

CHERWELL HOUSING DELIVERY MONITOR FORM 2023

Applicant/Agent/Developer

Mr P M Donger, Mrs S M Donger and Manor Oak Homes
Mr Geoff Armstrong (Armstrong Rigg Planning)

Introduction

Cherwell District Council is currently preparing the 2023 Annual Monitoring Report (AMR) which includes updating of the Housing Delivery Monitor. The Government's Planning Practice Guidance recognises the importance of advice provided by developers and local agents in assessing lead-in times, build-out rates by year and deliverability. Information provided on this form will be used to help inform the AMR's Housing Delivery Monitor. This information will be considered along with other relevant information including those received from internal consultees.

Further evidence will be needed for sites without full detailed planning permission to help consider the deliverability of a site.

We would be grateful if you could complete this form to assist us with this process.

Please note that this response could be used in public documents. **Please respond by 24 October 2023.**

Part A – Planning application information

Site Address	Land Opposite Hanwell Fields Recreation Adj To Dukes Meadow Drive Banbury
Site Area (total)	3.6

Planning Application Details (if applicable)	
Application Number(s):	21/03426/OUT
Date Application(s) Approved:	-
Number of dwellings (net):	78

Please provide any updates or corrections to the planning application information above in the following box:

Section 106 agreement drafted and discussions ongoing

Part B – Delivery Rate

The Council published a Land Supply Statement in February 2023 which is available here <https://www.cherwell.gov.uk/info/33/planning-policy/370/monitoring-reports/3>

Please indicate if the information in the 5 year land supply statement provides a realistic assumption of the delivery rate on this site:

YES/NO (please circle)

If you have answered no, please explain why below and provide an alternative assessment in the table below explaining your reasons.

General comments/updates:

Whilst the site is technically 'developable' currently, pending finalisation of the S106, it is anticipated that this will be sealed shortly.

Upon grant of permission RMs would be submitted within 18 months and determined within 24. This would result in the delivery of the site 2025 through to 2027 completion.

Alternative suggested build-out rate provided by applicant/developer

Year (Financial)	Number of Units (built)	Notes
2023/24		
2024/25		
2025/26	50	
2026/27	28	
2027/28		
2028/29		
2029/30		
2030/31		
2031/32		
2032/33		
2033/34		
2034/35		
2035/36		
2036/37		

2037/38		
2038/39		
2039/40		
Beyond 2040		
Total		

In addition please provide comments on:

Any housebuilder(s) secured to develop the site? (if applicable)

Multiple expressions of interest.

If no housebuilder is yet in place, what progress has been made and when will one be contracted to build out the site? (if applicable)

Upon issue of planning permission.

Number of housebuilders currently on site?

n/a

Number of housebuilders expected on site in future years?

One housebuilder anticipated, delivering the site in a single phase.

Expected date for starting on site?

Presuming issue of PP Winter 23/24 start on site would be expected Spring/Summer 2025.

Any further information on build-out rates including any further general reasons for any reduction in build rates?

We have assumed a maximum delivery of 50dpa on the basis of firstly a single developer and then reflecting recent market analysis undertaken firstly by Savills (published) in its recent paper 'A New Normal' and our own assessment of realistic delivery rates. Our additional analysis takes into account our client's own experiences when selling sites and various statements issued both publicly and privately (in discussions relating to the delivery of phase 2 of the development) by the housebuilding industry.

Any viability or infrastructure issues that need to be overcome to enable the development to commence?

No.

Any ownership or access constraints that need to be overcome to enable the development to commence?

No.

Have pre-commencement conditions been discharged / pre-commencement assessments been carried out?

Awaiting formal grant of PP.

Any progress being made towards the submission of additional planning application(s) including reserved matters planning applications?

The 78-unit scheme subject of this submission is intended to represent Phase 1 of our client's development at Hanwell Fields. Submission of an application for up to 117-

dwellings on land immediately to the north, sharing the approved access, is imminent (likely submission early November).

Any progress with site assessment work required for a planning application(s)?
The Phase 2 application will be accompanied by a comprehensive suite of technical information confirming the deliverability of the site in a way that is entirely sustainable.

Form completed by:

Name (please print): Mr Geoff Armstrong

Position: Director

Company: Armstrong Rigg Planning obo Manor Oak Homes

Date: 23rd October 2023