

**Land South of Banbury Rise, Banbury**  
**Delivery Timescales**  
**October 2022**

**Introduction**

This note considers the deliverability of the site 'Land South of Banbury Rise' as subject of an outline planning application (22/02101/OUT) by Bloor Homes. Specifically, it sets out the delivery rates of those new homes constructed to date on Bloor's neighbouring Banbury Rise development and the anticipated delivery rates of new homes should planning permission and reserved matters consents be approved upon the application site.

**Historic & Future Anticipated Delivery Rates of Banbury Rise**

The following table summarises the annual delivery associated with earlier phases of the Banbury Rise development, situated immediately to the north and delivered by Bloor Homes. Development commenced early in 2016. The below rates include both Open Market and Affordable Housing units, and shows that over the past 6 years the site has delivered an average of 63 units per annum and a peak of 98 dwellings in a single year.

<u>Time period</u>	<u>Dwelling Completions Per Annum</u>
July 2016 – June 2017	37
July 2017 – June 2018	64
July 2018 – June 2019	54
July 2019 – June 2020	65
July 2020 – June 2021	98
July 2021 – End Oct 2022	86
<b>Current build complete total -TOTAL</b>	<b>404</b>
<b>Nov 2022 – June 2023</b>	<b>49</b>
<b>July 2023 – Dec 2023</b>	<b>27</b>
<b>Total</b>	<b>480</b>

**Table 1:** Historic & Future Anticipated Delivery Rates at Banbury Rise (Earlier Phases)

**Current Application and Site Commencement Timescales**

The table below sets out the potential timescales for the delivery of new homes on Land South of Banbury Rise; as subject of the current planning application.

	<u>Anticipated date</u>
Determination of the outline planning permission & Section 106 negotiations	Q1 2023
Phase 1 Reserved Matters Pre-application advice application (c 100 dwellings)	Q4 2022
Submission of the Phase 1 Reserved Matters application	Q2 2023
Determination of the Phase 1 Reserved Matters application	Q2/Q3 2023
Commencement of development	Q4 2023
First occupation	Q1 2024

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The above reasonably concludes that 1<sup>st</sup> unit completion could be achieved during Q1 2024. On this basis the resulting delivery schedule in respect of 22/02101/OUT is:

<u>Time period (Calendar Year)</u>	<u>Dwelling Completions Per Annum</u>
2024	63
2025	63
2026	63
2027	56
<b>TOTAL</b>	<b>250</b>

**Table 2:** Scenario 1 Delivery at Banbury Rise (based on average historic completion)

This demonstrates the potential delivery of all 250 dwellings within a 5 year period to end 2027 based on the average historic completion rate of the Banbury Rise development.