application, whilst some progress has been made with the hybrid application,
																								comments remain outstanding.
																								As a limb b) site under the definition of deliverable in the NPPF, to be included in the Council's Housing Land Supply, there needs to be clear evidence in place that homes will deliver in the five year period. There is no such clear evidence here and this site should be
																								removed from the Council's supply
Ricoctor	BICESTER 3 -	South West	18/00647/RE M	Allocation	Under	Deliverable	55	5 19	12				\vdash											Not contested
bicester		Bicester	Parcel H and I		construc) 5:	19																not contested
		Phase 2	. arecriration	matters	tion				50	5	0 0	0	0	0	0	0 !	55	50 5	0	0	0	55	0	
	PHASE 2																							
Bicester	BICESTER 3 -	South West	18/01777/RE M		Complet	Complete	(0 17	6															zero in five years
		Bicester	Parcels N, O and		е				0	0	0 0	0 0	0	0	0	0	0	0 0	0	0	0	0	0	
		Phase 2	Р	matters																				
Bicester	PHASE 2 BICESTER 3 -	South West	19/02225/RE M	Allocation	Under	Deliverable	29	9 19	7				\vdash	-+	-+									Not contested
		Bicester	Parcels J, L and		construc]									20	20				2.0	_	The solutions of the solution
		Phase 2	М	matters	tion				29	U	0 0	' 0	الا	0	0	0 2	29	29 0	0	0	U	29	0	
		1	1	1	1	1	1	1						1	1									

	BICESTER 10 - BICESTER GATEWAY BUSINESS PARK	Bicester Gateway Business Park, Wendlebury Road, Bicester	20/00293/OUT	Allocaton Outline	Granted	Deliverable	273	3	o	0	0 0	50	50	50	23 :	100	50	0 0	0 0	0	0	0	-50	This site has outline consent for office space and up to 273 homes (20/00293/OUT). This application was submitted by Bicester Gateway Ltd and approved in April 2021. Condition 5 of this consent required reserved matters to be submitted within 3 years, i.e. by 1 April 2024. No reserved matters appear to have been progressed in relation to this consent which I assume has now expired. A variation of this application was submitted in August 2021 (21/02723/OUT) - this sought to amend the consent to remove the requirement to deliver the mixed use co-working hub as part of the first residential phase. This was approved in October 2021 and did not amend the timescales for submission of reserved matters pursuant to the outline. An earlier outline permission on the site (16/02586/OUT) for Phase 1 of a business park (including employment and a hotel) was submitted by Bloombridge LLP and approved in July 2017. Reserved matters pursuant to this earlier consent have recently been progressed; application ref. 22/02025/REM for 12 knowledge economy units was submitted by Bicester Gateway Ltd and approved in November 2022. At present it does not appear that there is any consent in place for residential development on this site, given the outline including 273 homes appears to have now expired without reserved matters being submitted. The most recent activity on the site relates to details being approved for an earlier scheme; the knowledge economy units, which does not include residential development. Whilst the Council's AMR indicates 'Discussions occurring with developer, who is the landowner, on developing site for new homes', there is no clarity on this and no record of any new application for residential development on the site. Indeed, this is a position that appears to now be accepted by the Council. This site was considered in the evidence for the Ambrosden appeal , at which the Council confirmed (through Mr Jon Goodall, who is also the Council's five year housing land supply witness for this appeal as well) that the
	BICESTER 12 - SOUTH EAST BICESTER (WRETCHWI CK GREEN)	South East Bicester (Wretchwick Green)	16/01268/OUT	Allocation Outline	-	Developabl e	1500) (0	0	0 0	0	50	50	50 1	1350	0	0 0	0	0	0	0	0	zero in 5 years
Bicester	BICESTER 13 -	Gavray	-	Allocation	-	Developabl	0) (0															Zero in five years
	GAVRAY DRIVE	Drive				е			0	0	0 0	0	50	50	50	100	0	0 0	0	0	0	0	0	
Bicester	Cattle Market	Cattle Market	-	Allocation	-	Developabl e	0) (0	0	0 0	0	0	0	0	40	0	0 0	0	0	0	0	0	Zero in five years
		-	Kingsmere Phase 1 historic completions	Allocation Reserved matters	Complet e	Complete	0	1300	6 -	-		-	-	-	-	-	0			-	-	0	0	Zero in five years
Bicester		Kingsmere	16/00192/RE M KM22	Reserved		Deliverable	4	1 40		0	0 0	0	0	0	0	0	4	4 0	0	0	0	4	0	Not contested
Bicester	KINGSMERE	Kingsmere (South West Bicester) - Phase 1	16/02482/RE M KME	Reserved		Deliverable	15	5 192		o	0 0	0	0	0	0	0	15	15 0	0	0	0	15	0	Not contested
Bicester		Kingsmere (South West	17/02072/RE M 17/2582/REM KMF and KMG	Reserved		Deliverable	6	5 17:		0	0 0	0	0	0	0	0	6	6 0	0 0	0	0	6	0	Not contested
Bicester	KINGSMERE			Allocation Reserved matters		Complete	0	3	-	0	0 0	0	0	0	0	0	0	0 0	0	0	0	0	0	Zero in five years
Bicester	LAND SOUTH OF CHURCH LANE (OLD	Land South	16/00043/F 20/02405/F	Full	Complet e	Complete	0) 14		0	0 0	0	0	0	0	0	0	0 0	0 0	0	0	0	0	Zero in five years
	BICESTER - UNALLOCAT ED SITES (10 or more dwellings)		21/02890/F	Full	Under construc tion	Deliverable	10) (10	0	0 0	0	0	0	0	0	10	10 0	0 0	0	0	10	0	Not contested

Dicostor	DICECTED	Dakofield	21/01010/F	Euli	Cran	tod	$\overline{}$	24						1	1								Not contocted
Bicester	BICESTER - UNALLOCAT	Pakefield House St	21/01818/F	Full	Gran	ilea		34	U														Not contested
	ED SITES (10	Johns Street								0 0	20	14	0	0	0 (34	0	0	20 14	4 0	34	0	
	or more	Bicester																					
<u></u>	dwellings)	OX26 6SL												\perp									
Bicester	BICESTER -		16/02461/OUT	Reserv	ed Com	plet Complet	.e	0	10														Zero in five years
	UNALLOCAT	Interiors, 85-	19/01276/RE M	matter	s e																		
	ED SITES (10	87 Churchill								0 0	0	0	0	0	0 (0	0	0	0 0	0	0	0	
1	or more	Road,																					
	dwellings)	Bicester																					
Bicester	BICESTER -	_	19/02311/OUT	Outline	e Lapse	ed Lapsed		0	0														Zero in five years
	UNALLOCAT	Antiques,																					
	ED SITES (10	Kings End,								٥١٥	0	0	0	0	0 (0	0	U	0 0	יוי	0	0	
	or more	Bicester																					
Ricostor	dwellings) BICESTER -	1	_	WIND	ALL Smal	l Deliveral	hle	45	161					+	-+				+				Given the volume of sites identified and the nature of small scale development, it is appropriate to consider the application of a lapse rate to this
bicester		-	-	WINDE			Jie '	45	101														source of supply. In my experience, the application of a lapse rate to small sites is an approach that many local authorities apply to ensure that the
	SMALL SITES				sites																		anticipated supply small scale development sites is realistic and not an over estimation of homes that will realistically come forward in the 5 year
	(1 to 9																						period.
	dwellings)																						The nature of small scale development is that it is typically undertaken by small and medium developers, or even private individuals, rather than
																							national housebuilders. It is not unusual or uncommon for consents to lapse before they are implemented, or for revised applications to be progressed
																							indeed, there is clear evidence of lapses in permissions in Cherwell, which I will set out later.
																							l am aware of several local authorities who consider it appropriate to apply a non-implementation or lapse rate to certain components of supply, so as
	1																						not to over estimate the number of units that are likely to come forward. This is particularly appropriate where an authority has some local data on
				1										1									historic lapse rates. Examples of deductions are set out at para 6.152 of my proof of evidence.
	1																						I presented evidence to an appeal at Witney Road, Ducklington where, in that case, my assessment identified that a 10% lapse rate should be applied
	1																						to the Council's small sites supply. The Inspector agreed, concluding the paragraph 93 that:
				1										1									"There was also dispute whether an assumption should be made that some permissions on small sites will lapse. The appellant suggests 10% and a
				1										1									reduction of 66 dwellings should be made. There is a logic to the assumption that some permissions will lapse as the owners may change their minds, may neglect the 3 year deadline or a constraint emerges. Given these eventualities I find that a 10% allowance and 66 dwellings reduction would be
	1																						reasonable." (my emphasis)
	1																						I do acknowledge that there is no specific guidance in the NPPF nor in PPG on the application of a lapse rate. I also acknowledge that the NPPF
	1								1	15 1	15	-		-		45	13	12	12 0	_	37	-8	definition of deliverable confirms that sites with detailed planning permission "should be considered deliverable until permission expires, unless
	1																						there is clear evidence that homes will not be delivered within five years" (my emphasis).
				1										1									There is clear evidence here that homes from this source of supply will not be delivered in the 5 year period. I provide this, below. Cherwell has a
	1																						significant number of small sites within the supply and there is no information on the deliverability of these. My team did request a detailed
				1										1									breakdown of small sites with planning permission that the Council includes in its supply – this is not provided in the AMR. Unfortunately, a
				1										1									breakdown of sites was not provided. The Council's housing land supply witness did point my team in the direction of a number of tables provided to
																							another inquiry, however, these did not provide a clear list of small sites that the Council includes as deliverable in its current 5-year period that we
																							were able to interrogate.
																							Nevertheless, I do note from the information provided (as set out in the extract included at Appendix JR3) that it is possible to determine the number
																							of lapsed permissions since the beginning of the plan period in 2022. This shows that (based on the data provided) 433 homes from permitted small
																							site have lapsed since 2011.
																							The Council's 2023 AMR (Core Document 6.9) sets out at table 17 that 1,634 homes have been completed on sites in the District since 2011. The lapsed
																							consents therefore represent circa 26% of the supply from this source in the plan period. This provides clear evidence that not all small sites will be
																							delivered, and that many of them will lapse. This provides clear evidence that a large percentage of homes from this source of the Council's supply will not be delivered within five year period. It berefore consider it appropriate has a delivered within five year period. It berefore consider it appropriate has a delivered within five year period.
	1																						not be delivered within five year period. I therefore consider it appropriate, based on the historic local evidence, to apply a lapse rate of 20% to small
1				1										1									sites. This is considered a realistic lapse rate based on the evidence that lapses to date have actually been higher. Given the above, I consider it reasonable to apply a lapse rate of 20% to the Council's claimed supply from small sites
				1										1									To the many above, it consider it reasonable to apply a rapse rate of 20% to the council s drainled supply from sitial sites
Other	VILLAGES 5 -	Former RAF	10/01642/OUT	Allocat	ion Com	plet Complet	.e -	-72	551					1									Zero in five years
Areas	FORMER RAF	Upper	Outline	Outline																			
	UPPER		remainder							0 0	0	0	0 -3	6 -36	0 (0	0	0	0 0	0	0	0	
1	HEYFORD	1,		1										1									
Other		Former RAF	15/01267/RE M	Allocat	ion Com	plet Complet	e	0	44					1									Zero in five years
Areas	FORMER RAF		Parcel B6	Reserv										-								1 .	
	UPPER	Heyford		matter						0 0	0	0	0	0	0 (0	0	0	0 0	0	0	0	
	HEYFORD	,		matter	-									1									
Other	VILLAGES 5 -	Former RAF	16/00864/RE M	Allocat	ion Com	plet Complet	e	0	76														Zero in five years
Areas	FORMER RAF	Upper	Phase 8	Reserv		p.c. Completi		٦						1									
, cus	UPPER	Heyford	. 11030 0	matter						0 0	0	0	0	0	0 (0	0	0	0 0	0	0	0	
1	HEYFORD	lieylold		matter	3									1									
Other	VILLAGES 5 -	Former RAF	15/01209/RE M	Allocat	ion Com	plet Deliveral	ble	0	68					+									Zero in five years
	FORMER RAF		Parcel B3	Reserv		Pict Deliveral	J.C	Ĭ															
Areas	UPPER	Upper	i aicei bo	matter	l l					0 0	0	0	0	0	0 (0	0	0	0 0	0	0	0	
	HEYFORD	Heyford		matter	3									1									
Other	VILLAGES 5 -	Former RAF	17/01119/RE M	Allocat	ion Unde	er Deliveral	ble	5	1					+									under construction
Areas	FORMER RAF	Upper	Phase 7B	Reserv			J.C	ا	7														
\ras	UPPER		Hase / B			ii uc				5 0	0	0	0	0	0 (5	5	0	0 0	0	5	0	
		Heyford		matter	s tion																		
Other	HEYFORD VILLAGES 5 -	Former PAF	17/02006/RE M	Allocat	ion Com-	nlet Complet	<u> </u>		21					+	-+								Zero in five years
	FORMER RAF					Pier Completi	_	٦	21					1									action in the years
Areas		Upper	Parcel B3 partial							0 0	0	0	0	0	0 (0	0	0	0 0	0	0	0	
	UPPER	Heyford	re-plan	matter	S																		
i	HEYFORD VILLAGES 5 -	Former BAF	17/00002/05 #4	Allossi	ion Heat-	er Deliveral	hlo	50	50					+	-+				+				Not contacted
Othor	IVILLAGES 5 -	rormer KAF	17/00983/RE M				Jie	30	50					1									Not contested
Other		I I mare - ··	Danasi- D44	De-	امما -									1 -	.				_ _			0	
Other Areas	FORMER RAF	Upper	Parcels B4A and			truc			A	50 0	0	0	0	0	0 (50	50	0	0 0	טןי	50	U	
			Parcels B4A and B4B	Reserve		truc				50 0	0	0	0 0	0	0 0	50	50	0	0 0	0	50	١	

Other	VILLAGES 5 -	Former RAF	19/00439/RE M	Allocation	Complet	Complete	0	11																Zero in five years
Areas		Upper	Phase 7A	Reserved	e											•	
		Heyford		matters					0	١٥	0 0	0	0 0) (0	0	0	0	0 (0 0	0)	0	
	HEYFORD	1																						
Other	VILLAGES 5 -	Former RAF	19/00440/RE M	Allocation	Complet	Complete	0	24																Zero in five years
Areas	FORMER RAF	Upper	Phase 8A	Reserved	e				0	0	0 0	0	0 (0	0	0	0	0 (0 0	0	,	0	
	UPPER	Heyford		matters					U	١	۰۱۰	"	٠ ا ٠	, ,	, 0	U	"	"	٠, ١	ין י		,	U	
	HEYFORD																							
Other	VILLAGES 5 -	Former RAF	19/00446/F	Allocation	Complet	Complete	0	11																Zero in five years
Areas	FORMER RAF	Upper	Phase 5D	Full	e				0	0	0 0	0	0 (0	0	0	0	0 0	o o	0	,	0	
	UPPER	Heyford							0	0	٥١٥		٠ ا ٠	, I ,	, I o	U	"		۲	ا ا			U	
	HEYFORD	-																						
Other	VILLAGES 5 -	Former RAF	19/00446/F	Allocation	Complet	Complete	0	31																Zero in five years
Areas	FORMER RAF	Upper	Trenchard	Full	e	-										_			٠ .	. .			0	
	UPPER	Heyford							0	U	0 0	0	0 (0	0	0	0	"	0 (0 0	0	,	U	
	HEYFORD	-,																						
Other	VILLAGES 5 -	Former RAF	19/00446/F	Allocation	Complet	Complete	0	15																Zero in five years
Areas	FORMER RAF	Upper	Phase 8C	Full	e	-				_										. .			•	
		Heyford							0	0	0 0	0	0 0) (0	0	0	0	0 (י ן י	0	י	0	
	HEYFORD	incyroru																						
Other		Former RAF	16/02446/F	Allocation	Under	Deliverable	218	78																Not contested
Areas	FORMER RAF	Upper	Phase 9	Full	construc																			
		Heyford		1	tion	j l			50	75	93 0	0	0 () (0	218	50	75	93 (0 0	21	18	0	
	HEYFORD	i leyioi u			CIOII]																		
Other		Former RAF	15/01357/F	Allocation	_	Deliverable	٥	0						+	+									Application ref. 15/01357/F for 89 dwellings, also submitted by Pye Homes Ltd in August 2015, was approved in September 2023 (5
Areas		Upper	13/0133//	Anocation		Denverable	٥	U																months after the base date). Whilst this site does now have detailed consent there is, in my view, clear evidence that the homes that
Areas																								
		Heyford																						have been permitted by this application will not be delivered in the five year period – where there is such evidence, such sites would
	HEYFORD																							not meet the definition of deliverable in the NPPF. A more recent application (22/03063/F) has been submitted by David Wilson
																								Homes across the two parcels of land encompassing the 89 unit and 31 unit schemes discussed above. This pending full application
																								was submitted in October 2022 and received a resolution to grant subject to s106 agreement in March 2024 – some 11 months after
																								the base date.
																			_ .	_ _				We understand that David Wilson Homes have secured the site from Pye Homes. The progression of this latest application, covering
									0	19	30 40	0	0 (0	89	0	0	0 0	0 0	0)	-89	the whole site on which previous (outline and full) applications have been granted provide evidence that neither of the two prior
																								applications is likely to be delivered. Instead, the intention is for the revised proposal for 123 homes to come forward.
																								This later David Wilson Homes application does not yet have permission in place. Whilst a resolution to grant consent has recently
																								been obtained, this was 11 months after the five year supply base date and as can be seen from the timelines on various other
																								applications discussed in this evidence, it can take many months and often years for S106 Agreements in Cherwell to be completed.
																								At present this site lacks the clear evidence necessary to demonstrate homes are likely to be delivered in the five year period as it is
																								likely the 123 unit scheme will be progressed, and that currently lacks consent.
Other	VILLAGES 5 -	Former RAF	18/00825/HYB	Allocation	-	Deliverable	1175	0																This allocated site has hybrid consent (18/00825/HYBRID) for a mixed use development including outline permission for up to 1,175
Areas	FORMER RAF	Upper	RID	Hybrid																				homes. This was submitted by Dorchester Living Ltd and approved in September 2022.
	UPPER	Heyford	22/02255/RE M	Reserved																				Various rows in the Council's trajectory relate to delivery of reserved matters pursuant to this outline element of the hybrid
	HEYFORD	-,	, ,	matters																				permission.
	TIETT OND			matters																				This row makes specific reference to phase 10 of the site, for which reserved matters are in place for 138 homes. This was approved
																								under application ref. 22/02255/REM which was submitted by Heyford Park Developments Ltd and approved in February 2023. I do
																								not contest that these 138 homes with detailed consent are deliverable.
]			38	100	75 12	150	100 10	00 10	00 38	7 488	40	40	40 1	8 0	13	38	-350	However, the Council includes 488 homes as deliverable on this site in the next five years. It is assumed this relates to the residual
										100	- 5 -2.	130	-00 1		.5 50	700	7.0	-0	70 1	. J	13		330	units from the outline element of the hybrid consent that do not already have consent and are not covered by other rows in the
						j l																		trajectory. There are no further pending reserved matters applications for development on this site.
																								This 'residual' element of the site at present only has outline permission, and no indication has been given as to when further
						j l																		reserved matters applications will be submitted, how long they will take to determine, or indeed how many homes they will be for.
																								As a limb b) site under the definition of deliverable in the NPPF, to be included in the Council's Housing Land Supply, there needs to
						j l																		be clear evidence in place that homes will deliver in the five year period. There is no such clear evidence for the residual element of
1																								this site and, therefore, all units should be removed from the Council's supply aside from the 138 which have consent
																								and the second s
2.1			0 + 100 = 5 = 1 = 1	ļ.,,		<u> </u>																		
Other			21/03523/OUT	Allocation	-	Deliverable	0	0																Application ref. 21/03523/OUT for 31 homes was submitted by Pye Homes in 2015 and achieved outline approval in September 2023
Areas		Upper																						– 5 months after the base date. The location plan is set out at figure JRF1 below (which is relevant to refer to when consider
	UPPER	Heyford				j l																		subsequent applications now submitted on a larger site).
	HEYFORD					j l			0	0	0 10	21	0 () 0	0	31	0	0	0 (0 0	0)	-31	No reserved matters applications pursuant to this outline consent have been submitted. This site, therefore, does not have detailed
																								consent and it appears from a further planning application on the site (considered below) that there is now no intention to proceed
]																		with reserved matters pursuant to this outline application. These 31 units should, therefore, be removed from the supply
Other	OTHER AREAS -		21/04112/OUT	Outline	Granted	Deliverable	65	0																This site is not allocated for development in the Development Plan.
Areas	UNALLOCAT	2778 Grange				j l																		Outline consent (21/04112/OUT) for 65 dwellings was submitted by Richborough Estates and approved in April 2022. Reserved
	ED SITES (10	Farm North				j l																		matters pursuant to this consent were submitted by Greencore Homes in December 2023 (some 8 months after the base date), it
	or more	West Of				j l			_	0	0 30	25	0 (, ,	0	65	0	0	0 (, ,	0	,	-65	remains pending determination and we are now into the 2024 monitoring year.
1		Station							U	U	0 30	35	0 0	۰ ۱ ۱	, I o	05	U	J	0 0	ין י	0	,	-05	As a limb b) site under the definition of deliverable in the NPPF, to be included in the Council's Housing Land Supply, there needs to
	٠,	Cottage				j l																		be clear evidence in place that homes will deliver in the five year period. There is no such clear evidence here and this site should be
1		_				j l																		
		Station Road																						removed from the Council's supply
<u> </u>		Launton	.										!_					_						

Other	OTHER AREAS		19/02350/OUT	Outline	Granted	Deliverable	26	0															This site is not allocated for development in the Development Plan.
Areas		Deerfields																					An outline application for up to 26 dwellings on the site (ref. 19/02350/OUT) was submitted by a Mr Morris, and this was granted
	ED SITES (10	Farm Canal																					permission in November 2022.
	or more	Lane																					An application for a non-material amendment to the scheme (to amend an access plan) was submitted, again, by a Mr Morris and
	dwellings)	Bodicote																					approved in March 2024.
																							Whilst there is outline permission in place, it is not clear whether the applicant is a developer and there is no record of any reserved
																							matters submission to date. It may be that the site needs to be marketed and sold to a housebuilder before reserved matters can
									0	0 0	26	0 0	0	0	0 26	0	0	0	0 0	0	0	-26	then be prepared, submitted and determined and the necessary pre-commencement conditions discharged before development
																							can commence on site. Regardless, now 1 month in to the 2024 monitoring year (and 13 months beyond the base date), there is no
																							reserved matters application submitted, no indication of timescale for when that might be submitted, we do not know what issues
																							may be raised on any future application, when it may be determined, or when delivery of first homes may occur.
																							The site falls within limb b of the definition of a deliverable site in the NPPF. Consequently, the onus is on the local planning authority to provide clear evidence that housing completions will begin on site within five years. No such clear evidence has been
																							provided by the Council to show that homes will begin in the five year period, and the site should not be included in the supply
																							currently
Other	OTHER AREAS	Vidlington	19/02341/F	Full	Complet	Deliverable	0	32			1		-										Zero in five years
Areas		Green Social	-,,	Full	Complet	Deliverable	U	32															zero in live years
Areas		Club, 1			e				0	0 0	0	0 0	0	0		0	0 0	0	0 0	0	0	0	
	or more	Green Road,							Ĭ	٠ ١						ľ			Ĭ `			Ŭ	
	dwellings)	Kidlington																					
Other	OTHER AREAS		18/02056/OUT	Reserved	Granted	Deliverable	84	0															Not contested
Areas	UNALLOCAT	Merton	20/02778/RE M	matters																			
	ED SITES (10	Road,							50	34 0	0	0 0	0	0	0 84	50	0 34	0	0 0	0	84	0	
	or more	Ambrosden																					
Othor	dwellings)	l and at	10/00703/OUT	Dagamad	Cuantad	Delivereble	46	0															Net control of
Other	OTHER AREAS		18/00792/OUT		Granted	Deliverable	46	U															Not contested
Areas	UNALLOCAT ED SITES (10	Tappers Farm,		matters					0	20 26	0	o 0	0	0	0 46	0	20	26	ا ر	0 .	46	0	
	or more	Oxford								-									Ĭ `		.0		
	dwellings)	Road.																					
Other	OTHER AREAS		20/02083/OUT	Reserved	Granted	Deliverable	14	0															Not contested
Areas	UNALLOCAT	of Hempton	. 22/02570/RE	matters																			
	ED SITES (10	Road and	M																				
	or more	West of							14	0 0	0	0 0	0	0	0 14	14	4 0	0	0 0	0	14	0	
	dwellings)	Wimborn																					
		Close,																					
Other	OTHER AREAS	Deddington Land North	13/01796/OUT	Reserved	Complet	Complete	0	20															Zero in five years
Areas			16/00574/RE M		e	oop.ccc																	
	ED SITES (10	Weston On	17/01458/OUT						0	0 0	0	0 0	0	0	0 0	0	0	0	0 0	0	0	0	
	or more	The Green	18/02066/F																				
	dwellings)																						
Other	OTHER AREAS		18/01894/OUT		Granted	Deliverable	25	0															Not contested
Areas		of		matters																			
		Shortlands	[0	15 10		0			0 25	,	15	10	, ,		25	0	
		and South of	1						0	13 10	J	3 0	0	U	0 25	"	, 13	10	٠ ا		23	U	
	dwellings)	High Rock,											1										
		Hook Norton																					
Other	OTHER AREAS	Land North	13/00004/OUT	Reserved	Complet	Complete	0	61															Zero in five years
Areas	UNALLOCAT	of Station	14/01141/RE M	matters	e																		
	ED SITES (10	Road,	16/00362/F						0	0 0	0	0 0	0	0	0 0	0	0	0	0 (0	0	0	
		Bletchingdo																					
Oth	dwellings)	n	45 (02052 (2) :=	D	C 1 :	Community :					$\vdash \downarrow$		-						_				Zero in Consumer
	OTHER AREAS		15/02068/OUT		Complet	Complete	U	44					1										Zero in five years
Areas		of The Green and	19/00046/RE M 20/03609/F	matters	e				0	0 0	0	o	n	0	0 0	0	0	0	0 (0	0	0	
		adj. Oak	20/03009/F							ا ا		ا ا				ľ			Ĭ `		J	5	
1	dwellings)	Farm Drive.																					
Other	OTHER AREAS	Land South	20/00286/F	Full	Granted	Deliverable	12	0															Not contested
Areas		and Adj. to	22/01946/F																				
1		Cascade							4	8 0	0	0 0	0	0	0 12	4	1 8	0	0 (0 :	12	0	
		Road, Hook																					
1	dwellings)	Norton		1	1		1						1	1 1									

Other Areas	OTHER AREAS UNALLOCAT ED SITES (10 or more dwellings)	3489 Adjoining And South West Of B4011, Ambrosden	22/01976/OUT			Deliverable	0	0	0	0 0	25 3	10	0	0 0	60	o	0	0 (0	0		-60	This site is not allocated in the Plan for development. An outline application (22/01976/OUT) for up to 75 homes was submitted by Hallam Land and approved in December 2023 – 8 months after the base date. Even if the view were taken that this site could potentially be included as deliverable, despite it's planning status at the base date, it should only be included as a deliverable site at the 1st April 2023 base date if the necessary clear evidence was available at that base date – in my view, clear evidence was not available at the base date and, despite outline consent now being in place, that clear evidence is still not available now. Hallam land are a land promoter and will not deliver the homes on the site. There is no correspondence contained in the December 2023 AMR to confirm Hallam Lands intentions. Despite this, it is a site that will need to be marketed and sold (on which we have no evidence of timescales), and it will take time for reserved matters to be prepared, submitted and determined, and for the requisite conditions to be discharged before development can start on the site. There is absolutely no clarity or certainty on any timescales, nor on any details for future reserved matters. The site falls within limb b of the definition of a deliverable site in the NPPF. Consequently, the onus is on the local planning authority to provide clear evidence that housing completions will begin on site within five years. No such clear evidence has been provided by the Council to show that homes will begin in the five year period, and the site should not be included in the supply
Other Areas	OTHER AREAS UNALLOCAT ED SITES (10 or more dwellings)	Of Railway House, Station Road, Hook Norton	21/00500/OUT	Outline	Granted	Deliverable	43	0	0	0 0	25 1	8 0	0	0 0	43	o	0	0 0	0	0		-43	This site is not allocated in the Plan for development. An outline application (21/00500/OUT) for up to 43 homes was submitted by Greystoke Land Ltd and allowed at appeal in August 2022. A reserved matters application has very recently been submitted (24/01045/REM) by Deanfield Homes Ltd and deemed valid as of 17 April 2024 – a year after 1st of April 2023 base date, and now into the 2024 monitoring year. As yet, there are no substantive consultation responses to the submission. I would normally expect some issues to be raised during the course of the application (as is evidenced by other sites considered in this proof) and so the overall timescales for the determination of this application are uncertain at this time. As and when the Council progress further annual updates to its housing land supply, this could be a site that, subject to progress, will likely be included, but based on the sites current status and, importantly, its status at 1st April 2023 base date, it should not be included as a deliverable site in the Council's 2023-2028 five year supply
Other Areas	OTHER AREAS OF UNALLOCAT ED SITES (10 or more dwellings)		19/00831/OUT 21/01278/RE M	Reserved matters	Granted	Deliverable	15	0	15	0	0	o 0	0	0 0	15	15	0	0 0	0	15	5	0	Not contested
Other Areas	OTHER AREAS UNALLOCAT ED SITES (10 or more dwellings)		19/02948/F	Full	Complet e	Complete	0	10		0	0	0 0	0	0 0	0	0	0	0 (0 0	0		0	Zero in five years
Areas	OTHER AREAS UNALLOCAT ED SITES (10 or more dwellings)	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road,	19/00963/OUT 22/00959/RE M	Reserved matters	Granted	Deliverable	40	0	20 2	0 0	0	0 0	0	0 0	40	20	20	0 (0 0	40)	0	Not contested
Other Areas	OTHER AREAS UNALLOCAT ED SITES (10 or more dwellings)	OS Parcel 9507 South of 26 and adjoining Fewcott Road	19/00616/OUT	Reserved matters	Granted	Deliverable	28	0		8 0	0	0	0	0 0	28	0	28	0 0	0 0	28	3	0	Not contested
Areas	OTHER AREAS: UNALLOCAT ED SITES (10 or more dwellings)		17/01173/OUT 19/02419/RE M		Under construc tion	Deliverable	21	45		0	0	0	0	0 0	21	21	0	0 0	0	21	ı	0	Not contested
Other Areas	OTHER AREAS UNALLOCAT ED SITES (10 or more dwellings)		18/02147/OUT 20/03660/RE M		Complet e	Complete	0	21		0	0	0 0	0	0 0	0	0	0	0 (0	0		0	Zero in five years
Areas	OTHER AREAS UNALLOCAT ED SITES (10 or more dwellings)	- Taylor Livock Cowan, Suite F Kidlington Centre High	18/00587/F	Full	Lapsed	Lapsed	0	0		0	0	0	0	0 0	0	0	0	0 (0	0		0	Zero in five years

Other	OTHER AREAS	The Ley	20/01561/F	Full	Granted	Deliverable	10	0														Not contested
Areas	UNALLOCAT ED SITES (10 or more dwellings)	Community, Sandy Lane, Yarnton							10 0	0	0	0 0	0 0	0 1	10 :	10 0	0	0	0	10	0	
Other Areas	OTHER AREAS UNALLOCAT ED SITES (10 or more dwellings)	- Kidlington Garage, 1 Bicester Road, Kidlington	22/00017/F	Full		Deliverable	0	0	0 0	15	0	o o	0 0	1	15	0 0	0	0	0	0	-15	This site is not allocated for development in the adopted Plan. A detailed application (22/00017/F) was submitted by Sweetcroft Homes in January 2022 and remains pending determination. The application received a resolution to grant consent at committee in March 2023 subject to a s106 agreement, albeit no decision has yet been issued over a year later. Although a resolution to grant consent has been made but, as can be seen from the timelines on various other applications discussed in this evidence, it can take months and often years for agreement to be reached and for permission to be issued. At present this site lacks the clear evidence necessary to demonstrate homes are likely to be delivered in the five year period. The site falls within limb b of the definition of a deliverable site in the NPPF. Consequently, the onus is on the local planning authority to provide clear evidence that housing completions will begin on site within five years. No such clear evidence has been provided by the Council to show that homes will begin in the five year period, and the site should not be included in the supply currently
Other Areas	OTHER AREAS SMALL SITES (1 to 9 dwellings)		-	WINDFA	LL Small sites	Deliverable	202	876	70 70	0 62	0	0		- 20	02 !	56 56	50	0	0	162	-40	Given the volume of sites identified and the nature of small scale development, it is appropriate to consider the application of a lapse rate to this source of supply. In my experience, the application of a lapse rate to small sites is an approach that many local authorities apply to ensure that the anticipated supply small scale development sites is realistic and not an over estimation of homes that will realistically come forward in the 5 year period. The nature of small scale development is that it is typically undertaken by small and medium developers, or even private individuals, rather than national housebuilders. It is not unusual or uncommon for consents to lapse before they are implemented, or for revised applications to be progressed - indeed, there is clear evidence of lapses in permissions in Cherwell, which I will set out later. I am aware of several local authorities who consider it appropriate to apply a non-implementation or lapse rate to certain components of supply, so as not to over estimate the number of units that are likely to come forward. This is particularly appropriate where an authority has some local data on historic lapse rates. Examples of deductions are set out at para 6.152 of my proof of evidence. I presented evidence to an appeal at Witney Road, Ducklington where, in that case, my assessment identified that a 10% lapse rate should be applied to the Council's small sites supply. The Inspector agreed, concluding the paragraph 93 that: "There was also dispute whether an assumption should be made that some permissions on small sites will lapse. The appellant suggests 10% and a reduction of 66 devellings should be made. There is a logic to the assumption that some permissions will lapse as the owners may change their minds, may neglect the 3 year deadline or a constraint emerges. Given these eventualities I find that a 10% allowance and 66 dwellings reduction would be reasonable." (my emphasis) I do acknowledge that there is no specific guidance in the NPPF nor in PPG on the ap
	Small sites windfall	small sites windfall allowance			sites	Deliverable	-	-	0 0	0	125 1	25 100	100 100	0 - 29	50	0 0	0	100 :	100	200	-50	Paragraph 72 of the NPPF advises that: "Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends." So, if an LPA intends to rely on an allowance for windfall sites, the evidence needs to be compelling, and it should look at not just historic delivery rates but also expected future trends. I would note that the Council has, in its latest supply statement, sought to increase the annual delivery from windfalls in years 4 and 5 of the supply period to 125 homes per annum, despite including 100 per annum for windfalls historically, including in its February 2023 Five Year Supply Report (Core Document 6.5). There is no apparent justification for this change, and both the latest and historic supply statements simply reference 'past trends' for the figures included. This is despite the fact that actual permissions on small sites have been declining in recent year. In my view, therefore, there is no evidence (let alone compelling) to justify the Council's higher projected windfall rate of 125 homes per annum. I am happy to accept a windfall allowance of 100 homes per annum (which has been used by the Council previously) but, based on the above evidence, the future trend is likely to one of reduced rates. This does not support the Council's increase to 125 homes per annum and such an increase would not accord with NPPF paragraph 72 which requires compelling evidence, including evidence on future trends, to support any allowance relied on. Given the above, I consider it reasonable to reduce the Council's windfall allowance to 100 homes per annum in years 4 and 5
Windfall	Large sites windfall	District-wide large sites windfall allowance	-	WINDFA	LL	Deliverable	-	-	0 0	0	0	0 100	100 100	0 - 0	0	0 0	0	0	0	0	0	Zero in five years
		anowance							853 76	1 703	890 9	14 969	1049 103	3 41	21					2685	-1436	

Appendix JR2 - Turley Assessed Trajectory Table - Oxford Unmet Need sites

i n.		_		_																							
Area	Category		Site Area (ha)	Local Plan status	applicatio n	Permission type (Allocation, Full, Outline, Reserved Matters)	status at 01/04/23	Conclusion Developable	Permissio ns at 31/03/23	01/04/11		Projection 24/25	Projection	Projection 27/28	Projection 28/2	Pı	Projection	Post 20	Total Completi ons and Projected Completi ons 2011- 2031				Projection	Proje	Total	Difference	Turley Commentary Not contested
area	REVIEW SITES - OXFORD'S UNMET	Oxford Road, North Oxford		allocation (2020) - PR6a (690 homes)					0	U											Ů					O	
Kidlington area	PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land West of Oxford Road, North Oxford		2 Local Plan allocation (2020) - PR6b (670 homes)	-	Allocation	-	Deliverable	0	0	0	0			75				280		0	0	0	0 0	0 0	-30	This site is allocated in the Partial Review Plan for development of 670 homes (Policy PR6b). A Development Brief has been prepared for the site and appears to have been finalised in August 2022. However, there is no record of any application for development on this site. The Council also do not make reference to any timescales within which they expect to see any applications some forward. 6.167There is clearly no evidence, let alone clear evidence that any dwellings will come forward on this site within the five year period. As such, no units should be included in the supply.
Kidlington area	PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land South East of Kidlington, Kidlington	32	2 Local Plan allocation (2020) - PR7a (430 homes)		Allocation		Deliverable	0	0	0	0	0	0 3(50	100	100	150	280	30	0	0	0	0 (o	-30	This site is allocated in the Partial Review Plan (Policy PR7a) for the delivery of 430 homes. There are two applications pending determination currently on the site. An outline application (22/00747/OUT) for up to 370 homes was submitted by Barwood Development Securities Limited and the Trustees of The Philip King Homes Trust in April 2022. The application was considered at committee in October 2023 and received a resolution to grant consent subject to a legal agreement. At the time of writing there is still no decision notice for this application. Nevertheless, even once the legal agreement is secured and outline permission issued, this will remain a site with outline planning permission only (and so still a limb b) site requiring clear evidence on first completions in order to be considered a 'deliverable site'), and one that will have been secured by a land promoter who will need to sell the site (or parcels) to a housebuilder(s). There is no correspondence contained in the December 2023 AMR to confirm Barwood's intentions. Despite this, it is a site that will need to be marketed and sold (on which we have no evidence of timescales), and it will take time for reserved matters to be prepared, submitted and determined, and for the requisite conditions to be discharged before development can start on the site. There is absolutely no clarity or certainty on any timescales, nor on any details for future reserved matters and a complete absence of any clear evidence. As a limb b) site under the definition of deliverable in the NPPF, to be included in the Council's Housing Land Supply, there needs to be clear evidence in place that homes will deliver in the five year period. There is no such clear evidence here and no delivery from this application should be relied upon in the Council's current supply. In addition to the above, a full application is pending determination on the site (22/03883/F). This was submitted by Hill Residential Limited in January 2023 and also received a resolution to grant consent at a c

Kidlington area	PARTIAL REVIEW SITES - OXFORD'S UNMET NEED	Land at Stratfield Farm, Kidlington	ā		Allocation -	- Delivera	able	0	0	0 0	0	0	20 30	40	30	0	12	0 20	0	0	4 0	0 4	-16	This site is allocated in the Partial Review Plan (Policy PR7b) for deliver of 120 homes. A Development Brief for the site was approved in November 2021. An outline application (22/01611/OUT) for 118 homes was submitted by Manor Oak Homes in May 2022, this remains pending determination. The application was considered at committee in October 2023 and received a resolution to grant consent subject to the completion of a s106 agreement. Even once the legal agreement is secured and outline permission issued, it will remain a limb b) site requiring clear evidence. It will take time for reserved matters to be prepared, submitted and determined, and for the requisite conditions to be discharged before development can start on the site. There is absolutely no clarity or certainty on any timescales and a complete absence of any clear evidence. This element of this site should not be included in the supply at this time. There is also a minor application on the site (22/01756/F) which was approved in October 2023 and comprises a net gain of 4 units. This element of the supply is not contested. Aside from the 4 units with detailed consent there is, at present, no permission on this site for development. The units relating to the pending outline application do not meet the definition of deliverable and should not be included in the supply at this time
Kidlington area	PARTIAL REVIEW SITES - OXFORD'S UNMET	Land East of the A44, Begbroke	ā	ocal Plan - Illocation (2020) - PR8 (1950 homes)	Allocation -	- Develop	pable	0	0	0 0	0	0	0 50	0 100	225	157 5	37.	0	0	0	0 0	00	0	Not contested
Kidlington area	PARTIAL REVIEW SITES - OXFORD'S	Land West of Yarnton, Yarnton	ā	ocal Plan illocation (2020) - PR9 (540 homes)	Allocation -	- Delivera	able	0	0	0 0	0	0	0 7	5 75	5 75	315	22	0	0	0	0 0	0 0	0	Not contested

Appendix 3: JR3 - Lapsed sites from LPA list of Permitted Small Sites



						Appe	ndix JR3	- Lapsed s	ites from I	.PA list of p	ermitted s	mall si	tes							
Borough/ District Name	Parish Name	Site Reference	Site Name	Permission Reference	Address	Current Status	Gross Area	Granted		Initially Started Date	Completed Date	Gain	Comp Total	Commi t ment	Allocat ion Refere nce	Locatio n	PDL	Garden Develop ment	Policy	Perm Res Dev Types
Cherwell	Adderbury		Not associate d with a Site	09/00191/F	Adderbury, Lamorna, Manor Road, Banbury, Oxfordshire, OX17 3EJ	LAPSED	0.04	20/04/2009	20/04/2012			C	C	C		Built- Up	N	N		New residential building
Cherwell	Adderbury		Not associate d with a Site	11/00507/O UT	Twyford, 5 Twyford Avenue And Land To The Rear Of 44 To 46, Twyford Road, Adderbury, Oxfordshire	LAPSED	0.22	20/05/2011	20/05/2014			2	C	C		Rural	N	Υ		New residential building
Cherwell	Adderbury		Not associate d with a Site	12/00231/F	9 Walton Avenue Twyford Banbury Oxfordshire OX17 3JY	LAPSED	0.14	24/04/2012	25/04/2015			1	C	C)		N	N		New residential building
Cherwell	Ambrosden		Not associate d with a Site	C/CHS/498/ 06/0	32 & 34 West Hawthorn Road	LAPSED	0.05	10/05/2006	09/05/2011			1	C	C)	Built- Up	Y	N		New residential building
Cherwell	Ambrosden		Not associate d with a Site	10/00166/F	West Hawthorn Road, Ambrosden, Bicester, OX25	LAPSED	0.003	16/04/2010	16/04/2013			1	C			Periph eral	Y	N		Conversion of existing dwelling(s)
	Ambrosden		Not associate d with a Site	15/00417/O UT	Land Adj To 7	LAPSED		08/05/2015				2	C	C)		N	N		3
Cherwell	Ambrosden		Not associate d with a Site	18/01755/F	Parts Of OS Parcels 1125 And 1621 North And East Of Home Farm Close Ambrosden, Ambrosden	LAPSED	0.4	13/12/2018	13/12/2021			5	C	C			N	N		New residential building

		1		I									1	1	1	1	I	T	1
Cherwell	Ardley		Not associate d with a Site		OS Parcel 0006 Foxfield Farm, Station Road, Ardley, Oxfordshire	LAPSED	0.396	04/12/2009	04/12/2012		1	C) (Rural	N	N		New residential building
Cherwell	Ardley		Not associate d with a Site	11/00314/F	Farm Cottages, 1 Ardley Fields, Middleton Stoney Road, Ardley, Bicester,	LAPSED		19/04/2011			-1				Rural	V	N		
Cherwell			Not associate d with a Site	11/00954/F	Bicester, Ashgrove Farm, Middleton Stoney Road, Ardley, Oxfordshire,	LAPSED		24/08/2011			5	C			ruidi	Y	N		Change of use of non-res building to dwelling(s)
Cherwell	Ardley		Not associate d with a Site		2 South View Church Road Ardley Bicester Oxfordshire OX27 7NR	LAPSED	0.04	07/12/2012	07/12/2015		1	C) ()		N	Υ		New residential building
Cherwell	Ardley		Not associate d with a Site	12/01754/F	2 Ardley Road Fewcott Bicester Oxfordshire OX27 7PA	LAPSED	0.03	01/02/2013	01/02/2016		2	C) ()		N	Υ		New residential building
Cherwell	Ardley		Not associate d with a Site	16/01617/F	Ashgrove Farm Middleton Stoney Road Ardley Bicester OX27 7PH,	LAPSED		28/10/2016			5	C) ())		N	N		Change of use of non-res building to dwelling(s)
Cherwell			Not associate d with a Site		20 Green Lane, Upper Arncott, OX25 1PA	LAPSED		07/08/2012			1	(v	N		New residential building
Cherwell	Banbury	C100023	Banbury Canalside	17/00658/F	18 Bridge Street Banbury,	LAPSED		19/06/2017			4	C		Banbu) ry 1		Y	N		building
Cherwell			Not associate d with a Site		59, Hightown Road, Banbury, Oxfordshire,	LAPSED		28/05/2008			1	C			Built- Up	Υ	N		Change of use of non-res building to dwelling(s)
Cherwell			Not associate d with a Site	08/00610/F	Land Adjacent To 2, Howard Road, Banbury, Oxon,			06/06/2008			1	C) (Built- Up	Y	N		New residential building

				ı	1	1	1	1	Ī	T	1	ı	ı	1		ı		
		Not																
		associa	:e	53, Middleton														
		d with		Road, Banbury,											Built-			New residential
Cherwell	Banbury	Site	08/00600/F	Oxon, OX16 3QR	LAPSED	0.039	14/07/2008	14/07/2011			2	0	0		Up	Υ	N	building
				14 Parsons														
		Not		Street And 1														
		associa	:e	Church Lane,														Change of use of
		d with	1	Banbury, Oxon,											Built-			non-res building to
Cherwell	Banbury	Site	08/01167/F	OX16 5LW	LAPSED	0.011	18/07/2008	18/07/2011			1	0	0		Up	Υ	N	dwelling(s)
		Not		11 & 12, Church														
		associa	:e	Lane, Banbury,														Change of use of
		d with	ı	Oxfordshire,											Built-			non-res building to
Cherwell	Banbury	Site	08/02123/F	OX16 5LR	LAPSED	0.012	13/01/2009	13/01/2012			5	0	0		Up	Υ	N	dwelling(s)
				10 - 11, First &														
		Not		Second Floors,														
		associa	:e	Butchers Row,														Change of use of
		d with		Banbury,											Built-			non-res building to
Cherwell	Banbury	Site	09/00912/F	Oxfordshire	LAPSED	0.024	01/09/2009	01/09/2012			4	0	0		Up	Υ	N	dwelling(s)
		Not		Margaret Close,														
		associa	:e	Banbury,														
		d with		Oxfordshire,											Built-			Conversion of
Cherwell	Banbury	Site	09/00714/F		LAPSED	0.022	30/09/2009	30/09/2012			1	0	0		Up	Υ	N	existing dwelling(s)
	, ,	Not	,	Margaret Close,			, ,	, ,										3 2 6 2 6(2)
		associa		Banbury,														
		d with		Oxfordshire,											Built-			Conversion of
Cherwell	Banhury	Site	09/01770/F		LAPSED	0.068	26/01/2010	26/01/2013			1	0	ا ا		Up	v	N	existing dwelling(s)
CHEIWEII	Bullbury	3.00	03/01/70/1		D II SED	0.000	20/01/2010	20,01,2013			_	-			OP	ľ		existing awening(s)
		Net		Land Adjoining														
		Not		And North Of 1,														
		associa d with		Calthorpe Road, Banbury,											Built-			New residential
Cherwell	Panhuni	Site	10/00221/F		LAPSED	0.02	10/04/2010	19/04/2013			1	0	0		Up	v	N	building
Cherwen	Ballbuly	+	10/00221/F		LAPSED	0.03	19/04/2010	19/04/2013				0	, U		ОР	1	IN	building
		Not		18 Horton View,														
		associa		Banbury,											D 111			No. of the state
Chamiall	Darah	d with		Oxfordshire, OX16 9HR	LADCED	0.021	24 /04 /2010	21/04/2012			1	0			Built-	.,	NI	New residential
Cherwell	Banbury	Site	10/00219/F	1	LAPSED	0.031	21/04/2010	21/04/2013			1	U	U		Up	Y	IN	building
		Not		8, South Bar														
		associa		Street, Banbury,											L			Change of use of
		d with		Oxfordshire,			/ /	/ /			_	_			Built-			non-res building to
Cherwell	Banbury	Site	10/00348/F		LAPSED	0.079	30/04/2010	30/04/2013			7	0	0		Up	Υ	N	dwelling(s)
		Not		157 Middleton														
		associa		Road, Banbury,														
1		d with		Oxfordshire,				L							Built-			Conversion of
Cherwell	Banbury	Site	10/00692/F	OX16 3QT	LAPSED	0.023	05/11/2010	05/11/2013			1	0	0		Up	Υ	N	existing dwelling(s)
		Not		6 Pepper Alley,														
		associa		N/A, Banbury,														
		d with		Oxfordshire,											Built-			New residential
Cherwell	Banbury	Site	UT	OX16 5JB	LAPSED	0.026	01/12/2010	01/12/2013			9	0	0		Up	Υ	N	building

			1	1	1	1	1	1	1		1		1				1	
				Land Adjoining														
				And North Of, 6,														
		Not		Hightown Road,														
		associat		Banbury,														
		d with a		Oxfordshire,											Built-			New residential
Cherwell	Banbury	Site	10/01598/F	OX16 9BY	LAPSED	0.019	03/12/2010	03/12/2013			2	C) ()	Up	Υ	N	building
		Not		5 West Bar														
		associat	е	Street, Banbury,														Change of use of
		d with a		Oxfordshire,														non-res building to
Cherwell	Banbury	Site	11/01800/F	OX16 9SD	LAPSED	0	25/01/2012	25/01/2015			1	C) ()		Υ	N	dwelling(s)
		Not																
		associat	e	19C, Parsons														Change of use of
		d with a		Street, Banbury,														non-res building to
Cherwell	Banbury	Site	11/01859/F	Oxfordshire	LAPSED	0	25/01/2012	25/01/2015			3	C) ()		Υ	N	dwelling(s)
				The Poplars, 20A														
		Not		Horton View,														
		associat	e	Banbury,														
		d with a		Oxfordshire,														Conversion of
Cherwell	Banbury	Site	12/00007/F	OX16 9HR	LAPSED	0	23/02/2012	23/02/2015			3	C) (o		Υ	N	existing dwelling(s)
		Not		33 - 34 Parsons														
		associat	e	Street Banbury														Change of use of
		d with a		Oxfordshire														non-res building to
Cherwell	Banbury	Site	12/00363/F	OX16 5NA	LAPSED	0.01	08/05/2012	08/05/2015			2	C) ()		Υ	N	dwelling(s)
				llad														<u> </u>
				Hayward Bathroom &														
				Banbury Water														
				Softeners 50														
		Not		Broad Street														
		associat	۵	Banbury														Change of use of
		d with a		Oxfordshire														non-res building to
Cherwell	Banbury	Site	12/01009/F		LAPSED	0.01	06/09/2012	07/09/2015			2	C		,		Υ	N	dwelling(s)
	,			Land Adjacent 43				01,00,00			 							
		Not		Woodgreen														
		associat		Avenue Banbury														
		d with a		Oxfordshire														New residential
Cherwell	Ranhury	Site	12/00958/F		LAPSED	0	10/09/2012	10/09/2015			1	C		,		N	N	building
CHCIWEII	Daribui y	5110	12/00336/1	+	LAI JLD	0	10/03/2012	10/03/2013		+	1		\ \ \	-		1.4	-	Danialli 6
				Buzzards 16														
		Not	_1	Parsons Street														Change of the of
		associat		Banbury														Change of use of
Chamuall	Darahaan	d with a	12/01117/F	Oxfordshire	LADCED	0.01	01/10/2012	01/10/2015			,	C				Y	N.	non-res building to
Cherwell	Danbury	Site	12/0111//F	+	LAPSED	0.01	01/10/2012	01/10/2015		-	2		1 (<u>'</u>		T	N	dwelling(s)
				The Flat The														
			1	Blarney Stone														
		Not		Windsor Terrace														
		associat		Banbury														Change of use of
		d with a		Oxfordshire			40/45/55	10/15/55			_]		l.,	[non-res building to
Cherwell	Banbury	Site	12/01258/F	OX16 5AS	LAPSED	0.02	10/10/2012	10/10/2015			2	C) ()		Υ	N	dwelling(s)

	т г	1	ī	Г	1	T	1			1	1		1					1
			Net		Former Banbury													
			Not associate		Music Centre Bolton Road													Change of use of
			d with a		Banbury													non-res building to
Cherwell	Banbury		Site	12/01473/F	Oxfordshire	LAPSED	0.01	04/12/2012	04/12/2015		2	0	C		Υ	,	N	dwelling(s)
			Not		68 West Street													
			associate		Banbury													
Cherwell	Banbury		d with a Site	12/01618/F	Oxfordshire	LAPSED	0.01	11/01/2013	11/01/2016		1	0	,		V	,	N	Conversion of existing dwelling(s)
ener wen	Ballbally		Not	12/01010/1	3A South Bar	D (I SEB	0.01	11/01/2013	11/01/2010		-		,					existing awening(s)
			associate		Street Banbury													Change of use of
			d with a		Oxfordshire													non-res building to
Cherwell	Banbury		Site	12/01809/F	OX16 9AA	LAPSED	0.01	26/02/2013	26/02/2016		1	0	C		Υ	′	N	dwelling(s)
			Not		Land To The													
			associate	42/00045/0	Rear Of 45 To 51													No. 1 and decaded
Cherwell	Banbury		d with a Site	UT	Hightown Road Banbury	LAPSED	0	13/03/2013	13/03/2016		8	0	(v	,	N	New residential building
CHEI WEII	Bullbury		Not	01	Bullbury	D (I SEB		13/03/2013	13/03/2010									banang
			associate		10 - 15 Broad													
			d with a		Street Banbury													
Cherwell	Banbury		Site	13/00254/F	OX16 5BN	LAPSED	0.1	16/05/2013	16/05/2016		7	0	C		Υ	′	N	
			Not															
			associate		22 Horton View													
Cherwell	Banbury		d with a Site	13/01175/F	Banbury OX16	LAPSED	0.02	10/00/2012	19/09/2016		1	0	,		V	,	N	
Cherwen	ballbuly		Not	13/011/3/F	3HF	LAPSED	0.02	19/09/2013	19/09/2010		1	0			- '		IN	
			associate		84A High Street													
			d with a		Banbury OX16													
Cherwell	Banbury		Site	13/00594/F	5JG	LAPSED	0.009	26/11/2013	26/11/2016		2	0	C		Υ	,	N	
			Not															
			associate															
Chonwoll	Banbury		d with a Site	13/01597/F	76A East Street	LAPSED	0.007	02/01/2014	02/01/2017		0	0	,		V	,	N	New residential building
Cherwen	ballbuly		Site	13/01397/F	,	LAFSED	0.007	02/01/2014	02/01/2017		U	0		+	- 1		IN	bulluling
			Not		Water Babies 21 Middleton Road													
			associate		Banbury													
			d with a		Oxfordshire													
Cherwell	Banbury		Site	14/00597/F	OX16 3QH	LAPSED	0.01	18/07/2014	18/07/2017		-1	0	C		Υ	′	N	
			Not															
			associate		82 High Street													Change of use of
Cherwell	Banbury		d with a Site	14/01338/F	Banbury OX16	LAPSED	0.01	15/10/2014	15/10/2017		4	0	(l _v	,	N	non-res building to dwelling(s)
Circi Well	Ballbuly		Not	1-7/01330/1	550	L (1 JLD	0.01	13/10/2014	13/10/2017			- 0		1			,	aweiiiig(3)
			associate		5 Albert Street													
			d with a		Banbury OX16													
Cherwell	Banbury		Site	14/01394/F	5DG	LAPSED	0.02	05/11/2014	05/11/2017		2	0	C		Υ	,	N	

Cherwell	Banbury	Not associate d with a Site	14/01397/F	2 Albert Street Banbury OX16 5DG	LAPSED	0.02	05/11/2014	05/11/2017		2	0	()	Υ	N		
Cherwell	Banbury	Not associate d with a Site	14/01714/F	South Bar Dental Practice 41 South Bar Street Banbury OX16 9AE		0.03	23/12/2014	23/12/2017		1	0	()	N	N		
Cherwell	Banbury	Not associate d with a Site		Acanthus Clews Architects Acanthus House 57 Hightown Road Banbury OX16 9BE	LAPSED	0.11	20/01/2015	20/01/2018		2	0	())	Υ	N		
Cherwell	,	Not associate d with a Site	-	P R Alcock And Sons Ltd Castle Street Banbury	LAPSED			28/01/2018		3	0			v	N		
Cherweii	Banbury	Not associate d with a		The Imperial Oriental 13 - 14 South Bar Street Banbury OX16	LAPSED	0.03	28/01/2013	28/01/2018		3	0		,	T	IN		
Cherwell	Banbury	Site Not associate d with a	14/01709/F	9AA 78 High Street Banbury OX16	LAPSED	0.03	02/03/2015	02/03/2018		7	0	()	Υ	N		
Cherwell	Banbury	Site	15/01036/F	5JG, Banbury	LAPSED	0.01	27/08/2015	27/08/2018		3	0	()	Υ	N		
Cherwell	Banbury	Not associate d with a Site		The Willows, Blacklocks Hill, Nethercote	LAPSED	0	25/09/2015	01/05/2021		1	0	()	N	N		Change of use of non-res building to dwelling(s)
Cherwell	Banbury	Not associate d with a Site		Land Adjoining And North Of 1 Calthorpe Road Banbury OX16 5HS, Banbury	LAPSED	0.03	30/09/2015	30/09/2018		1	0	()	N	N		
Cherwell		Not associate d with a Site		20 West Street Banbury OX16 3HD, Banbury	LAPSED			29/10/2018		-1	0	()		N		
Ch	De el	Not associate d with a		P R Alcock And Sons Ltd Castle Street Banbury OX16 5NU,			26/44/22:-	05/44/200		_	_			v			
Cherwell	paribul y	Site	15/01788/F	Daribury	LAPSED	0.16	20/11/2015	26/11/2018		5	0	(<u>'l</u>	1	N	1	

				1		1		1	1							
		Not														
		associate		27 Park Road												
		d with a		Banbury,												
Cherwell	Banbury	Site	15/01555/F	Banbury	LAPSED	0.07	04/12/2015	04/12/2018		6	0	C)	Υ	N	
		Not		Edmunds House												
		associate		40 South Bar												
		d with a		Street Banbury,												
Cherwell	Banbury	Site	15/02015/F		LAPSED	0.09	30/12/2015	30/12/2018		1	0	l c)	Υ	N	
	,	Not		,				, ·								
		associate		Banbury Music												
		d with a		Centre Bolton												
Cherwell	Ranhuny	Site	16/00705/5	Road Banbury	LAPSED	0.01	21/06/2016	21/06/2019		2	0	ر ا	,	v	N	
CHEIWEII	Baribury		10/00/93/1	Noau Ballbury	LAFJLD	0.01	21/00/2010	21/00/2013			0		1	•	IN	
		Not														
		associate		Edmunds House												
	L . I	d with a		40 South Bar			/ /			_	_					
Cherwell	Banbury	Site	16/00818/F	Street Banbury	LAPSED	0.09	29/06/2016	29/06/2019		2	0	C)	Υ	N	
		Not														
		associate		25 Castle Street												
		d with a		Banbury OX16												
Cherwell	Banbury	Site	16/00883/F	5NU	LAPSED	0.02	11/07/2016	11/07/2019		3	0	C)	Υ	N	
		Not														
		associate		19B Grosvenor												
		d with a		Road Banbury												
Cherwell	Banbury	Site	16/01118/F		LAPSED	0.02	10/08/2016	10/08/2019		2	0	l c)	Υ	N	
	,	Not		Boundary House												
		associate		1 Sycamore												
		d with a		Drive Banbury												
Cherwell	Ranhuny	Site	16/01133/F		LAPSED	0.00	12/08/2016	12/08/2019		1	0	ر ا	,	N	N	
Cherwen	Ballbuly		10/01133/1	t	LAFJLD	0.03	12/00/2010	12/00/2013		1	- 0		<u> </u>	14	IN .	
		Not		Bonitos 6 - 7												
		associate		White Lion Walk												
	L . I	d with a		Banbury OX16							_					
Cherwell	Banbury	Site	16/01183/F	5UD	LAPSED	0.02	26/08/2016	26/08/2019		1	0	C)	Υ	N	
		Not														
		associate		29 West Street												
		d with a		Banbury OX16												Conversion of
Cherwell	Banbury	Site	16/01772/F	3HA, Banbury	LAPSED	0.02	04/11/2016	04/11/2019		1	0	C)	Υ	N	existing dwelling(s)
				1 To 4A Church												
		Not		Lane And 12 To												
		associate		14 Parsons												Change of use of
		d with a		Street Banbury,												non-res building to
Cherwell	Banbury	Site	16/01932/F		LAPSED	0.12	17/11/2016	17/11/2019		8	0)	Υ	N	dwelling(s)
	,		-,,	,,			, ==, =010	,, ==, =013	1				1			
		Nat														Change of use of
		Not		20 0-14 - 14 -												non-res building to
		associate		26 Gatteridge												dwelling(s),Conversi
Chair II	Dank	d with a	16/02240/5	Street Banbury	LADCED	0.00	27/04/2015	27/04/2022			_	_	J	v	N.	on of existing
Cherwell	Banbury	Site	16/02318/F	OX 16 2DJ	LAPSED	0.01	2//01/2017	27/01/2020		1	0	C	'	Υ	N	dwelling(s)

Cherwell Ba Cherwell Ba Cherwell Ba	anbury	Not associate d with a SiteNot associate d with a Site	16/02521/F 17/00602/F	13 Parsons Street Banbury OX16 5LW,	LAPSED LAPSED	0.01	01/03/2017 19/05/2017			1	0	0	Y	N N	Change of use of non-res building to dwelling(s)
Cherwell Ba	anbury	associate d with a SiteNot associate d with a SiteNot associate d with a	17/00602/F	Street Banbury OX16 5LW, Banbury Orthoworld 48 West Bar Street Banbury OX16 9RZ, Banbury Barns Home			19/05/2017	01/05/2021		1	0	0	Υ	N	
Cherwell Ba	anbury	SiteNot associate d with a SiteNot associate d with a		Banbury Orthoworld 48 West Bar Street Banbury OX16 9RZ, Banbury Barns Home			19/05/2017	01/05/2021		1	0	0	Υ	N	
		associate d with a Site Not associate d with a	17/00761/F	West Bar Street Banbury OX16 9RZ, Banbury Barns Home	LAPSED	0.005								I	
		Not associate d with a		Barns Home		0.065	01/06/2017	01/05/2021		1	0	0	Y	N	
	unsury	Site	17/00302/F	Hill Nethercote,	LAPSED		08/06/2017			2	0	0	N	N	
		Not associate d with a		Car Park Edmunds House 40 South Bar Street Banbury OX16 9AE,							0	0		14	
Cherwell Ba	anbury	Site	16/02154/F	· ·	LAPSED	0.07	31/07/2017	01/05/2021		6	0	0	Υ	N	
Cherwell Ba	anhury	Not associate d with a Site	17/01978/F	Land Adj 2 Howard Road Banbury OX16 4SF, Banbury	LAPSED	0.04	20/11/2017	01/05/2021		2	0	0	N	N	
Cherwell Ba		Not associate		17 Wimborne Avenue Banbury			14/12/2017			1	0	0	N	N	
		Not associate d with a		Coach Mews London Yard Banbury OX16						1	0	0	V	N	
Cherwell Ba		Not associate d with a Site		SLZ, Banbury Agricultural Building The Willows Blacklocks Hill Nethercote,	LAPSED		18/01/2018			1	0	0	N	N	
Cherwell Ba	,	Not associate d with a Site	17/022002/F	Nethercote Garage Block 1 Rear Of 214 To 226 Bretch Hill Banbury, Banbury	LAPSED		14/02/2018			5	0	0	Y	N	New residential building

	1	1	1		1				r	1	1	1						1	1	,
					Banbury Cycles															
			Not		56 - 58 Broad															
			associate		Street Banbury															
			d with a		OX16 5BL,															
Cherwell	Banbury		Site	18/01971/F	Banbury	LAPSED	0.044	08/01/2019	08/01/2022			7	0	(ס		Υ	N		
			Not																	
			associate		25 High Street															
			d with a		Banbury,															
Cherwell	Banbury		Site	19/00127/F	Banbury	LAPSED	0.014	19/03/2019	19/03/2022			3	0	(ס		Υ	N		
			North		2 Morrello Close															
			West		Bicester OX27										C5000					New residential
Cherwell	Bicester	C500095	Bicester	15/01265/F	8AT	LAPSED	0.04	14/04/2016	14/04/2019			1	0	(95		N	N		building
					Plot 265 Phase 1															
					1B, Graven Hill,															
			Graven	18/00024/C	Circular Road,										C5000					New residential
Cherwell	Bicester	C500096	Hill	c	Bicester	LAPSED	0.05	04/05/2018	04/05/2021			1	0		96		Υ	N		building
					Plot 392, 16															
					Read Place,															
			Graven	19/00004/C	· ·										C5000					New residential
Cherwell	Bicester	C500096	Hill	C	Bicester	LAPSED	0.04	14/03/2019	14/03/2022			1	0		96		Υ	N		building
			Not		49 Kings End,			,,	, , .											0
			associate		Bicester,															
			d with a		Oxfordshire,											Built-				
Cherwell	Ricester		Site	08/00814/F		LAPSED	0.006	03/09/2008	03/09/2011			-1	0		1	Up	v	N		
CHETWEN	Dicester		Not	00/00014/1		Li (I SLD	0.000	03/03/2000	03/03/2011		†	_		\	1	OP	i –			
					Kennedy Road,															
			associate d with a		Bicester, Oxfordshire,											Built-				New residential
Cherwell	Bicester		Site	08/02485/F		LAPSED	0.049	00/01/2000	09/01/2012			1	0			Up	v	N		building
Cherwen	bicestei		Site	06/02463/F		LAPSED	0.046	09/01/2009	09/01/2012			1	0	<u>'</u>	1	υþ	1	IN		bulluling
					Scott Mitchell, 1 -															
			Not		3 London Road,															
			associate		Bicester,											n				Change of use of
Ch II	D'		d with a	44 /004 63 /5	Oxfordshire,	LADCED	0.000	04/04/2044	04/04/2044				•			Built-	.,	. .		non-res building to
Cherwell	Bicester		Site	11/00163/F		LAPSED	0.023	04/04/2011	04/04/2014			4	0	')	Up	Y	N		dwelling(s)
			Not		37, Hertford															
			associate		Close, Bicester,															
			d with a		Oxfordshire,										_	Built-				New residential
Cherwell	Bicester		Site	11/00217/F	OX26 4UX	LAPSED	0.01	01/06/2011	01/06/2014			1	0	()	Up	Υ	N		building
			Not		Finchley Lane,															
			associate		Bicester,															
			d with a		Oxfordshire,				l .											Conversion of
Cherwell	Bicester		Site	11/00893/F	OX26 2AE	LAPSED	0	01/08/2011	01/08/2014			1	0	(ס		Υ	N		existing dwelling(s)
					St Edburgs															
					Church Hall															
			Not		Priory Road															
			associate		Bicester															Change of use of
			d with a		Oxfordshire															non-res building to
Cherwell	Bicester		Site	12/00946/F	OX26 6BL	LAPSED	0.04	24/08/2012	24/08/2015			4	0	(וכ		Υ	N		dwelling(s)

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Cherwell	Bicester	Not associate d with a Site	12/01306/F	Former Car Workshop Crumps Butts Bicester Oxfordshire OX26 6EB	LAPSED	0.02	06/11/2012	07/11/2015		2	0	0	Υ	N		Change of use of non-res building to dwelling(s)
Cherwell	Bicester	Not associate d with a Site	12/01553/F	17 Somerville Drive Bicester Oxfordshire OX26 4TU	LAPSED	0.03	18/12/2012	18/12/2015		1	0	0	Y	N		Extension to building for residential unit(s)
Cherwell	Bicester	Not associate d with a Site	12/01736/F	London House 22 Sheep Street Bicester Oxfordshire OX26 6LE	LAPSED	0.02	30/01/2013	30/01/2016		2	0	0	Υ	N		Extension to building for residential unit(s)
Cherwell	Bicester	Not associate d with a Site	13/01530/F	2 Piggy Lane Bicester OX26 6HT	LAPSED	0.003	27/11/2013	27/11/2016		1	0	0	Y	N		
Cherwell		Not associate d with a Site	14/00573/F	Garage Block Adjacent 44 Roman Way	LAPSED			08/08/2017		1	0	0	Y	N		Change of use of non-res building to dwelling(s)
Cherwell	Bicester	Not associate d with a Site	15/01758/F	2 Buchan Road Bicester OX26 2YG, Bicester	LAPSED	0.08	06/11/2015	06/11/2018		1	0	0	Y	N		
Cherwell	Bicester	Not associate d with a Site	15/01842/F	Tusk Indian Diner UK Ltd 81 Sheep Street Bicester OX26 6JS, Bicester	LAPSED	0.06	09/12/2015	09/12/2018		2	0	0	Y	N		
Cherwell	Bicester	Not associate d with a Site	15/02317/F	37 Hertford Close, Bicester,	LAPSED			12/02/2019		1	0	0	N	N		New residential building
		Not associate d with a		63 Buckingham Road, Bicester,						2	0	0	V			Extension to building
Cherwell		SiteNot associate d with a	15/00987/F	The Barn Crumps Butts Bicester				11/03/2019		2	0	0	Υ	N		for residential unit(s)
Cherwell		SiteNot associate d with a	16/00376/F	Ye Olde Pioneer 35 Market Square Bicester	LAPSED			25/04/2019		1	0	0	Υ	N		
Cherwell	טונפטנפו	Site	16/01168/F	UAZU UAU	LAPSED	0.05	00/03/2016	06/09/2019		3	0	0	Į f	N	l	I

	T T		_	1	1			1	ı			1	1		ı		1	T
		Not																
		associate		Land Adj To 10														
		d with a	16/01717/R		_													New residential
Cherwell	Bicester	Site	EM	Bicester, Bicester	LAPSED	0.06	01/11/2016	01/11/2018		1	0) ()		N	Υ		building
		Not																
		associate		8 Halifax Road														
		d with a		Bicester OX26														Conversion of
Cherwell	Bicester	Site	16/01993/F	4TG, Bicester	LAPSED	0.02	16/12/2016	16/12/2019		1	0) ()		Υ	N		existing dwelling(s)
		Not																
		associate		Tresco Chapel														
		d with a		Street Bicester														New residential
Cherwell	Bicester	Site	16/02316/F	OX26 6BD	LAPSED	0.04	20/01/2017	20/01/2020		1	0) ()		Υ	N		building
		Not																
		associate		20 Ashby Road														
		d with a		Bicester OX26														Conversion of
Cherwell	Bicester	Site	17/00088/F		LAPSED	0.02	22/03/2017	01/05/2021		1	0) ()		Υ	N		existing dwelling(s)
			1				, ,	, ,										3 3 8 3 5 6(4)
				WGA Industrial														
				Control														
				Equipment														
		Not		Victoria House														
		associate		Victoria Road														
		d with a	47/04700/5	Bicester OX26			40/40/004	04/05/0004							.,			
Cherwell	Bicester	Site	17/01733/F	6PB, Bicester	LAPSED	0.05	12/10/2017	01/05/2021		3	0) ()		Υ	N		
		Not		Ursuline Convent														
		associate		4 - 6 Kings End														
		d with a		Bicester OX26	_													
Cherwell	Bicester	Site	19/00044/F	6DT, Bicester	LAPSED	0.01	13/03/2019	13/03/2022		1	0) ()		Υ	N		
				Depot, Station														
		Not		Road,														
		associate		Blackthorn,														
		d with a	08/00439/0	Bicester, OX25														New residential
Cherwell	Blackthorn	Site	UT	1TA	LAPSED	0.201	29/04/2008	29/04/2011		3	0) ()	Rural	Υ	N		building
				Smy House The														
		Not		Depot Station														
		associate		Road Blackthorn														
		d with a	12/01576/0	Oxfordshire														New residential
Cherwell	Blackthorn	Site	UT	OX25 1TA	LAPSED	0.2	07/01/2013	07/01/2016		3	0) ()		Υ	N		building
		Not		Underdowns														
		associate		Lince Lane														
	Bletchingdo	d with a		Kirtlington														New residential
Cherwell	n	Site	12/01557/F	Oxfordshire	LAPSED	0	21/12/2012	21/12/2015		1	0) ()		N	N		building
			1	Ingleby Farm														-
				Station Road														
		Not		Enslow														
		associate		Kidlington														
	Bletchingdo	d with a		Oxfordshire OX5														New residential
Charwall			13/01627/5		LAPSED	0.27	16/01/2014	16/01/2017		0	0		,		v	N		building
Cherwell	11	Site	13/01627/F	JE I	LAPSED	0.27	10/01/2014	10/01/201/	l	U	U	ין (1		ſ	14	l	pullullig

								1									
Cherwell	Bletchingdo n	ass	lot sociate with a e		Land At Long Cut Farm Pinchgate Lane Bletchingdon, Bletchingdon	LAPSED	0.52	03/01/2018	03/01/2021		1	0	O		N	N	
Character 1	Die heer	ass d w			13 Gauntlets Close, Bloxham, Oxfordshire,	LARCER	0.054	22/00/2040	22/00/2042		4		0	D	.,		New residential
Cherwell		ass	lot sociate with a	UT 11/01106/F	OX15 4NY Painters Farm North West Of Primary School, Tadmarton Road, Bloxham, Oxfordshire	LAPSED		23/08/2010 12/10/2011			1	0	0	Rural		N	building New residential building
Cherwell		N ass	lot sociate with a	12/00681/F	Old Deer Park Adjoining And South Courtington Lane, Bloxham, Oxfordshire,	LAPSED		09/07/2012			5	0	0			N	New residential building
		N ass d v	lot sociate with a		Former Hard Courts Area Adjoining Little Bridge Road, Bloxham, OX15												Dununig
Cherwell		ass	lot sociate with a	13/00626/F 08/02613/F	Land To The Rear Of The Plough Inn, Chapel Lane, Little Bourton, Oxfordshire	LAPSED		19/06/2013 05/03/2009			2	0	0	Rural		N	New residential building
Cherwell	Bucknell	ass	lot sociate with a e	11/00513/F	Bucknell, Woodlands Farm, Ardley Road, Bicester, Oxfordshire, OX27 7HW	LAPSED	0.275	24/06/2011	24/06/2014		1	0	0	Rural	N	N	New residential building
Cherwell	Charlton-on- Otmoor	ass	lot sociate with a e	08/02069/F	Fieldhouse, Church Lane, Charlton On Otmoor, Oxfordshire, OX5 2UA	LAPSED		21/07/2009			1	0	0	Rural	Υ	N	Change of use of non-res building to dwelling(s)

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Cherwell	Charlton-on- Otmoor	Not associate d with a Site	17/02186/R EM	Land Adj To No. 2 The Broadway Charlton On Otmoor, Charlton on Otmoor	LAPSED	0.06	22/12/2017	22/12/2019		1	0	c			N	N		
Cherwell	Chesterton	Not associate d with a Site	09/00223/F	Fairground, Alchester Road, Chesterton, Oxfordshire, OX26 1UN	LAPSED	0.074	14/04/2009	14/04/2012		1	0	c		Rural	Υ	N		New residential building
Cherwell	Chesterton	Not associate d with a Site	10/00276/R EM	Bignell Park Farm, N/A, Chesterton, Bicester, OX26 1UH	LAPSED	0.279	19/05/2010	19/05/2013		1	0	C		Rural	N	N		New residential building
	Chesterton	Not associate d with a Site		Akeman Street, Bicester Golf And Country Club & Vicarage Farm, N/A, Chesterton, Bicester, OX26	LAPSED		01/12/2010			1	0	C		Rural		N		New residential building
	Chesterton	Not associate d with a Site	11/00622/F	3 The Green, Chesterton, Oxfordshire,	LAPSED		13/07/2011			1		C			Υ	N		New residential building
Cherwell	Chesterton	Not associate d with a Site	14/00138/O UT	Land Adjoining And South East Of 2 Chestnut Close Chesterton	LAPSED	0	14/03/2014	14/03/2017		1	0	C			N	Υ		New residential building
Cherwell	Chesterton	Not associate d with a Site	18/01331/F	Stud Farm Kirtlington Road Chesterton OX26 1TF, Chesterton	LAPSED	0.09	14/09/2018	14/09/2021		1	0	C			N	N		
Cherwell	Cropredy	Not associate d with a Site	13/00542/F	The Green The Green Cropredy Banbury OX17 1NH	LAPSED	0.03	02/07/2013	02/07/2016		2	0	C			Υ	N		
Cherwell	Deddington	Not associate d with a Site	09/01547/F	Caldicote, Main Street, Clifton, Oxfordshire, OX15 OPE	LAPSED	0.163	18/01/2010	18/01/2013		1	0	С		Rural	Υ	N		New residential building

						•								•			
		Not associate d with a	14/02069/R	Land To Rear Of St James Farm Main Street													
Cherwell	Deddington	Site	EM	Oxfordshire	LAPSED	0.21	10/03/2015	10/03/2017		1	0	(N	N	
Cherwell	Deddington	Not associate d with a Site	16/00776/Q 56	Ilbury Farm Barn Nether Worton Road Hempton	LAPSED	0.05	23/06/2016	23/06/2021		1	0	()		N	N	
Cherwell	Deddington	Not associate d with a Site	16/01481/F	1 The Daedings Deddington Banbury OX15 ORT	LAPSED	0.03	26/09/2016	26/09/2019		1	0	()		N	Y	New residential building
		Not associate d with a		Land To Rear Of St James Farm Main Street												·	
Cherwell	Deddington	SiteNot associate d with a	17/01252/F 17/01852/R	Clifton, Clifton Home Farm Main Street Clifton Banbury OX15 OPA,	LAPSED	0.13	22/08/2017	01/05/2021		1	0				Υ	N	
Cherwell	Deddington	Site	EM	Deddington	LAPSED	0.13	27/11/2017	27/11/2019		1	0	()		N	N	
Cherwell	Deddington	Not associate d with a Site	18/01994/R EM	Caldicote House, Main Street, Clifton, OX15 OPE	LAPSED	0.2	24/01/2019	24/01/2022		1	0	()		N	N	New residential building
	Deddington	Not associate d with a Site	19/00012/F	Geggs Lodge Hempton Road Deddington OX15 OQG, Deddington	LAPSED		28/02/2019			-1	0	()		Υ	N	
Cherwell	Duns Tew	Not associate d with a Site	08/00506/F	Lower Farm, Duns Tew, Oxon, OX25 6JX	LAPSED	0.102	13/06/2008	13/06/2011		1	0	()	Rural	N	N	Change of use of non-res building to dwelling(s)
		Not associate d with a		The Old Forge Middle Barton Road Duns Tew Bicester OX25													
Cherwell	Duns Tew	Site	18/01072/F	6JN, Duns Tew	LAPSED	0.16	10/08/2018	10/08/2021		1	0	()		Υ	N	
Cherwell	Epwell	Not associate d with a Site	11/00711/O UT	Bramley Meadow, Sibford Road, Epwell, Oxfordshire, OX15 6LH	LAPSED	0.18	30/06/2011	30/06/2014		1	0	(Rural	Υ	N	New residential building

		•		•														
Cherwell	Fencott and Murcott	Not associa d with Site		Land Adjoining And South East Of The Haven Adjoining Ivy Farm Street Through Murcott Village Murcott, Murcott	LAPSED	0.06	08/09/2017	01/05/2021		1	C) (D		Υ	N		
Cherwell	Fritwell	Not associa d with Site	a	Court Farm House, 37 North Street, Fritwell Bicester, Oxfordshire,	LAPSED	0.089	02/10/2009	02/10/2012		1	C			Rural	N	N		Change of use of non-res building to dwelling(s)
Cherwell	Godington	Not associa d with Site		Grain Silos Godington Hall Godington OX27 9AE, Godington	LAPSED	0.02	04/11/2016	01/12/2018		2	C) ()		N	N		Change of use of non-res building to dwelling(s)
Cherwell	Godington	Not associa d with Site		Land Adj To Merrick Hill Stud Godington, Godington	LAPSED	0.187	11/05/2018	01/05/2021		1	C) ()		N	N		
Cherwell	Gosford and Water Eaton	Not associa d with Site		95, Bicester Road, Kidlington, Oxon, OX5 2LD	LAPSED	0.078	16/05/2008	16/05/2011		8	C) ()	Built- Up	Y	N		New residential building
Cherwell	Gosford and Water Eaton	Not associa d with Site	a	Land South West Of The Mead, Woodstock Road, Yarnton, Oxfordshire	LAPSED	0	16/02/2012	16/02/2015		3	C) ()		N	N		
Cherwell	Hampton Gay and Poyle	Not associa d with Site		Model Farm 19, Bletchingdon Road, Hampton Poyle, Oxfordshire, OX5	LAPSED			27/06/2014		2	C) (N	N	1	Change of use of non-res building to dwelling(s)
Cherwell	Hampton Gay and	Not associa d with Site	te	OS Parcel 2678 Adj A43, A34 By Hampton Gay And Poyle, Hampton Gay And Poyle	LAPSED			22/09/2014		8)) (Rural		N		5.7

				1	1		1	r	T	1	1						
Cherwell	Hampton Gay and Poyle	Not associate d with a Site		Manor Farmhouse 88 Church Lane Hampton Poyle Kidlington OX5 2QF, Hampton Gay and Poyle	LAPSED	0.02	02/11/2015	02/11/2018			1	0	(Υ	N	
Cherwell	Hampton Gay and Poyle	Not associate d with a Site		Field Barn Farm Hampton Poyle Kidlington Oxfordshire OX5 2PY, Hampton Gay and Poyle	LAPSED	0.09	17/10/2017	01/05/2021			1	0	()	N	N	
Cherwell	Hampton Gay and Poyle	Not associate d with a Site	17/02430/F	The Cabin Willowbrook Farm Hampton Gay Kidlington OX5 2QQ, Hampton Gay and Poyle	LAPSED	0.009	18/04/2018	18/04/2021			1	0	(N	N	
Cherwell	Heyford Park	Not associate d with a Site	13/00654/F	Heyford Leys Farm Heyford Leys Upper Heyford Bicester OX25 5LX	LAPSED	0.16	04/04/2014	04/04/2017			2	0	(Y	N	
Cherwell	Hook Norton	Not associate d with a Site	12/00522/F	Bacon Farm Whichford Road Hook Norton Banbury Oxfordshire OX15 5DQ	LAPSED	0.61	23/07/2012	24/07/2015			1	0	(Υ	N	Conversion of existing dwelling(s)
Cherwell	Hook Norton	Not associate d with a Site	14/01215/F	Redundant Traditional Agricultural Building Whichford Road Hook Norton	LAPSED		09/09/2014				1	0	(Υ	N	Change of use of non-res building to dwelling(s)
Cherwell	Hook Norton	Not associate d with a Site		Berryfield Farm Hook Norton Chipping Norton OX7 5SD, Hook	LAPSED		07/09/2017				1	0	()	N	N	51.1
Cherwell	Horley	Not associate d with a Site	11/01757/F	Yellowell House, Hornton Lane, Horley, Oxfordshire, OX15 6BL	LAPSED	0	17/01/2012	17/01/2015			1	0	(Y	N	New residential building

			r					r										,
		Not associate d with a	17/00047/R	Horley Mill Garage Wroxton Lane Horley,														
Cherwell	Horley	Site	EM	Horley	LAPSED	0.017	04/05/2017	04/05/2019		1	0	C	1		Υ	N		
Cherwell	Hornton	Not associate d with a Site	08/00662/F	Home Farm, Bell Street, Hornton, Oxon, OX15 6DB	LAPSED	0.37	09/06/2008	09/06/2011		1	0	C		Rural	Y	N		Change of use of non-res building to dwelling(s)
Cherwell	Hornton	Not associate d with a Site		Varneys Garage Quarry Road Hornton Oxfordshire OX15 6DF	LAPSED	0.35	03/07/2012	03/07/2015		3	0	(Υ	N		New residential building
Charriall	Horton-cum-	Not associate d with a	07/02470/5	The Lodge, Horton Hill, Horton Cum Studley, Oxon,	LARCED	0.422	20/05/2000	20/05/2011						Donal	Y			New residential
Cherwell	Studiey	Site	07/02478/F	OX33 1AY The Otmoor	LAPSED	0.123	20/05/2008	20/05/2011		4	0	C	'	Rural	Y	N	 	building
Cherwell	Horton-cum- Studley	Not associate d with a Site	14/01153/F	Lodge Hotel Horton Hill Horton Cum Studley Oxford	LAPSED	0.16	01/06/2015	01/06/2018		4	0	C			Y	N		
Cherwell	Horton-cum- Studley	Not associate d with a Site	15/01699/F	Filkins Brill Road Horton Cum Studley Oxford OX33 1BN, Horton-cum- Studley	LAPSED	0.14	03/11/2015	03/11/2018		0	0	C			Y	N		
Cherwell	Horton-cum- Studley	Not associate d with a Site	17/00851/F	Horton Farm The Straight Mile Horton Cum Studley Oxford OX33 1AD, Horton Cum Studley	LAPSED	0.661	15/06/2017	01/05/2021		0	0	(Y	N		
		Not associate d with a		Builders Yard High Street Islip Kidlington OX5											v			
Cherwell	ISIIP	SiteNot associate d with a		9A, Bicester Road, Kidlington, Oxfordshire, OX5	LAPSED	0.075	29/06/2017	01/05/2021		1	0	C		Built-	Y	N		New residential
Cherwell	Kidlington	Site	08/02320/F	2LB	LAPSED	0.081	09/01/2009	09/01/2012		3	0	C		Up	Υ	N		building

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		Not		The Moors,													
		associate		Kidlington,													
		d with a		Oxfordshire, OX5										Built-			New residential
herwell	Kidlington	Site	08/02543/F	2AG	LAPSED	0.115	17/02/2009	17/02/2012		1	0	0	1	Up	Υ	N	building
		Not		86, Oxford Road,													
		associate		Kidlington,													
		d with a		Oxfordshire, OX5										Built-			New residential
Cherwell	Kidlington	Site	09/01821/F	1BL	LAPSED	0.063	09/03/2010	09/03/2013		2	0	0		Up	Υ	N	building
		Not		Elm Grove,													
		associate		Kidlington,													
		d with a		Oxfordshire, OX5										Built-			New residential
Cherwell	Kidlington	Site	10/00349/F	1DR	LAPSED	0.027	18/05/2010	18/05/2013		1	0	O		Up	Υ	N	building
		Not		5, Lane Close,													
		associate		Kidlington,													
		d with a	10/01093/0	Oxfordshire, OX5										Built-			New residential
Cherwell	Kidlington	Site	UT	1BA	LAPSED	0.023	08/09/2010	08/09/2012		1	0	0		Up	Υ	N	building
	3.1	Not		Lock Crescent,			00,00,000										
		associate		Kidlington,													
		d with a		Oxfordshire, OX5													New residential
Cherwell	Kidlington	Site	11/00095/F	-	LAPSED	0.043	16/03/2011	16/03/2014		1	٥	0		Rural	v	N	building
- Inci Well	Kidiligtoli	+	11/00033/1	1110	L (I SLD	0.043	10/03/2011	10/03/2014		-		-		rtarar		1	banang
		Not		24 Vanatan Daad													
		associate	12/01059/0	24 Yarnton Road													Now residential
Chorwall	Kidlington	d with a Site	UT	Kidlington OX5 1AT	LAPSED	0.05	26/02/2014	26/02/2017		1	0	0			v	N	New residential building
Jilei Well	Kiuiiiigtoii		UI	IAI	LAPSED	0.03	20/02/2014	20/02/2017		1	U		1		1	IN	bulluling
		Not															
		associate	42/00040/0	Land Between 22													No. of the state
Clara all	IZ di con co	d with a		And 23 Harts	LARCED	0.4	20/00/2044	20/00/2047		2	_				v	l.,	New residential
Cherwell	Kidlington	Site	UT	Close Kidlington	LAPSED	0.1	28/08/2014	28/08/2017		2	0	0	1		Y	N	building
		Not															
		associate		43 Church Street													
		d with a		Kidlington OX5								_					
Cherwell	Kidlington	Site	15/01522/F	2BA, Kidlington	LAPSED	0.04	12/10/2015	12/10/2018		0	0	0			Υ	N	
		Not															
		associate		93A The Moors,													
		d with a		Kidlington, OX5													Extension to building
Cherwell	Kidlington	Site	15/02031/F	2AQ	LAPSED	0.1	05/01/2016	05/01/2019		1	0	0			Υ	N	for residential unit(s)
		Not															
		associate		Land To The													
		d with a		Rear Of 62 High													
Cherwell	Kidlington	Site	16/01252/F	Street Kidlington	LAPSED	0.02	12/08/2016	12/08/2019		1	0	0			N	N	
		Not								T						1 1	
		associate		154 Oxford Road													
		d with a	16/01781/0	Kidlington OX5													Conversion of
Cherwell	Kidlington	Site	UT	1EA, Kidlington	LAPSED	0.06	02/11/2016	02/11/2019		3	0	0			Υ	N	existing dwelling(s)
	· · · · · · · · · · · · · · · · · · ·			02.144													
	l l	Not		193 waveriev													
		Not associate		93 Waverley Avenue													
		Not associate d with a		Avenue Kidlington OX5													Conversion with

		Not															
		associate		43 Oxford Road													
		d with a		Kidlington OX5													
Cherwell	Kidlington	Site	17/00917/F	2BP, Kidlington	LAPSED	0.07	17/07/2017	01/05/2021		3	0	(0		Υ	N	
		Not															
		associate	,	162 The Moors													
		d with a		Kidlington OX5													
Cherwell	Kidlington	Site	18/00259/F	2AD, Kidlington	LAPSED	0.073	25/05/2018	25/05/2021		5	0	(0		Υ	N	
		Not		Rear Of 32 To 34													
		associate		The Moors													
		d with a	18/00384/0														
Cherwell	Kidlington	Site	UT	Kidlington	LAPSED	0.315	25/05/2018	25/05/2021		6	0		1		N	v	
CHEIWEII	Kidiligton		01		D II SED	0.515	23/03/2010	23/03/2023		Ŭ							
		Not		Co Op 199													
		associate	!	Banbury Road													
Chanuall	Kidlington	d with a Site	18/00013/5	Kidlington OX5	LADCED	0.000	20/05/2010	20/05/2024		2	0	(v		
Cherweii	Kidlington		18/00013/F	1AL, Kidlington	LAPSED	0.082	29/05/2018	29/05/2021		2	0	(J		Y	N	
		Not		79 Morton													
		associate	!	Avenue													
		d with a		Kidlington OX5													
Cherwell	Kidlington	Site	18/01767/F	1BX, Kidlington	LAPSED	0.05	12/12/2018	12/12/2021		2	0	(0		Υ	N	
		Not															
		associate	:	19 Banbury Road													
		d with a		Kidlington OX5													
Cherwell	Kidlington	Site	18/02190/F	1AQ, Kidlington	LAPSED	0.028	27/02/2019	27/02/2022		1	0	(כ		Υ	N	
		Not		Manor Farm,													
		associate		Troy Lane,													
		d with a		Kirtlington,													New residential
Cherwell	Kirtlington	Site	08/00425/F	Oxon, OX5 3HA	LAPSED	0	10/04/2008	10/04/2011		1	0	(0	Rural	N	N	building
				Londis 36													Change of use of
		Not		Bicester Road													non-res building to
		associate		Launton Bicester													dwelling(s),Extensio
		d with a		Oxfordshire													n to building for
Cherwell	Launton	Site	12/00197/F		LAPSED	0.07	17/04/2012	17/04/2015		3	0	(0		Υ	N	residential unit(s)
			, ,	OS Parcel 3431			, - , -	, , , ,									
		Not															
		associate		Adjoining And North East Of													
		d with a		Blackthorn Road													
Cherwell	Launton	Site	13/00279/F		LAPSED	0	10/04/2012	19/04/2016		2	0				N	N	
Cherwell	Lauiitoii		13/002/9/F	+	LAFJED	"	13/04/2013	13/04/2010	+		U	<u> </u>		1	IN	IN	
		Not		Jack Barn West													
		associate		End Launton													
Clara a "		d with a		Bicester OX26	LABCER	0.15	05/42/2010	27/05/2212			_				,	[. .	New residential
Cherwell	Launton	Site	UT	5DG, Launton	LAPSED	0.16	05/12/2016	27/05/2019	-	2	0	(J	ļ	Υ	N	building
				Land South West													
		Not		Of South Riding													
		associate	!	Station Road													
		d with a		Launton,													
Cherwell	Launton	Site	18/01345/F	Launton	LAPSED	0.2	25/10/2018	25/10/2021		2	0	(0		N	N	

	1			1			1	ı	1	1			1			1		
		Not		Freehold Street,														
		associate		Lower Heyford,														
	Lower	d with a		Oxfordshire,														New residential
Cherwell	Heyford	Site	10/00410/F	OX25 5NT	LAPSED	0.031	25/05/2010	25/05/2013			1	0	C		Rural	Υ	N	building
				Hill View House														
		Not		Lower Heyford														
		associate		Road Caulcott														
	Lower	d with a		Oxfordshire														New residential
Cherwell	Heyford	Site	12/01375/F		LAPSED	0.5	03/12/2012	03/12/2015			0	0				v	N	building
CHCIWCII	ricytoru		12/013/3/1	1	LAISED	0.5	03/12/2012	03/12/2013			-			`		'	IN .	bulluling
		Not		3 And 5 South														
	l.	associate		Street Caulcott														
	Lower	d with a		Bicester OX25								_						
Cherwell	Heyford	Site	15/00494/F		LAPSED	0.17	12/05/2015	12/05/2018			0	0	(1		Υ	N	
		Not		3 Church Close,														
		associate		Merton,														
		d with a		Oxfordshire,														New residential
Cherwell	Merton	Site	10/00328/F	OX25 2NB	LAPSED	0.125	24/05/2010	24/05/2013			1	0	C		Rural	Υ	N	building
				Arrochar House,														
		Not		Main Street,														
		associate		Merton,														
		d with a		Oxfordshire,														New residential
Cherwell	Merton	Site	10/01724/F	· · · · · · · · · · · · · · · · · · ·	LAPSED	0.043	08/02/2011	08/02/2014			2	0			Rural	Υ	N	building
		Not	, ,	The Plough Inn			, . ,	,										
		associate		Merton														
		d with a	15/00/20/0	Oxfordshire														
Cherwell	Merton	Site	UT	OXIOI dSIIII E	LAPSED	U 38	11/05/2015	11/05/2018			1	0				v	N	
CHEIWEII	Werton	Site	01		LAFJLD	0.36	11/03/2013	11/03/2018					<u> </u>	1		<u>'</u>	IN	
				Manor Farm,														
		Not		Ardley Road,														
		associate		Middleton														Change of use of
	Middleton	d with a		Stoney, Bicester,														non-res building to
Cherwell	Stoney	Site	07/02588/F	OX25 4AE	LAPSED	0	17/04/2008	17/04/2011			4	0	(Rural	N	N	dwelling(s)
				Milcombe,														
				Birchells Barn,														Change of use of
		Not		Hook Norton														non-res building to
		associate		Road, Banbury,														dwelling(s),Conversi
		d with a		Oxfordshire,														on of existing
Cherwell	Milcombe	Site	09/00005/F		LAPSED	0.194	24/02/2009	24/02/2012			1	0		d	Rural	Υ	N	dwelling(s)
		Not					. ,	. ,		1	1 1			1				5(-7
		associate		Swerbrook Farm,														Change of use of
		d with a	15/01060/0	Hook Norton														non-res building to
Chorwell	Milcombe	Site	15/01000/Q		LADCED	0 11	05/08/2015	01/05/2021			2	0				N	N	
cherwell	willcombe	site	50	Road, Wigginton	LAFSED	0.11	05/08/2015	01/03/2021		+	2	U		}		IN	IN	dwelling(s)
				Barrow Hill														
		Not		Farm, Main														
		associate		Street, Mixbury,														
		d with a		Oxfordshire,														New residential
Cherwell	Mixbury	Site	10/00799/F	NN13 5RR	LAPSED	0.094	09/08/2010	09/08/2013			0	0	(1	Rural	Υ	N	building

	1		_	1	1	1	ı	1	1	_	1						1	1	
Charwall	Mollington	Not associate d with a Site	11/00293/F	Corner Meadow, Farnborough Road, Mollington, Banbury, OX17	LAPSED	0.184	26/05/2011	26/05/201/			1	0			Rural	N	N		New residential building
Cherwen	Monnigton	Site	11/00293/F	Mill Farm	LAPSED	0.164	20/03/2011	20/03/2014			1	-	,	,	Nui ai	IN	IN		bulluling
Cherwell	Mollington	Not associate d with a Site	11/00697/F	Southam Road Mollington Banbury Oxfordshire	LAPSED	0.8	05/04/2012	05/04/2015			3	0	(0		Υ	N		Change of use of non-res building to dwelling(s)
Cherwell	Mollington	Not associate d with a Site	16/02195/F	Barns At The Grange Oxhey Hill Mollington Mollington	LAPSED	0.11	13/01/2017	13/01/2020			1	0	()		N	N		Change of use of non-res building to dwelling(s)
Cherwell	Newton Purcell with Shelswell	Not associate d with a Site	17/00795/F	Barley Fields Barns Buckingham Road Newton Morrell, Newton Morrell	LAPSED	0.536	19/06/2017	01/05/2021			1	0	(N	N		
Cherwell	Noke	Not associate d with a Site		Barns, Manor Farm, Noke, Oxfordshire, OX3	LAPSED		21/04/2008				1	0	(Rural	N	N		Change of use of non-res building to dwelling(s)
Cherwell	North Aston	Not associate d with a Site		Folly Field House & Kings Wednesday, Somerton Road, North Aston, Oxfordshire,	LAPSED		01/03/2011				-1		(Rural	Y	N		Conversion of existing dwelling(s)
	North	Not associate d with a		Bradenstoke Barn St Marys Walk North Aston Bicester Oxfordshire															3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
Cherwell	Aston	Site	14/00553/F		LAPSED	0.32	23/06/2014	23/06/2017			1	0	()		Υ	N		
Cherwell	Oddington	Not associate d with a Site	12/00414/F	Pondockie Oddington Oxfordshire OX5	LAPSED		31/05/2012	21/05/2015			0	0				v	N		New residential building
CHEI WEII	Guungton	Not associate d with a	16/01213/0	Pondockie Oddington Kidlington OX5	LAFD		31/03/2012	31/03/2013			0	0				1	14		Junumg
Cherwell	Oddington	Site	UT	2RA	LAPSED	0.06	18/08/2016	18/08/2019]	0	0	()		Υ	N		

		Not		Goms Yard Main													
		associate	2	Street													
		d with a		Oddington,													
Cherwell	Oddington	Site	18/01697/F	Oddington	LAPSED	0.21	20/12/2018	20/12/2021		3	0	(ס		N	N	
		Not		Cowpastures													
		associate	2	Piddington													
		d with a		Oxfordshire													New residential
Cherwell	Piddington	Site	12/01156/F	OX25 1WD	LAPSED	0	03/10/2012	04/10/2015		1	0	(י		N	N	building
		Not															
		associate	2	25 Lower End													
		d with a		Piddington OX25													
Cherwell	Piddington	Site	18/01230/F	1QD, Piddington	LAPSED	0.14	28/09/2018	28/09/2021		1	0	()		N	N	
				Bothy Cottage													
		Not		Shipton On													
	Shipton-on-	associate	2	Cherwell													Change of use of
	Cherwell	d with a		Kidlington OX5													non-res building to
Cherwell	and Thrupp	Site	16/02530/F	1JL	LAPSED	0.06	10/03/2017	10/03/2020		1	0	(י		Υ	N	dwelling(s)
				4th D Landscape													
		Not		Services Canal													
	Shipton-on-	associate	2	Road Thrupp													
	Cherwell	d with a		Kidlington OX5													
Cherwell	and Thrupp	Site	17/00524/F	1JZ, Kidlington	LAPSED	0.2	14/07/2017	01/05/2021		3	0	(ס		N	N	
Cherwell	Shipton-on- Cherwell and Thrupp	Not associate d with a Site	18/01011/F	Lewis Leslie Workshop Adjacent Fir Farm Upper Campsfield Road Woodstock Oxford OX20 1QG, Shipton on Cherwell	LAPSED	0.21	31/07/2018	31/07/2021		1	0	(0		Υ	N	
Cherwell	Shutford	Not associate d with a Site	11/00437/F	Banbury, The Cottage, Lower End, Shutford, Oxfordshire, OX15 6PA	LAPSED	0	24/08/2011	24/08/2014		2	0				N	N	New residential building
			, , ,	Stewarts Yard,		<u> </u>	,,	,,		-	ا ا	<u> </u>				1	- 0
		Not		Hook Norton]												
		associate	,	Road, Sibford													
	Sibford	d with a	09/01186/0											Built-			New residential
Cherwell		Site	UT	Oxfordshire	LAPSED	0.096	18/11/2009	18/11/2011		1	0	(Up	Υ	N	building
		Not		Haynes Barn,													ŭ
		associate	,	Colony Road,													
	Sibford	d with a		Sibford Gower,													
Cherwell		Site	13/00930/F	,	LAPSED	0.5	15/10/2013	15/10/2016		1	0	(Υ	N	

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Cherwell	Sibford Gower	Not associate d with a Site		Barn East Of Blenheim Farm Shutford Road Sibford Ferris Oxfordshire, Sibford Ferris	LAPSED	0.02	14/12/2015	01/05/2021			1	0	0		N	N	Change of use of non-res building to dwelling(s)
Cherwell	Souldern	Not associate d with a Site	13/00984/F	Land South And Adjacent To Cedar House Souldern	LAPSED	0.17	24/07/2014	24/07/2017			1	0	0		N	N	
Cherwell	South Newington	Not associate d with a Site	08/00974/F	Paradise Farm, Aspen Grove Dressage, Wigginton Road, South Newington, Banbury, Oxfordshire, OX15 4JS	LAPSED	0.607	15/10/2008	10/04/2011			1	0	0	Rural	Y	N	New residential building
	Steeple	Not associate d with a		Brasenose Cottage Fenway Steeple Aston Bicester OX25 4SS, Steeple								•		Karar			ounding
Cherwell	Aston Stratton Audley	Not associate d with a Site		Stratton House Stoke Lyne Road Stratton Audley Oxfordshire	LAPSED		23/08/2017				1	0	0		N Y	N	Change of use of non-res building to dwelling(s)
Cherwell	Stratton	Not associate d with a Site		The Green Barn Stoke Lyne Road Stratton Audley Bicester OX27 9AT, Stratton Audley	LAPSED		30/11/2016				3	0	0		Υ	N	New residential building
Cherwell	Tadmarton	Not associate d with a Site	12/01111/F	Home Farm Main Street Upper Tadmarton Banbury Oxfordshire	LAPSED	0.22	05/12/2012	05/12/2015			3	0	0		Υ	N	New residential building
	Tadmarton	Not associate d with a Site		Brick Farm Main Street Upper Tadmarton Banbury OX15 5SL	LAPSED			11/09/2016			3	0	0		Υ	N	New residential building

			r	1			•			1							
Cherwell	Wendlebur y	Not associate d with a Site	08/01230/F	Orchard House, Church Lane, Wendlebury, Oxon, OX25 2PN	LAPSED	1.199	17/07/2008	17/07/2011		-1	0	()	Rural	Υ	N	
Cherwell	Wendlebur y	Not associate d with a Site	10/00121/F	College Farm, Lark Hill, Main Street, Wendlebury, Bicester, OX25 2PR	LAPSED	0.37	23/03/2010	23/03/2013		0	0	C		Built- Up	Y	N	New residential building
Cherwell	Wendlebur y	Not associate d with a Site	14/00241/F	Dairy Cottage Main Street Wendlebury Bicester OX25 2PR	LAPSED	0.16	23/04/2014	23/04/2017		0	0	()		Υ	N	
Cherwell	Wendlebur y	Not associate d with a Site		Oxford Cottage Oxford Road Wendlebury Bicester OX25 2PT, Wendlebury	LAPSED	0.1	18/10/2016	18/10/2019		2	0	C)		Y	N	New residential building
Cherwell	Weston-on- the-Green	Not associate d with a Site		Land Between Normandy And Sunnyside, North Lane, Weston On The Green, Oxfordshire	LAPSED	0.178	21/05/2010	21/05/2013		1	0			Built- Up	N	N	New residential building
	Weston-on- the-Green	Not associate d with a Site		Land Adjoining Westfield Farm Barn Shepherds Close, Weston on the Green	LAPSED		27/01/2016			1	0	(op.	N	N	New residential building
Cherwell	Wroxton	Not associate d with a Site	12/01382/F	Ragnall Barn Ragnall Farm, Wroxton, Oxfordshire, OX15 6ED	LAPSED	0.22	19/12/2012	19/12/2015		1	0	()		Υ	N	Change of use of non-res building to dwelling(s)
Cherwell	Yarnton	Not associate d with a Site	C/CHS/298/ 06/0	112 Rutten Lane	LAPSED	0.04	13/04/2006	12/04/2011		3	0	()	Built- Up	Υ	N	New residential building
Cherwell	Yarnton	Not associate d with a Site	08/00902/F	1, Cassington Road, Yarnton, Oxon, OX5 1QA	LAPSED	0.036	12/06/2008	12/06/2011		1	0	()	Rural	Υ	N	New residential building

Cherwell	Yarnton	Not associate d with a Site		The Paddock, Little Blenheim, Yarnton, Oxfordshire, OX5	LAPSED	0.132	11/10/2010	11/10/2013		0	0	(Rural	Y	N	New residential building
Cherwell		Not associate d with a Site		College Farm Barn, Gravel Pits Lane, Yarnton,		0.132		09/09/2014		1	0	(, and a	N	N	Change of use of non-res building to dwelling(s)
Cherwell	Yarnton	Not associate d with a Site	14/00464/0	Storage Building At Mead Farm 54 Church Lane Yarnton	LAPSED	0.07	30/05/2014	30/05/2017		1	0	(Υ	N	
Cherwell	Yarnton	Not associate d with a Site		Garage Block To The Rear Of 63 To 65 Spencer Avenue Yarnton	LAPSED	0	01/10/2014	01/10/2017		2	0	C		Y	N	
Cherwell	Yarnton	Not associate d with a Site		Land Adj To 27 Spencer Avenue Yarnton, Yarnton	LAPSED	0.017	24/05/2017	01/05/2021		1	O	C		N	N	

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