


**URGENT BUSINESS AND SUPPLEMENTARY INFORMATION**
**Executive**
**10 January 2022**

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
6.	Pages 3 - 128	Annual Monitoring Report 2021 Appendix 1- Annual Monitoring Report	Planning Policy, Conservation and Design Manager, Assistant Director: Planning and Development	Published as a supplement to the main agenda pack due to size of document

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# Annual Monitoring Report 2021

(01/04/2020 – 31/03/2021)



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## 1.0 Introduction

### What is the Annual Monitoring Report?

- 1.1 The Cherwell District Council AMR reviews progress in preparing the Council's planning policy documents and assesses whether its existing development plan policies are effective. It provides monitoring information, amongst other things, on employment, housing, and the natural environment.
- 1.2 This AMR covers the period 1 April 2020 – 31 March 2021. A base date of 31 March 2021 is used for monitoring performance against specified indicators. However, the AMR includes an up-to-date report on Local Plan progress when measured against the Local Development Scheme (LDS), the programme for producing Local Development Documents. It also includes up-to-date information on the future deliverability of development and land supply (as of 30 September 2021).
- 1.3 The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20 July 2015. The Plan provides the strategic planning policy framework for the District. Policies within the Plan replace some of the saved policies of the adopted Cherwell Local Plan 1996. Policy Bicester 13 of the Local Plan was re-adopted on 19 December 2016 following the outcome of a legal challenge. The re-adopted policy is identical to that originally adopted by the Council on 20 July 2015, other than the deletion of the words, '*That part of the site within the Conservation Target Area should be kept free from built development*' from the third bullet point of the policy's key site-specific design and place shaping principles.
- 1.4 This is the seventh AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 this is the fifth AMR that fully reports on these indicators. Some data is still unavailable therefore not all indicators can be reported in this AMR.
- 1.5 The Cherwell Local Plan 2011-2031 Part 1 Partial Review – Oxford's Unmet Housing Need was adopted by Cherwell District Council on 7 September 2020. The Plan provides the strategic planning framework and sets out strategic site allocations including a housing trajectory to provide Cherwell District's share of the unmet housing needs of Oxford to 2031. There was a legal challenge to the Plan which was dismissed on 30 July 2021 by the High Court. The Plan therefore remains an adopted part of the statutory Development Plan.
- 1.6 This is the first AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need. However, as the Plan's adoption on 7 September 2020 is partly through the monitoring period of 2020/21, it will be the 2022 AMR that fully reports on these indicators.

### **Purpose of the Annual Monitoring Report**

1.7 The purpose of the AMR is to:

- monitor the preparation of Cherwell’s Local Plan against timetables in the Local Development Scheme;
- assess the extent to which policies are being achieved; and
- review key actions taken under the Duty to co-operate.

### **Legislative Background**

1.8 The Council has a statutory obligation to produce an authority monitoring report which monitors the implementation of the Local Development Scheme and the extent to which the policies in Local Plans are being achieved. Subject to these requirements, it is a matter for individual Councils to decide the content on their monitoring reports.

### **Structure of the Cherwell Annual Monitoring Report**

1.10 **Section 2** presents the key findings from the monitoring work undertaken during this monitoring year.

1.11 **Section 3** reports on the delivery of Cherwell District’s Local Plan and other supporting documents, providing a review of progress against the targets and milestones set out in the Local Development Scheme.

1.12 **Section 4** looks at the progress made on neighbourhood planning within the district.

1.13 **Section 5** sets out detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 Part 1.

1.14 **Section 6** sets out detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need.

1.15 **Section 7** looks at progress on infrastructure delivery.

1.16 For further information relating to the AMR, please contact the Council’s Planning Policy and Conservation team:

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## 2.0 Key Findings

- 2.1 This chapter sets out the key findings of the AMR for the monitoring year 2020/21. They are discussed in more detail in Chapter 5 and Chapter 6.

### Local Plan Progress / Local Development Scheme

#### *Progress in the Monitoring Year 2020/21*

- The Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need was formally adopted as part of the statutory Development Plan by the Council on 7 September 2020.
- There was a legal challenge to the Cherwell Local Plan 2011-2031 (Part 1) Partial Review which was dismissed on 30 July 2021 by the High Court.
- A Community Involvement Paper forming part of the Cherwell Local Plan review was subject to a six-week period of consultation between 31 July and 14 September 2020 to inform a review of the adopted Cherwell Local Plan 2011-2031. Comments were also invited on a Sustainability Appraisal Scoping Report and a ‘call for sites’ was made.
- The Council’s Brownfield Land Register was published in January 2020.

#### *Progress since the end of the Monitoring Year*

- On 19 May 2021 Cherwell District Council formally ‘made’ the Weston-on-the-Green Neighbourhood Plan.
- The Cherwell Local Plan Review Community Involvement Paper 2: Developing our Options was published for a six-week period of consultation between 29 September and 10 November 2021.
- The Local Development Scheme was updated, approved, and published in September 2021.
- An updated Statement of Community Involvement was prepared and subsequently adopted in October 2021.

### Employment

- The district has seen a considerable gain in employment floorspace with 70,193 sqm completed over 2020/21 following an increase of 80,599 sqm in 2019/20. Key employment sites include:
  - at Banbury: Land South of Overthorpe Road, adjacent to the M40 and Employment Land North East of Junction 11
  - at Bicester: North West Bicester, Land North East of Skimmingdish Lane, South East of Bicester and adjacent to Oxford Road
  - at Kidlington and the Rural Areas: development includes former RAF Upper Heyford that includes over 120,000sqm that is now under construction.



- At 31 March 2021 there was over 472,000 sqm (net) of employment floorspace with planning permission.
- There is planning permission in place for 176 ha of land on allocations from the Part 1 Cherwell Local Plan.
- There is 54.71 ha of remaining allocated employment land yet to receive planning permission.
- 1.92 ha of employment land was lost to non-employment use during 2020/21.
- There was a net gain of 2,161 sqm floorspace in tourism related developments over the course of 2020/21.

### **Housing**

- There were 1,192 housing completions (net) during 2020/21.
- The total number of housing completions (net) between 2011 and 2021 is 9,806 dwellings. Of the 9,806 homes built since 2011, 37% have been at Banbury, 29% at Bicester, 7% at Heyford Park and 27% in the remaining rural areas.
- 35% of housing completions (net) in 2020/21 were on previously developed land.
- Net affordable housing completions in 2020/21 were 295.
- At 31 March 2021 there are extant planning permissions for a total of 8,253 dwellings. These are homes with planning permissions but not yet built.
- The District presently has a 3.8 year housing land supply for the period 2021-2026 and a 3.5 year housing land supply for the period 2022-2027 (commencing 1 April 2022).

### **Natural Environment**

- There were no planning applications granted permission contrary to Environment Agency's advice on flood risk or water quality grounds.
- 10 planning applications were approved for renewable energy schemes including one for biomass, four for air source heat pumps and five for solar photovoltaics (PVs).
- The area of LWS has decreased by 9.46 hectares since last year whilst the area of LGS remains unchanged.
- There has been an increase in total area of priority habitats from 3,781 ha to 3,783 ha (increase of 2 ha). This change largely represents an improved understanding of the habitat resource in the district, rather than the creation or loss of habitat.
- The number of priority species listed in the District has decreased from 121 to 117. Four species have been removed from the list as no new records have been made within the last 10 years.

- 97.4% of the SSSI units are in Favourable or Unfavourable recovering conditions, where if current management measures are sustained the site will recover over time. This is the same as last year.

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### 3.0 Cherwell Planning Policy Documents

- 3.1 The existing statutory Development Plan comprises the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015 incorporating Policy Bicester 13 re-adopted December 2016), the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need, the saved policies of the adopted Cherwell Local Plan 1996, the made (adopted) Hook Norton, Bloxham, Adderbury, Mid Cherwell and Weston-on-the-Green Neighbourhood Development Plans. The Development Plan also includes the saved policies of the Oxfordshire Minerals and Waste Local Plan 1996, the production of which is a County Council function. A new Minerals and Waste Core Strategy Part 1 was adopted on 12 September 2017. Progress on the Minerals and Waste Local Plan Part 2 – Site Allocations was made with the Regulation 18 site options consultation held between January and March 2020. An interim Sustainability Appraisal of the Approach to Site delivery and Site Assessment Methodology were subject to public consultation between January and March 2021.
- 3.2 The Cherwell Local Plan 1996 was adopted in November 1996 and its relevant policies were saved from 27 September 2007.
- 3.3 The Cherwell Local Plan 2011-2031 Part 1, containing strategic development sites and policies, was adopted on 20 July 2015. It replaced many of the saved policies of the adopted Cherwell Local Plan 1996. Appendix 7 of the adopted Local Plan 2011-2031 provides a list of the saved policies.
- 3.4 The Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need was adopted on 7 September 2020. The Plan provides the strategic planning framework and sets out strategic site allocations including a housing trajectory to provide Cherwell District’s share of the unmet housing needs of Oxford to 2031.
- 3.5 The following Neighbourhood Development Plans have been ‘made’ and therefore form part of the statutory development plan for their designated area:
- Hook Norton – made 19 October 2015
  - Bloxham – made 19 December 2016
  - Adderbury – made 16 July 2018
  - Mid Cherwell – made 14 May 2019
  - Weston-on-the-Green – made 19 May 2021

#### *Local Development Scheme Progress*

- 3.6 The Local Development Scheme (LDS) is a rolling business plan for the preparation of key planning policy documents relevant to future planning decisions. The LDS that this AMR reports on was published in September 2021. It provides for:

- **Oxfordshire Plan 2050** – a new countywide strategic plan being prepared jointly on behalf of the five district local planning authorities, with the support of the County Council through the Oxfordshire Growth Board.
- **Cherwell Local Plan Review** – a review of the adopted Cherwell Local Plan 2011-2031 to ensure key planning policies are kept up to date for the future, to assist implementation of the Oxfordshire Plan 2050 and to update the 2015 Cherwell Local Plan 2011-2031 (Part 1) and replace the remaining saved policies of the 1996 Local Plan.
- **Community Infrastructure Levy Charging Schedule** which would (if implemented) raise funds to deliver off-site infrastructure that will support the development proposed within Cherwell and alter the Council's approach to 'section 106' developer contributions.

Whilst not a specific requirement of the LDS, it also sets the timescales for:

- **Supplementary Planning Documents (SPDs)** which expand upon and provide further detail to policies in Development Plan Documents. The Banbury Canalside SPD is included.

### **Oxfordshire Plan 2050**

3.7 In November 2020, the Oxfordshire Growth Board endorsed a revised timetable for the preparation of the Oxfordshire Plan 2050 which was developed following discussions with MHCLG<sup>1</sup>. Under this timetable the Oxfordshire Plan could be submitted for examination by September 2022, and (dependent on the Inspector's programme) could be adopted by all five district councils by Spring 2023. A Regulation 18 Part 2 public consultation for the Oxfordshire Plan was held between July and October 2021.

### **Cherwell Local Plan Review**

3.8 A Community Involvement Paper was subject to a six-week period of consultation between July and September 2020 to inform a review of the adopted Cherwell Local Plan 2011-2031. Comments were also invited on a Sustainability Appraisal Scoping Report and a 'call for sites' was made.

3.9 Preparation for the plan review continued during the monitoring year, with a Community Involvement Paper 2: Developing our Options was published for a six-week period of consultation between 29 September and 10 November 2021. As well as the consultation document, comments were also invited on a set of parish profiles and an Interim Sustainability Appraisal. Further site submissions were invited through a 'call for sites' and there was an opportunity to propose a Local Green Space for designation.

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<sup>1</sup> Now the Department for Levelling Up, Housing and Communities (DLUHC)

### **Community Infrastructure Levy (CIL) Charging Schedule**

3.10 The Council has previously consulted upon a Preliminary Draft (Feb/March 2016) and a Draft CIL Charging Schedule (Nov 2016 – Jan 2017). Work on a potential CIL was put on hold while a national policy review was undertaken and in anticipation of further Government guidance which has since been published. New work on CIL is now programmed to align with the preparation of the Cherwell Local Plan Review.

### **Supplementary Planning Documents**

3.11 A draft **Banbury Canalside Development Area SPD** was published for informal consultation between January and February 2018. Further work on the SPD to be supplemented by a delivery plan is now programmed to align with the preparation of the Cherwell Local Plan Review.

### **Duty to Co-operate**

3.12 Local Councils are expected to consider strategic issues relevant to their areas through a statutory 'Duty to Co-operate' established by the Localism Act (2011) and described in the National Planning Policy Framework (NPPF).

3.13 The Duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a County Council;
- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies engage constructively, actively and on an on-going basis to develop strategic policies; and
- requires councils to consider joint approaches to plan making.

3.14 During the monitoring period 2020/21 the Council:

- continued to work with the Oxfordshire authorities as part of the Oxfordshire Growth Board to implement the Oxfordshire Housing and Growth Deal 2018. This included attendance at regular officer liaison meetings and evidence base steering groups.

## 4.0 Neighbourhood Planning

- 4.1 In addition to the made neighbourhood plans listed at paragraph 3.5 above, five Parish Councils have had their administrative areas designated as Neighbourhood Areas. These are shown below.

Neighbourhood Plan Area	Designated Date	Monitoring Year
Bodicote	04/01/2016	2015/16
Deddington	02/12/2013	2013/14
Merton	02/12/2013	2013/14
Stratton Audley	03/06/2013	2013/14
Shipton on Cherwell & Thrupp	11/02/2019	2018/19

### Deddington

- 4.2 Deddington Parish Council are progressing the preparation of its new neighbourhood plan. It is anticipated that it will publish the pre-submission plan for consultation in 2022, with submission to Cherwell District Council soon after. CDC Planning Policy Officers continue to provide support and advice to the Parish Council regarding the preparation of this neighbourhood plan.

### Weston on the Green

- 4.3 Following the successful referendum, held on 6 May 2021 the Weston-on-the-Green Neighbourhood Plan was formally made part of the Development Plan at the meeting of Full Council on 19 May 2021.

## 5.0 Monitoring Results – Cherwell Local Plan 2011-2031 Part 1

5.1 For each policy in the Cherwell Local Plan 2011-2031 (Part 1), there is an indicator and a target which will be used to measure the policy's effectiveness. This section sets out the detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 (Part 1). The detailed Monitoring Framework is included at Appendix 4.

### Theme One: Developing a Sustainable Local Economy

5.2 Cherwell Local Plan 2011-2031 (Part 1) Policy SLE 1 seeks to protect existing employment land and buildings for employment (B class) uses. The Policy supports the delivery of employment development on new sites allocated within the Plan for such uses.

5.3 The strategic employment allocations (including mixed use sites for housing and employment) in the 2015 Local Plan, as well as development on non-allocated sites, are monitored in this section. Until the adoption of the next Local Plan, non-strategic employment allocations from the Non-Statutory Local Plan 2011 and saved policies from the adopted 1996 Local Plan are also monitored. Employment (non-commercial) monitoring for 2020/21 was only carried out on sites where more than 200 sqm of employment floorspace is proposed.

5.4 For those sites with planning permission, data on floorspace is provided on the basis of the Use Class Order as it stood prior to September 2020 (e.g. references to B1a, b, c uses). The Council will seek to update its data in future publications to reflect the amended Use Class Order position post-September 2020.

**Table 1 - Employment completions on allocated land during 2020/21 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	0	0	0	0	0	0	0	0	0
Bicester	0	0	0	17666.7	17666.7	17666.7	17666.7	800	53800.1
Kidlington	0	0	0	0	0	0	0	0	0
Rural Areas	0	0	0	0	0	0	0	0	0
<b>Cherwell Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17666.7</b>	<b>17666.7</b>	<b>17666.7</b>	<b>17666.7</b>	<b>800</b>	<b>53800.1</b>

**Table 2 - Employment commitments on allocated land at 31/03/21 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	2114	0	0	810	2924	0	70694	2700	76318
Bicester	7598	4800	1100	76142.86	89640.86	20909	165770	51936	328255.9
Kidlington	3796	2779	0	0	6575	0	0	0	6575
Rural Areas	0	0	0	1020	1020	0	0	20833	21853

<b>Cherwell Total</b>	<b>13508</b>	<b>7579</b>	<b>1100</b>	<b>77972.86</b>	<b>100159.9</b>	<b>20909</b>	<b>236464</b>	<b>75469</b>	<b>433001.9</b>
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**Table 3 - Employment completions on non-allocated land during 2020/21 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	-6754	0	0	0	-6754	0	0	0	<b>-6754</b>
Bicester	592	0	-1081	14972	14483	0	7728	0	<b>22211</b>
Kidlington	0	0	0	0	0	0	0	0	<b>0</b>
Rural Areas	0	0	-438	305.25	132.75	305.25	763	0	<b>1201</b>
<b>Cherwell Total</b>	<b>-6162</b>	<b>0</b>	<b>-1519</b>	<b>15277.25</b>	<b>7596.25</b>	<b>305.25</b>	<b>8491</b>	<b>0</b>	<b>16392.5</b>

**Table 4 - Employment commitments on non-allocated land at 31/03/21 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	-451	0	7325.33	0	6874.33	6066.83	-4078.17	0	<b>8862.99</b>
Bicester	625	0	0	10200	10825	264	-1760	2320	<b>11649</b>
Kidlington	-1942	0	0	0	-1942	0	0	0	<b>-1942</b>
Rural Areas	2078	0	868	14548.5	17494.5	0	2371.5	1022	<b>20888</b>
<b>Cherwell Total</b>	<b>310</b>	<b>0</b>	<b>8193.33</b>	<b>24748.5</b>	<b>33251.8</b>	<b>6330.83</b>	<b>-3466.67</b>	<b>3342</b>	<b>39457.99</b>

**Table 5 - Employment completions during 2020/21 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	-6754	0	0	0	-6754	0	0	0	<b>-6754</b>
Bicester	592	0	-1081	32638.7	32149.7	17666.7	25394.7	800	<b>76011.1</b>
Kidlington	0	0	0	0	0	0	0	0	<b>0</b>
Rural Areas	0	0	-438	305.25	-132.75	305.25	763	0	<b>935.5</b>
<b>Cherwell Total</b>	<b>-6162</b>	<b>0</b>	<b>-1519</b>	<b>32943.95</b>	<b>25262.95</b>	<b>17971.95</b>	<b>26157.7</b>	<b>800</b>	<b>70192.6</b>

**Table 6 - Employment commitments at 31/03/2021 (sqm)**

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	1663	0	7325.33	810	9798.33	6066.83	66615.8 3	2700	<b>85180.99</b>
Bicester	8223	4800	1100	86342.86	100465.9	21173	164010	54256	<b>339904.9</b>
Kidlington	1854	2779	0	0	4633	0	0	0	<b>4633</b>
Rural Areas	2078	0	868	15568.5	18514.5	0	2371.5	21855	<b>42741</b>
<b>Cherwell Total</b>	<b>13818</b>	<b>7579</b>	<b>9293.33</b>	<b>102721.4</b>	<b>133411.7</b>	<b>27239.8</b>	<b>232997.3</b>	<b>78811</b>	<b>472459.9</b>



Employment Completions

- 5.4 Table 5 shows the total employment floorspace completed during 2020/21 (net). The 'net' figures reflect the overall completion totals considering any losses which include redevelopments and changes of use away from commercial use.
- 5.5 In 2019/20, Cherwell saw a considerable gain of 80,599 sqm of employment floorspace completed which was mostly in B8 uses in Banbury and Bicester. In 2020/21, Cherwell saw a further gain of 70,192.6 sqm of employment floorspace completed which was mostly in B1/B2/B8 uses in Bicester. Banbury saw an overall net loss of 6,754 sqm employment floorspace which primarily resulted from an office to residential conversion in the town centre. In Bicester there were completions at Symmetry Park, north of A41 London Road; land north east of Skimmingdish Lane; and land adjoining and north east of A4095 and adjoining and south west of Howes Lane.

Employment Commitments

- 5.6 Table 6 shows the total employment commitments at 31/03/2021. Employment commitments include sites which have been granted planning permission in the past and remain extant. The total number of employment commitments has increased compared to the last monitoring year. As of 31 March 2021, there was outstanding employment floorspace to be implemented equating to 472,459.9 sqm. Bicester contributed to most of the total commitments (71.9%) followed by Banbury (18%), the Rural Areas (9.0%), and Kidlington (1.0%).
- 5.7 **Banbury** – There are commitments totalling 85,181 sqm of employment floorspace, mainly for B8 uses (66,616 sqm). Planning permission has been granted for employment development at Land south of Overthorpe Road and adjacent to the M40 (Local Plan site Banbury 6), and at Employment land north east of Junction 11 (Local Plan site Banbury 15) where construction is on-going.
- 5.8 **Bicester** – There are net gains across all the different B use classes in Bicester with a significant commitment of 339,905 sqm of employment floorspace predominantly in B8 (164,010 sqm) and B1 use classes (100,466 sqm). Planning permission has been granted for employment development at North West Bicester (Local Plan site Bicester 1), Land north east of Skimmingdish Lane (Local Plan site Bicester 11), at South East Bicester (Local Plan site Bicester 12), and at land adjacent to the Oxford Road (Local Plan site Bicester 10) where construction is on-going.
- 5.9 **Kidlington and Rural Areas** – A range of applications have been granted permission in the rural areas during the monitoring year including at Park Farm, Tusmore for the change of use of existing storage barn to bonded warehouse and the conversion of existing farm buildings to a still. The Former RAF Upper Heyford site (Villages 5) which is a strategic allocation for mixed use in the adopted Local Plan 2011-2031 proposes 1,075 new homes and over 120,000 sqm of mixed B use class. This site is currently under construction.

**Table 7 – Remaining Land on Local Plan Employment Allocations - 31/03/21 (ha)**

Location	Remaining Allocated Area (ha)
Banbury	7.94
Bicester	40.78
Rural Areas	5.99
<b>Total</b>	<b>54.71</b>

5.10 Table 7 shows the total remaining allocated land available in the District (54.71 ha), excluding land with planning permission (on Local Plan allocations). However, sites 'committed' for development (i.e. with planning permission) are still 'available' since it is possible that the permission may expire unimplemented or may be superseded by another. The majority of the remaining allocated land available is at strategic sites in the adopted Local Plan 2011-2031 (46.12 ha). The total 54.71 ha remaining allocated land available in the District, excluding land with planning permission includes 8.59 ha of remaining Non-Statutory Local Plan allocations:

- Banbury Cross Business Park (0.4 ha)
- Land east of railway / north of Waterworks Lane, Banbury (2 ha)
- Bicester Park, Aura Brooks Phase 2 (0.56 ha)
- Banbury Business Park Phase 2, Adderbury (3.36 ha)
- Brymbo Ironworks, Hook Norton (0.73 ha)
- PA Turneys, Weston on the Green (1.9 ha)

5.11 The employment trajectory in the Local Plan 2011-2031 shows how strategic sites will be delivered and the Council continues to work with promoters and others to bring forward strategic sites. Table 8 provides details of the status of each of the strategic sites in the Local Plan employment trajectory. The Council will be exploring the potential of sites for employment through the next Local Plan.

**Table 8 – Status of Local Plan Employment Allocations**

Location	Comments
<b>Banbury</b>	<p><u>Banbury 6: Employment Land West of the M40</u></p> <ul style="list-style-type: none"> <li>- This strategic site provides for 35 ha of mixed employment generating development.</li> <li>- 21.4 ha of development (units 1-5, 7 and 8) has been completed under various planning permissions.</li> <li>- Planning permission has been granted for the construction of a new logistics warehouse (unit 6) (19/00487/F) on 3.3 ha of land and development has not yet started.</li> <li>- Planning permission was granted for the construction of two new logistics warehouses (units 9 and 10) (20/00608/F) in</li> </ul>

Location	Comments
	<p>August 2020. The built development and the main engineering works are within the administrative area of SNC whilst the extension of Chalker Way, ecological mitigation, surface water attenuation and safeguarded land are within the administrative boundary of CDC. Land within CDC amounts to 4.4 ha. Development has not yet started.</p> <ul style="list-style-type: none"> <li>- There is no planning permission in place for the remaining 5.9 ha of the allocation.</li> </ul> <p><u>Banbury 15: Employment Land North East of Junction 11</u></p> <ul style="list-style-type: none"> <li>- This strategic site comprises 13 ha of land for mixed employment generating development.</li> <li>- Planning permission was granted in July 2020 for commercial development (19/00128/HYBRID) on the whole Banbury 15 allocation and the site is under construction.</li> </ul>
<b>Bicester</b>	<p><u>Bicester 1: North West Bicester</u></p> <ul style="list-style-type: none"> <li>- A new zero-carbon mixed use development totalling 390 ha of land. 10 ha of total land allocated expected to provide for employment uses within the Plan period.</li> <li>- Outline planning permission for employment development was allowed at appeal in November 2017 (14/01675/OUT) and was varied by 19/00347/OUT, granted in July 2019.</li> <li>- Reserved matters pursuant to 19/00347/OUT were granted in July 2019 for phase 1 of the employment development and earthworks for phase 2 (19/00349/REM). The phase 1 development of 12 units on approximately 3.7 ha of land has completed in 2020/21 and construction of phase 2 (20/02454/REM) has started on site.</li> <li>- All 10 ha of the land allocated for employment development has planning permission and construction of Phase 1 has started on site.</li> </ul> <p><u>Bicester 2: Graven Hill</u></p> <ul style="list-style-type: none"> <li>- This predominantly brownfield site is proposed for a mixed use development totalling 241 ha of land. 26 ha of total land allocated expected to provide for employment uses within the Plan period.</li> <li>- Planning permission (11/01494/OUT) for all 26 ha employment provision was granted in August 2014 and this was subsequently amended by a section 73 application (19/00937/OUT), approved in January 2020.</li> </ul>

Location	Comments
	<ul style="list-style-type: none"> <li>- Reserved matters, pursuant to 19/00937/OUT relating to a parcel within the employment land were granted in January 2020 for an office and warehouse (RUBB building).</li> <li>- No significant employment development has started on site.</li> </ul> <p><u>Bicester 4: Bicester Business Park</u></p> <ul style="list-style-type: none"> <li>- 29.5 ha of land to the south west of Bicester proposed for employment generating development.</li> <li>- Part of the site was granted outline planning permission in 2010 for the construction of a B1 business park and a hotel (07/01106/OUT).</li> <li>- The northern part of the allocation, adjacent to the A41 has been developed for a superstore and petrol filling station (12/01193/F and minor material amendment 15/01651/F) and a drive-thru restaurant (17/00889/F). Part of this completed development is on land consented as part of the earlier business park permission. The completed superstore and drive-thru restaurant development represents 4.2 ha of the allocated land.</li> <li>- Outline planning permission was granted in May 2020 for office development and research and development floorspace (17/02534/OUT) on a 13. 1 ha parcel of land to the south and east of the A41 and Oxford Road, adjacent to the Tesco superstore. The land is within the boundaries of Policy Bicester 4 and there is some overlap between this site and that originally granted permission by 07/01106/OUT.</li> </ul> <p><u>Bicester 10: Bicester Gateway</u></p> <ul style="list-style-type: none"> <li>- A strategic development site totalling 18 ha of land for the provision of business uses.</li> <li>- The allocation has been brought forward in parts.</li> <li>- The land to the west of Wendlebury Road comprises two parcels of land with outline permission having been granted (16/02586/OUT). Reserved matters consent (17/02557/REM) has been granted for the hotel which is now complete on the northern parcel – phase 1a. The southern parcel (phase 1b) has outline permission for B1 employment development and includes a small area of unallocated land to the south outside of the Bicester 10 allocation.</li> <li>- An alternative proposal for phase 1b has a resolution to approve (20/00293/OUT). The application includes residential and employment development and ancillary retail, café and gym facilities. 37% of the proposal site is included within the</li> </ul>

Location	Comments
	<p>Bicester 10 allocation whilst the southern portion of the site is located adjacent to the allocation. Approximately 1.17 ha of land being located within the allocation.</p> <ul style="list-style-type: none"> <li>- Phase 2 comprising the remainder of the Bicester 10 allocation, located to the east of Wendlebury Road was granted planning permission for B1 development and a health and racquets club on 15.8 ha of land in September 2020 (19/01740/HYBRID). Reserved matters consent (20/02779/REM) for phase 1 of the employment development, comprising 4no. units within two separate buildings, was granted in December 2020 and construction has not yet started.</li> <li>- All 18 ha of the land allocated for employment development has planning permission.</li> </ul> <p><u>Bicester 11: Employment Land at North East Bicester</u></p> <ul style="list-style-type: none"> <li>- A strategic employment development site of 15 ha.</li> <li>- Outline planning permission (15/01012/OUT) was granted in May 2016 and various reserved matters have been approved pursuant to this outline consent.</li> <li>- Development of the northern part of the allocation – 10.5 ha of land – is complete.</li> <li>- There is no planning permission in place for the remaining 4.5 ha of the allocation.</li> </ul> <p><u>Bicester 12: South East Bicester</u></p> <ul style="list-style-type: none"> <li>- A mixed use site for employment and residential development totalling 155 ha of land. 40 ha of total land allocated expected to provide for employment uses within the Plan period.</li> <li>- Units A1, A2 and B (16/00861/HYBRID and 18/00091/F) to the south east of the allocation adjacent to the A41 are complete and cover 11.01 ha of land. A further 5.47 ha of land has planning permission for the development of Unit C (19/00388/F).</li> <li>- There is a resolution to approve 7 ha employment provision (16/01268/OUT) to the north of Units A1, A2, B and C.</li> <li>- The remaining employment land without planning permission is 23.52 ha.</li> </ul>

Location	Comments
<b>Rural Areas</b>	<p><u>Former RAF Upper Heyford</u></p> <ul style="list-style-type: none"> <li>- Mixed use land allocation of 520 ha in the Local Plan (Policy Villages 5). Approximately 120,000 sqm of the land area is for employment provision.</li> <li>- Outline planning permission (10/01642/OUT) was granted in 2011 for the proposed new settlement 'Heyford Park' comprising residential and employment uses, and a school. The application site measures approximately 76.3 ha in total.</li> <li>- A Hybrid application (18/00825/HYBRID) for 1,175 dwellings, retail uses, a medical centre, employment uses, a new school, a community building, areas for indoor and outdoor sports, and additional education facilities was approved subject to legal agreement on 5 November 2020.</li> </ul>

**Table 9 – Employment Permissions at 31/03/21 (ha)**

Extant permissions on allocations		Extant Permissions on Non-Allocations		Total Extant Permissions	
Location	Site Area (ha)	Location	Site Area (ha)	Location	Site Area (ha)
Banbury	23.56	Banbury	2.49	Banbury	26.05
Bicester	67.87	Bicester	6.05	Bicester	73.92
Kidlington	7.58	Kidlington	0	Kidlington	7.58
Rural Areas	77.08	Rural Areas	8.3	Rural Areas	85.38
<b>Total</b>	<b>176.09</b>	<b>Total</b>	<b>16.84</b>	<b>Total</b>	<b>192.93</b>

5.12 Table 9 shows the amount of land with planning permissions at 31/03/21. A total of 192.93 ha has been permitted with 91% being at strategic allocations. In terms of the planning permissions in Table 9, only new build employment development is shown, not changes of use between employment uses since this would result in no overall gain in employment land.

**Table 10 – Total Employment Land Available on Allocations (adopted Local Plan 2011-2031 and Non-Statutory Local Plan 2011) at 31/03/21 (ha)**

Location	Total Area (ha)
Banbury	31.5
Bicester	108.65
Kidlington	7.58
Rural Areas	83.07
<b>Total</b>	<b>230.8</b>

- 5.13 The total employment land available on Local Plan allocations is 230.8 ha (this includes remaining undeveloped land within allocated sites, a proportion of which will have planning permission). Planning permissions are in place on 176 ha of this allocated land. A large proportion of this is located at Bicester where there are six strategic allocations for employment and mixed use development.

**Table 11 - Loss of employment land to non-employment use (includes completions on allocations and non-allocations) during 2020/21**

Location	Land Area (ha)
Banbury	0.725
Bicester	1.197
Kidlington	0
Rural Areas	0
<b>Cherwell Total</b>	<b>1.922</b>

- 5.14 During 2020/21, 1.92 ha of employment land was lost to other uses which was 1.1 ha more than the previous year (0.82 ha).

#### Town Centres

- 5.15 Policy SLE 2 Securing Dynamic Town Centres sets out the policy relating to retail development and confirms that main town centre uses in out of centre locations will only be supported if no central or edge of centre sites are suitable or available, with preference given to accessible sites, well connected to the centre. Town centre uses (including use classes A1-A5, B1a, D2) completions within and outside of each of the town centres is an indicator developed to measure the effectiveness of Policy SLE 2. The target is for no net loss of town centre use floorspace within town centres. See Bicester 5 and Banbury 7 for the monitoring of the indicator on completions of town centre uses within and outside of Banbury and Bicester town centres.
- 5.16 Policy SLE 2 also sets out local thresholds for the retail impact test. The Monitoring Framework indicator and target requires a Retail Impact Assessment to be submitted with 100% of applications over the thresholds set out in Policy SLE 2. During 2020/21, no retail assessments were received in support of planning applications submitted to the Council as no planning applications exceeded the thresholds set out in Policy SLE 2.

#### Tourism

- 5.17 The amount of completed tourism developments (including D use class uses and Sui Generis) is an indicator used to measure the effectiveness of Policy SLE 3 Supporting Tourism Growth. The target is for an annual increase in completed tourism developments over the plan period. During 2020/21, 2,160.66 sqm of D use class uses and Sui Generis

were completed. The majority of this being from the completion of a change of use from business to indoor sports facility at Suhner House, Telford Road, Bicester and a new primary school on Wardington Road, Banbury.

**Table 12 – Completed tourism developments during 2020/21**

Use Class	Net floorspace completions (sqm) 2020/21
D1	686.33
D2	1354.33
Sui Generis	120
<b>Total</b>	<b>2160.66</b>

- 5.18 The effectiveness of Policy SLE 3 is also measured by the number of visitors to tourist attractions in the district with the target being an annual increase over the plan period.

### Transport

- 5.19 Policy SLE 4 Improved Transport and Connections states that the Council will support key transport proposals. In respect of transport, Policy SLE 4 requires new development to provide financial and / or in-kind contributions to mitigate the transport impacts of development. This will support delivery of the infrastructure and services needed to facilitate travel by sustainable modes, whilst also enabling improvements to be made to the local and strategic road and rail networks.
- 5.20 Progress of transport schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new transport infrastructure projects.
- 5.21 Policy SLE 5 High Speed Rail 2 – London to Birmingham sets out the Council’s planning policy with regards to the planned high-speed railway to link the cities of London and Birmingham. The High Speed 2 (HS2) route passes through Cherwell District, through Fringford ward to the north of Bicester. Phase One was issued with “Notice to Proceed” by the Department for Transport on 15 April 2020 and formal start of construction on HS2 began on 4 September 2020.
- 5.22 HS2 has made two applications to Oxfordshire County Council under Schedule 17 of the HS2 Act for the use of lorry routes to compounds in Oxfordshire. These are routes that were set out in the HS2 Phase One Environmental Statement and use only A roads. The details are published on the Oxfordshire County Council website: <https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/future-transport-projects/high-speed-2>.



**Theme Two: Building Sustainable Communities**

Housing Completions

**Table 13 – Housing Completions (net) 2011 - 2021**

	Banbury			Bicester			Elsewhere			District			
	GF	PDL	Total	GF	PDL	Total	GF	PDL	Total	GF	PDL	Total	PDL %
2011 / 12	34	102	136	40	26	66	118	36	154	192	164	356	46%
2012 / 13	4	38	42	116	14	130	50	118	168	170	170	340	50%
2013 / 14	12	22	34	137	33	170	119	87	206	268	142	410	35%
2014 / 15	222	106	328	193	30	223	119	276	395	534	412	946	44%
2015 / 16	257	96	353	307	60	367	316	389	705	880	545	1425	38%
2016 / 17	349	59	408	309	62	371	141	182	323	799	303	1102	27%
2017 / 18	530	86	616	315	40	355	266	150	416	1111	276	1387	20%
2018 / 19	521	133	654	272	165	437	252	146	398	1045	444	1489	30%
2019 / 20	502	96	598	178	106	284	170	107	277	850	309	1159	27%
2020 / 21	356	87	443	296	180	476	126	147	273	778	414	1192	35%
<b>Totals</b>	<b>2787</b>	<b>825</b>	<b>3612</b>	<b>2163</b>	<b>716</b>	<b>2879</b>	<b>1677</b>	<b>1638</b>	<b>3315</b>	<b>6627</b>	<b>3179</b>	<b>9806</b>	<b>32%</b>

5.23 Table 13 shows the annual housing completions in Cherwell since 2011. The total number of housing completions (net) between 2011 and 2021 is 9,806 dwellings. During 2020/21, 1,192 (net) housing completions were recorded. Since 2015 the level of housing completions in the district remain high, with four of the last five years exceeding the annualised Local Plan requirement of 1,142 per annum. Completions from 2015 to 2021 have been 7,754, an average of 1,292 per annum

5.24 The district’s assessment of housing need is based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA), which indicates an annual requirement for 1,142 dwellings. As a consequence of the local plan and SHMA period being from 2011 onwards (pre-dating adoption of the Local Plan in 2015) and completions being lower at the start of the Plan period there is a ‘shortfall’ of some 1,264 homes for the period 2011 to 2021 which must be made up.

5.25 In 2020/21, 40% of completions were at Bicester, 37% at Banbury and 23% elsewhere. 35% of the 1,192 homes delivered during the monitoring year were on previously

developed land. Of the 9,806 homes built since 2011, 37% have been at Banbury, 29% at Bicester, 7% at Heyford Park and 27% in the remaining rural areas.

- 5.26 Delivery on strategic development sites included West of Warwick Road, Banbury (105 dwellings); North of Hanwell Fields, Banbury (59 dwellings); Longford Park, Banbury (52 dwellings); Kingsmere (Phase 1), Bicester (95 dwellings); Kingsmere (Phase 2), Bicester (155 dwellings); Graven Hill, Bicester (176 dwellings); and Heyford Park, Upper Heyford (76 dwellings).
- 5.27 There was good progress made at West of Bretch Hill, Banbury; West of Bloxham Road (South of Salt Way), Banbury; Southam Road, Banbury; and at the North West Bicester eco-development. The sites progressing well in rural areas include Land North of Station Road, Bletchington; Land South of Milton Road, Bloxham; Land South of Cotefield Business Park, Bodicote; and Sibford Road, Hook Norton.
- 5.28 Table 14 shows the progress being made on strategic sites (100 or more dwellings) that were under construction at 31 March 2021.

**Table 14 – Progress of Strategic Sites**

Site	No. of developers (May 2021)	Completions						
		2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15
Bankside Phase 1, Banbury (Longford Park)	3	52	167	96	142	140	218	148
Land adjoining and West of Warwick Road, Banbury	2	105	93	11	0	0	0	0
Land East of Southam Road, Banbury (Local Plan Site Banbury 2)	1	46	82	122	100	99	6	0
Land South of Salt Way and West of Bloxham Road, Banbury (Local Plan Site Banbury 16)	1	49	52	42	0	0	0	0
North of Hanwell Fields, Banbury (Local Plan Site Banbury 5)	1	59	54	117	106	57	0	0

South of Salt Way – East (Local Plan Site Banbury 17)	2	0	3	16	62	37	27	0
West of Bretch Hill, Banbury (Local Plan Site Banbury 3)	1	45	51	85	93	14	0	0
Graven Hill, Bicester (Local Plan Site Bicester 2)	Primarily 1 with multiple self-builders	176	44	122	28	1	0	0
Kingsmere, South West Bicester Phase 1	1 (two sales outlets)	95	110	205	196	231	210	179
Kingsmere, South West Bicester Phase 2	4	155	12	0	0	0	0	0
North West Bicester Eco-Town Exemplar Project, Bicester (Local Plan Site Bicester 1)	2	46	41	29	65	0	90	0
Former RAF Upper Heyford (Local Plan Site Villages 5)	2	76	58	97	103	106	166	46

5.29 Table 15 shows the housing completions recorded since 2011 for strategic sites (100 or more), non-strategic sites (10-99) and windfall development (<10 homes).

**Table 15 – Breakdown of Housing Completions (net) 2011 - 2020**

	Banbury	Bicester	Elsewhere	District
<b>Strategic Sites</b>	2696	2338	674	5708
<b>Non-Strategic Sites</b>	475	398	1881	2754
<b>Windfalls (&lt;10)</b>	441	143	760	1344
<b>Totals</b>	<b>3612</b>	<b>2879</b>	<b>3315</b>	<b>9806</b>

Planning Permissions**Table 16 – Extant planning permissions as at 31/03/2021**

		No. of dwellings
<b>Banbury</b>	<b>GF</b>	2608
	<b>PDL</b>	139
	<b>Total</b>	2747
<b>Bicester</b>	<b>GF</b>	2761
	<b>PDL</b>	1548
	<b>Total</b>	4309
<b>Elsewhere</b>	<b>GF</b>	596
	<b>PDL</b>	601
	<b>Total</b>	1197
<b>District</b>	<b>GF</b>	5965
	<b>PDL</b>	2288
	<b>Total</b>	8253

- 5.30 At 31 March 2021, there were extant planning permissions for a total of 8,253 dwellings that had not yet been built.
- 5.31 In Banbury, most of the permissions relate to strategic, greenfield sites such as South of Salt Way East, Drayton Lodge Farm, West of Bloxham Road (South of Salt Way) and West of Bretch Hill. At Bicester there are permissions for greenfield development at Kingsmere (South West Bicester), SW Bicester Phase 2 and North West Bicester Phase 2. Permission is also in place for the development of previously developed land at Graven Hill.
- 5.32 There were 509 homes with permission at Former RAF Upper Heyford which have yet to be built. Other extant planning permissions in the rural areas include 84 dwellings at Ambrosden; 72 dwellings at Launton; and 46 dwellings at Bodicote.

Housing Requirement

- 5.33 The current housing need for Cherwell (and Oxford) are derived from the Oxfordshire Strategic Housing Market Assessment (SHMA) and its consideration through Local Plan processes. For Cherwell this is a figure of 1,142 homes per annum which became the annual Local Plan housing requirement for district – a total of 22,840 homes (2011-2031). The Partial Review of the Local Plan includes a separate requirement for 4,400 homes (2021-2031) to assist with Oxford's unmet needs.
- 5.34 Regulation 10A of the Town and Country (Local Planning) (England) Regulations 2012 (as amended) requires local planning authorities to review a local development document within the following time periods:

(a) In respect of a local plan, the review must be completed every five years, starting from the date of adoption of the local plan, in accordance with section 23 of the Act (adoption of the local development document).

5.35 The Cherwell Local Plan 2011-2031 became five years old in 2020 and a 'Regulation 10A Review' of its policies was undertaken. The review concluded that the main housing policy from the adopted Local Plan, BSC 1: District Wide Housing Distribution was up to date and consistent with the NPPF.

5.36 Therefore, for Cherwell, the housing requirement against which housing delivery and housing land supply is measured is presently that set out in policy BSC1: *District-wide Housing Distribution*. However, the 2020 review of policies stated,

*'The Cherwell Local Plan Review 2040 process will determine if a new policy is required and reflect any changes to the planning system. New evidence including jointly prepared evidence for the Oxfordshire Plan will inform the approach to the provision of new homes in the Local Plan Review.'*

*In the interim, Policy BSC1 will continue to be applied for plan making and 5-year land supply purposes.'*

5.37 In finalising this AMR we are aware the Vale of White Horse DC, one of the 5 district councils within Oxfordshire, has suggested that their plan requirement cannot be considered to be up-to-date and that they propose reverting to Local Housing Need (LHN) also known as the 'standard method' for the calculation of the five-year land supply. Furthermore, a new housing need assessment is emerging to support the Oxfordshire Plan process and this will also inform the Cherwell Local Plan review. A draft was published alongside the Summer 2021 consultation on the Oxfordshire Plan and finalisation is pending. The Secretary of State has also indicated that the means by which housing need is calculated is under review (Housing, Communities and Local Government select committee, 8 November 2021).

5.38 There may therefore be a need in the near future to consider the basis from which the five-year land supply calculations for Cherwell are derived including whether or not LHN is appropriate.

### Housing Land Supply

5.39 The NPPF (paragraph 74) requires local planning authorities to '*identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific sites should in addition include a buffer (moved forward from later in the plan period) of:*

*a) 5% to ensure choice and competition in the market for land; or*

- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.'

5.40 The NPPF defines what is required for sites to be deliverable within its glossary and states that:

*'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*

5.41 The PPG (paragraph 007 Reference ID: 68-007-20190722) provides further clarification on assessing deliverability and the evidence required. For sites with outline planning permission, permission in principle, allocated in a development plan or 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 large-scale infrastructure funding or other similar projects.'*

5.42 A comprehensive review of housing land supply has been undertaken. All known sites of 10 or more dwellings were individually identified and examined.

- 5.43 Site promoters, developers and agents were engaged in reviewing the deliverability of these sites with each being sent a form containing details on planning applications and permissions and, where applicable, the expected delivery rates from the last AMR. Information was requested concerning progress on planning, expected build-out rates, the number of housebuilders currently on site and/or expected and build-out rates. The responses received were considered in reviewing the deliverability of sites and the projected timescale for delivery having regard to lead-in times, site preparation and infrastructure provision. The base date for updating the progress on individual sites and reviewing deliverability and delivery assumptions was 30 September 2021.
- 5.44 The review also included consultation with Development Management officers and other Council services involved in the delivery of sites to ensure that assessments of deliverability were realistic (including Oxfordshire County Council where relevant). During this monitoring year, some sites which were previously considered deliverable were discounted as there was insufficient demonstrable evidence that completions would begin within 5 years. This included: Bicester Gateway; parts of North West Bicester Phase II; Gavray Drive in Bicester; Land at Higham Way in Banbury; and Bankside Phase 2 in Banbury.
- 5.45 Where site promoters/developers did not respond to requests for information, follow-up enquiries were made. Where, ultimately, no update was received, officers have made an informed judgement about deliverability and delivery timescales having regard to the information available, to internal consultations, contextual information from the review of other sites and historic delivery rates relevant to that settlement, site, or area.
- 5.46 A peak delivery assumption of 50 dwellings per annum for each housebuilder outlet on strategic sites was used based on recent evidence (see Table 14) unless specific circumstances suggest otherwise. The results of site visits undertaken for 2021/22 site monitoring (separately for quarters 1 and 2) has also been used to understand the most up to date delivery position and whether there is evidence of development stalling following the UK's exit from the European Union or the Covid-19 Pandemic. The number of developers on site can change over time and at peak build-out, 3-5 developers can be seen on larger strategic sites. At one point there were 5 developers on site at Kingsmere during 2015/16 before reducing to 3 developers from 2019/20 then increasing to 4 developers from 2020/21.
- 5.47 Deliverability, timescales and rates of delivery have been considered on a site-by-site basis using information received from the developers, agents and landowners; Council's monitoring data; engagement with other Council teams; and planning judgement. For all sites of 10 or more dwellings, no assumptions have been made that simply because a site has planning permission it would be delivered. Sites not considered to be deliverable were assessed for developability over a longer period of time (6-10 years).
- 5.48 The NPPF and the PPG set out that a windfall allowance for small sites (unidentified sites or less than 10 dwellings) may be justified in the five-year supply if a local planning authority has compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance

should be realistic having regard to the Housing and Economic Land Availability Assessment (HELAA), historic windfall delivery rates and expected future trends, and should not include residential gardens.

- 5.49 The 2018 HELAA (section 5) provides the evidence on windfall allowance. It considered historic completions of small, unidentified sites, the identification of sites on previously developed land, expiries of planning permissions and completions against permissions. The conclusion led to 106 dwellings per year with a breakdown by areas as shown in paragraph 5.54.
- 5.50 The Housing Delivery Monitor (HDM) at Appendix 2 includes a windfall allowance of 35 dwellings per year at Banbury, 10 dwellings per year at Bicester and 61 dwellings per year in the rural areas. These assumptions have been lowered for the second half of the plan period in the interest of caution. A total of 422 dwellings are added to the five-year supply calculation.
- 5.51 The results of the review of housing land supply are presented in the Housing Delivery Monitor at Appendix 2. The Housing Delivery Monitor distinguishes between sites that are considered to be deliverable (those contributing to the five-year land supply) from those only presently considered to be developable at a future point.

#### Five Year Housing Land Supply Position

- 5.52 Table 17 provides the calculation of the current five-year land supply, using the plan requirement of 1,142, based on the Housing Delivery Monitor at Appendix 2. Whilst Appendix 2 records both deliverable and developable sites, only sites considered to be 'deliverable' are included in the calculation of the five-year housing land supply.
- 5.53 There are two five-year periods shown. The current assessment of supply is for the period 2021 to 2026. However, to ensure that a calculation is provided for the next five years in full, a calculation is also shown for 2022 to 2027 which will be applied in decision making from 1 April 2022. There is no duplication or overlap in the figures as the calculations are produced at the same point in time having regard to the same assessment of supply. The only adjustment necessary to roll forward the five-year period is to add the projected completions for 2021/22 to overall completions for 2011-2022 and to consider the projected deliverable supply from 2022-2027 rather than 2021-2026.
- 5.54 Table 17 illustrates that the District can demonstrate a 3.8 year supply for the current period 2021-2026 and a 3.5 year supply for the next five year period (2022-2027) commencing on 1 April 2022. The calculations include a 5% buffer (see paragraph 5.37 of this AMR) to both the base housing requirement and the shortfall and the making up of a delivery shortfall within five years. This buffer is justified as, with the exception of 2016/2017, each year since the plan's adoption Cherwell has delivered the planned requirement of 1,142. This AMR shows that a supply of 5,826 homes is expected from deliverable sites from 2021 to 2026 and a supply of 5,460 homes is expected for 2022-2027.



Table 17 – Calculation of the district’s housing land supply position from deliverable sites

		Five Year Period 2021-26 (current period)	Five Year Period 2022-27 (from 1 April 2022)
a	Plan Requirement (2011-2031)	22840	22840
b	Annual Requirement (a / 20)	1142	1142
c	Requirement to date (b x years)	11420	12562
d	Completions	9806	10924*
e	Shortfall at 31/3/21 (c - d)	1614	1638
f	Base Requirement over next 5 years (b x 5)	5710	5710
g	Base Requirement over next 5 years plus shortfall (f + e)	7324	7348
h	5 Year Requirement and shortfall plus 5% (g + 5%)	7690	7715
i	Revised Annual Requirement over next 5 years (h / 5)	1538.0	1543.1
j	Deliverable Supply over next 5 Years	5826	5460
k	Total years supply over next 5 years (j/ i)	<b>3.8</b>	<b>3.5</b>
l	‘Shortfall’ (h – j)	1864	2255

\* projected completions of 1,118 for 2021/22 added to roll forward to 2022-2027

- 5.55 It is recognised that the land supply represents a drop from the 4.7 years reported in the 2019/20 AMR. This is for several reasons including the availability of evidence concerning the deliverability of key sites at Bicester. The Council is actively looking to identify the key issues and challenges that need to be addressed and management measures to ensure that it is proactive in its response to boost its supply position. However, the Council is only able to expediate matters within its control and continued partnership working with the promoters, developers and other organisations will be important in improving the land supply position.

#### Five Year Housing Land Supply Position- Local Housing Need

- 5.56 As stated in paragraph 5.37, Cherwell District Council is aware that the VoWH has indicated that it considers its plan requirement cannot be considered to be up-to-date through its regulation 10A Local Plan Review. As the plans are of a similar age and the housing evidence underpinning both plans are consistent (2014 SHMA) the following calculations of land supply have been provided for illustrative purposes. **Within Cherwell, for the 2020/21 period the current Local Plan requirement will continue to be used for development management purposes in accordance with the Planning Policy Guidance.** In light of this recent Vale of White Horse decision, it is considered appropriate that this Council considers closely the reasoning of that decision, any implications for Cherwell and any consequences for the application of our own policies within the 2015 Local Plan review.
- 5.57 The PPG sets out the stages which are used in calculating LHN through the standard method. There are four stages:

- a baseline derived from the 2014-based household projections
- an adjustment to consider affordability
- applying a cap to the level of increase; and
- applying a cities and urban centres uplift where relevant<sup>2</sup>

Within Cherwell, the calculation results in an annual figure need of 714 dwellings per year for the period 2021-2031<sup>3</sup> excluding any buffers that must be applied.

- 5.58 As with the supply position against the housing requirement there are two 5-year periods shown. However, there is no duplication or overlap in the calculations as these are produced at the same point in time having regard to the same assessment of supply. For the Standard Method it should be noted that there may be adjustment necessary to roll forward the five-year period is to add the projected completions for 2021/22 to overall completions for 2011-2022, to consider the projected deliverable supply from 2022-2027 rather than 2021-2026 and that the requirement figure for 2022-2027 could be subject to change either due to an update to the methodology or any update to affordability ratios.
- 5.59 Table 18 illustrates that the District can demonstrate a 7.77 year supply for the current period 2021-2026 and a 7.28 year supply for the next five year period (2022-2027) commencing on 1 April 2022. The calculations include a 5% buffer (see paragraph 5.37 of this AMR) to the base housing requirement. The 5% buffer is justified as, with the exception of 2016/2017, each year since the plan’s adoption Cherwell has delivered the planned requirement of 1,142. There is no requirement to consider past shortfalls under the standard methodology as set out in paragraph 031 ref 68-031-20190722, which states:

*“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.”*

**Table 18 – Calculation of the district’s housing land supply position from deliverable sites using the Standard Methodology**

		Five Year Period 2021-26 (current period)	Five Year Period 2022-27 (from 1 April 2022)
a	Requirement (2021-2031)	7140	7140
b	Annual Requirement (a / 10)	714	714
c	Requirement to date (b x years)	N/A	N/A
d	Completions	N/A	N/A
e	Shortfall at 31/3/21 (c - d)	N/A	N/A

<sup>2</sup> Stages 3 and 4 do not apply to Cherwell District Council

<sup>3</sup> Household projections are 536.5pa with an adjustment factor of 1.33 based on the affordability ratio of 9.30 as per the most recent data release

f	Base Requirement over next 5 years (b x 5)	3,570	3,570
g	Base Requirement over next 5 years plus shortfall (f + e)	N/A	N/A
h	5 Year Requirement plus 5% (f + 5%)	3,749	3,749
i	Revised Annual Requirement over next 5 years (h / 5)	750	750
j	Deliverable Supply over next 5 Years	5826	5460
k	Total years supply over next 5 years (j/ i)	<b>7.77</b>	<b>7.28</b>
l	Additional supply	1,014	1,380

### Housing Density

**Table 19 - Housing density of large completed sites during 2020/21 (10 or more dwellings)**

	2020/21
<b>Total Site area (gross)</b>	<b>21.925</b>
<b>No. of dwellings on large sites</b>	<b>539</b>
<b>Housing Density</b>	<b>24.6</b>

- 5.60 The indicator looks at net housing density of completions however for the purpose of this AMR the gross site areas were used therefore the housing density recorded is lower than it should have achieved.
- 5.61 The housing density of large, completed sites (10 or more dwellings) during 2020/21 is 24.6 dwellings per hectare (dph) which has decreased from the previous year (29.9). Out of the 75 large, completed sites, 52 of them have exceeded the target of 30 dph. Examples of completed sites with higher housing densities are 30 Crouch Street, Banbury (210 dph); Kings Two Wheel Centre, Kidlington (88 dph); Former The Admiral Holland, Banbury (43 dph); and on parcels at Graven Hill, Bicester (various densities).

### Affordable Housing

**Table 20 – Net Affordable Housing Completions**

Year	Affordable housing completions (net)
<b>2011/12</b>	204
<b>2012/13</b>	113
<b>2013/14</b>	140
<b>2014/15</b>	191
<b>2015/16</b>	322
<b>2016/17</b>	278

<b>2017/18</b>	426
<b>2018/19</b>	510
<b>2019/20</b>	400*
<b>2020/21</b>	295
<b>Totals</b>	<b>2879</b>

\* There was some double counting during 2019/20 therefore the number of affordable housing completions have changed from 446 to 400.

- 5.62 There were 295 net affordable housing completions during 2020/21 which is lower than the previous year (400). The level of affordable housing completion has continued to exceed the Council's affordable housing target of 190 dwellings per year.
- 5.63 From the 295 affordable housing completions there were 192 in affordable rented and 103 in shared ownership. There continues to be no delivery of social rented homes.
- 5.64 During 2020/21, there were 35 self-build affordable housing completions in the District which took place at the Graven Hill site (Bicester 2 allocation in the Local Plan). Graven Hill has planning permission for 1,900 self-build dwellings and will be the largest self-build development in the country.

#### Housing Mix

- 5.65 In regard to monitoring of Policy BSC 4 Housing Mix, data on the number of completed dwellings per number of bedrooms is not available for 2020/21.
- 5.66 There were no extra-care dwellings completed during 2020/21.

#### Area Renewal

- 5.67 Policy BSC 5 states that the Council will support area renewal proposals that direct investment to improve the physical and community fabric of the district to improve social outcomes, improve health and well-being, educational attainment and employment outcomes. Monitoring indicator targets are for improvements in levels of deprivation in the district and positive trends across all the Brighter Futures in Banbury programme indicators.
- 5.68 Brighter Futures in Banbury is a strong long term partnership programme delivering new opportunities, innovative projects and high-quality focussed services in Ruscote, Neithrop and Grimsbury and Castle Wards.
- 5.69 The Brighter Futures in Banbury Programme Annual Report is available to view on the Council's website (<https://www.cherwell.gov.uk/info/118/communities/483/brighter-futures-in-banbury/2>).

Travelling Communities

- 5.70 The Government’s overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers whilst respecting the interests of the settled community. Local Planning Authorities should:
- Make their own assessment of need for the purposes of planning
  - Develop fair and effective strategies to meet need through the identification of land for sites
  - Plan for sites over a reasonable timescale
  - Ensure that their Local Plan includes fair, realistic and inclusive policies
  - To have due regard to the protection of local amenity and local environment.
- 5.71 The 2015 Planning Policy for Traveller Sites (PPTS) requires Local Planning Authorities, in producing their Local Plan, to identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets.
- 5.72 Policy BSC 6: Travelling Communities of the adopted Cherwell Local Plan 2011-2031 (Part 1) provides a sequential and criteria-based approach for considering opportunities and planning applications. The Policy sets a requirement of 19 (net) additional pitches to meet the needs of Gypsies and Travellers from 2012 to 2031. It also requires 24 (net) additional plots for Travelling Showpeople from 2012 to 2031.
- 5.73 Since the adoption of the Local Plan Part 1, a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Cherwell, Oxford, South Oxfordshire and Vale of White Horse Councils was published in June 2017. It identifies a new objectively assessment of need for each authority based on the definitions of Gypsies and Travellers and Travelling Showpeople for planning purposes (Annex 1 of the Government’s Planning Policy for Traveller Sites (PPTS, 2015)). The 2017 GTAA has informed the examination and adoption of Local Plans covered by the study’s area, and is the most up to date assessment of need available.

**Table 21 – Existing Supply of Gypsy and Traveller Pitches at 31 March 2021**

Site	Supply at 31 March 2017	Net Loss / Gain				Net Running Totals
		17/18	18/19	19/20	20/21	
Bicester Trailer Park, Chesterton	8	0	0	0	0	8
Corner Meadow, Farnborough Road, Mollington	15	0	0	0	0	15

Horwood Site, Ardley Road, Ardley	1	0	0	0	0	1
Land adjoining A34 by Hampton Gay and Poyle	8	3	0	0	0	11
Land North East of HM Bullingdon Prison, Widnell Lane, Piddington	0	0	0	6	0	6
Land South West of Woodstock Road, Yarnton	3	0	0	0	0	3
Land West of M40, Kirtlington Road, Chesterton	0	0	0	3	0	3
Lower Heyford Road, Caulcott	5	0	0	0	0	5
Station Caravan Park, Banbury	10	-10	0	0	0	0
Summer Place, Blackthorn Road, Launton	2	2	0	4	0	8
The Stable Block, Farnborough Road, Mollington	5	0	0	0	0	5
<b>Totals</b>	<b>57</b>	<b>-5</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>65</b>

- 5.74 At 31 March 2021, the total supply of Gypsy and Traveller pitches was 65 therefore there is a net gain of 8 pitches since 1 April 2017.
- 5.75 The assessment identifies a need for 7 additional pitches for households for Cherwell by 2032 where it is known that they meet the planning definition. It also highlights that there are many households where it is 'unknown' whether the new planning definition of Gypsies and Travellers is met. Should further information arise, it states that the overall need could increase by up to 12 pitches. Additionally, a potential need for 8 pitches is highlighted due to the closure of the Smiths Caravan Park.
- 5.76 The Assessment advises that for 'unknown' travellers 'it would not be appropriate when producing a robust assessment of need to make any firm assumptions about whether or not they meet the planning definition...' based on interviews that have taken place (paragraph 7.28 of the assessment).
- 5.77 Table 22 shows the remaining 2017 GTAA requirement for Gypsy and Traveller sites.

**Table 22 – Meeting planned requirements for Gypsy and Traveller Pitches**

2017 GTAA Requirements	
No. of additional pitches required 2017-2032	15 (7+8)
Completions (2017-2020)	8
Remaining Requirement 2019-2032	7 pitches (15-8)

- 5.78 There are currently no planning applications pending therefore there is no future supply anticipated.
- 5.79 Table 23 provides the five-year supply calculation based on the 2017 GTAA requirements. It does not include an allowance for 'unknown' need but which includes the potential need for 8 pitches arising from the Smiths Caravan Park site (a site that was previously included in the district's supply).

**Table 23 – Calculation of 5 Year Land Supply for Gypsy and Traveller Pitches (GTAA, June 2017)**

		Five Year Period 2021 – 26 (current period)	Five Year Period 2022 - 27 (from 1 April 2022)
<b>a</b>	Objective Assessment of Need (2017 - 2032) (meeting the Planning Definition)	15 (7+8)	15 (7+8)
<b>b</b>	Annual Requirement (a/15)	1	1
<b>c</b>	Requirement to date (b x years)	4	5
<b>d</b>	Completions	8	8*
<b>e</b>	Surplus at 31/3/20 (c-d)	-4	-3
<b>f</b>	Base Requirement over next 5 years (b x 5)	5	5
<b>g</b>	Base Requirement over next 5 years plus shortfall (f + e)	1	2
<b>h</b>	Revised Annual Requirement over next 5 years (g/5)	0.2	0.4
<b>i</b>	Deliverable Supply over next 5 Years	0	0
<b>j</b>	Total years supply over next 5 years (i/h)	<b>0.0</b>	<b>0</b>
<b>k</b>	Shortfall (g- i)	1	2

\* There is no projected completion for 2021/22 added to roll forward to 2022-2027

- 5.80 Table 24 shows the current supply position for plots for Travelling Showpeople. Table 26 shows the five-year supply calculation based on 2017 GTAA requirements and a need for 12 plots from 2017-2032. The 'unknown' need for Travelling Showpeople (not included

in the calculation) is only 1 plot. There remains a five-year land supply of zero years for both 2021-26 and 2022-27 as no new supply has yet been identified.

**Table 24 – Existing Supply of Travelling Showpeople Plots**

Site	Net Loss / Gain					Net Running Totals
	No. of Pitches in 2017	17/18	18/19	19/20	20/21	
Rose's Yard, Blue Pitts, Bloxham	3	0	0	0	0	3
Carousel Park, Bloxham	2	0	0	0	0	2
Faircare, Bloxham	6	0	0	0	0	6
Hebborn's Yard, Gosford	3	0	0	0	0	3
<b>Totals</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>

**Table 25 – Meeting planned requirements for Travelling Showpeople Plots**

2017 GTAA Requirements	
No. of additional pitches required 2017-2032	12
Completions (2017-2020)	0
Remaining Requirement 2019-2032	12 plots
Current Projected Supply 2020-2032	0 plots

**Table 26 – Calculation of 5 Year Land Supply for Travelling Showpeople plots (GTAA, June 2017)**

		Five Year Period 2021 - 26 (current period)	Five Year Period 2022 - 27 (from 1 April 2022)
<b>a</b>	Plot Requirement (2017 - 2032) (meeting the Planning Definition)	12	12
<b>b</b>	Annual Requirement (a/15)	0.80	0.80
<b>c</b>	Requirement to date (b x years)	3.2	4.0
<b>d</b>	Completions	0	0*
<b>e</b>	Shortfall at 31/3/21 (c-d)	3.2	4.0
<b>f</b>	Base Requirement over next 5 years (b x 5)	4.0	4.0
<b>g</b>	Base Requirement over next 5 years plus shortfall (f + e)	7.2	8.0
<b>h</b>	Revised Annual Requirement over next 5 years (g/5)	1.4	1.6
<b>i</b>	Deliverable Supply over next 5 Years	0	0



j	Total years supply over next 5 years (i/h)	0	0
k	Shortfall (g- i)	7	8

\* projected completion of 0 for 2021/22 added to roll forward to 2022-2027

### Education

- 5.81 The effectiveness of Policy BSC 7 Meeting Education Needs is measured by the timely provision of education infrastructure to meet development needs in accordance with strategic site delivery and as set out in the IDP.
- 5.82 Progress of education schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new education infrastructure projects.

### Health and Well Being

- 5.83 The effectiveness of Policy BSC 8 Securing Health and Well Being is measured by the timely provision of health infrastructure to meet development needs in accordance with strategic site delivery and as set out in the IDP.
- 5.84 Progress of health and wellbeing schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of new health schemes. In addition, the target to replace Bicester Community Hospital within the plan period has been met as the new community hospital was completed during 2014/15.

### Public Services and Utilities

- 5.85 The effectiveness of Policy BSC 9 Public Services and Utilities is measured by the timely provision of public services and utilities infrastructure to meet development needs in accordance with strategic site delivery and as set out in the IDP.
- 5.86 Progress of public services and utilities infrastructure schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a list of completed and new public services and utilities infrastructure projects.

### Open Space, Sport, Recreation and Community Facilities

- 5.87 Provision of open space, sport, recreation and community facilities is managed by Cherwell Local Plan 2011-2031 (Part 1) Policies BSC 10, BSC 11 and BSC 12. Policies BSC 11 and BSC 12 set qualitative and local standards of provision for outdoor and indoor recreation. Progress of open space, sport, recreation and community facilities schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of open space and recreation infrastructure projects.

- 5.88 An open space audit was undertaken as part of the Cherwell Open Space, Sport and Recreation Assessment and the emerging Open Space and Play Areas Strategy and the updated Playing Pitch and Sports Facilities Strategies (2018) contain baseline information on deficiencies in recreation provision. The findings of the 2018 studies informed the Active Communities Strategy 2019-2023 approved by the Council in June 2019. Furthermore, the emerging open spaces work will provide updated mapping of open space provision in the district. Progress in achieving the monitoring targets of Policies BSC 10, BSC 11 and BSC 12 will be reported in future iterations of the AMR.

### **Theme Three: Ensuring Sustainable Development**

#### Mitigating and Adapting to Climate Change

- 5.89 Several indicators have been developed to measure progress towards achieving the targets for Policy ESD 1 Mitigating and Adapting to Climate Change. There is some overlap with regards to the monitoring of Policy ESD 1 and other policies in the Plan. Indicators that are reported under Policy ESD 1 are: carbon emissions in the district per capita, permissions granted contrary to Environment Agency advice on flood risk grounds and access to services and facilities by public transport, walking and cycling.
- 5.90 Carbon emissions in the District per capita were 9.9 tonnes in 2011. In 2019, the latest year for which data is available estimates the figure to be 7.9 tonnes.
- 5.91 The number of permissions granted contrary to Environment Agency advice on Flood Risk grounds is reported under Policy ESD 6.
- 5.92 The Monitoring Framework lists National Indicator (NI) 175 'access to services and facilities by public transport, walking and cycling' as an indicator of whether the aims of Policy ESD 1 are being achieved. The NI framework was set up as a way of keeping tabs on and standardising local authority progress against set targets. However, since NI were made voluntary metrics in 2010, the Council does not routinely collect data to report on NI 175. Without broad NI reporting mechanisms in place within the Council, it is more difficult to monitor performance against them and as such NI are not addressed in this AMR. Going forward, the Council will review how to monitor performance associated with this indicator and report on this in future AMRs.

#### Energy and Sustainable Construction

- 5.93 Policies ESD 2 – 4 of The Cherwell Local Plan (Part 1) 2011-2031 seek to address energy and climate considerations in relation to development proposals. Policy ESD 2 supports an 'energy hierarchy' – reducing energy use, promoting energy efficiency and making use of renewable energy and allowable solutions. Policy ESD 3 encourages the use of sustainable design and construction measures and Policies ESD 4 and ESD 5 focus on developing the capacity to generate renewable energy within the district, setting out the policy requirements for such projects.

- 5.94 Several indicators and targets have been developed to measure the effectiveness of Policies ESD 2 – 4; these will be addressed in turn below. However, monitoring progress against some of the indicators is not currently feasible. One of the indicators listed in the Monitoring Framework, linked to Policy ESD 3 is ‘% of new dwellings completed achieving water use below 110 litres /person/day’. All new dwellings are required to meet the mandatory national standard set out in the Building Regulations of 125 litres/person/day. Policy ESD 3 seeks a reduced level of water use in recognition of the district being in an area of water stress. The reduced limit of 10 litres/person/day is not however currently monitored and requires further liaison with Development Management and water utility companies to identify how best to achieve this target. Another indicator listed in the Monitoring Framework, linked to Policy ESD 3 is ‘completed non-residential development achieving BREEAM Very Good, BREEAM Excellent’. All non-residential development is typically required by condition to be constructed to achieve at least a BREEAM ‘Very Good’ rating based on the relevant BREEAM standard for that building type applicable at the time of the decision. There is however currently no requirement for developers to provide evidence that the development has achieved the required BREEAM rating.
- 5.95 The Council does not currently record the number of energy statements submitted or the number of district heating feasibility assessments submitted with planning applications. Going forward, the Council will explore the potential of setting up a log to formally record this information for monitoring of Policies ESD 2 and ESD 4. Progress will be reported in future AMRs.
- 5.96 In relation to monitoring of Policy ESD 4, no district heating schemes were permitted during 2020/21.

**Table 27 – Permitted renewable energy capacity per type**

Type	No. of applications granted permission in 2020/21
Wind	0
Solar PV	5
Solar thermal	0
Ground source	0
Air source	4
Biomass	1
<b>Total</b>	<b>10</b>

- 5.97 During 2020/21, 10 planning applications were approved for renewable energy schemes which is an increase of four from 2019/20. The renewable energy schemes approved were small-scale domestic installations. It should be noted that the majority of small scale energy schemes, especially solar PV schemes, benefit from permitted development rights and do not require planning permission. Whilst it is not possible to identify and record these installations from planning application data, the Department for Business, Energy and Industrial Strategy have published renewable electricity data. The latest data

confirms that at the end of 2020, there had been 2,412 photovoltaic installations in Cherwell. This is an increase of 25 installations since the end of 2019.

Flooding

- 5.98 Two indicators and targets have been developed to measure the effectiveness of Policy ESD 6 in seeking to manage and reduce flood risk in the district: the number of permissions granted contrary to Environment Agency advice on flood risk grounds and Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse.
- 5.99 The Environment Agency publishes a list of applications they have lodged objections to on flood risk grounds to assist Local Authorities who are completing their annual monitoring reports. The list is designed to be as inclusive as possible and produced yearly and provides a starting point for Local Planning Authorities to check their own records.
- 5.100 During 2020/21, the Environment Agency lodged objections on flood risk grounds to 17 planning applications that were submitted for development proposals in Cherwell. Of these, the Council refused four applications, four were withdrawn by the applicant and one is currently not yet determined. Seven applications were granted permission following submission of further documents to resolve initial Environment Agency objections. Subsequent feedback from the Environment Agency following further discussion resulted in their previous objection being withdrawn. The Environment Agency required a planning condition in order to resolve their earlier objection to one application. The Council included the condition on the decision notice and planning permission was granted for the proposed development. No permissions were granted with unresolved objections from the Environment Agency during 2020/21.

**Table 28 – Planning applications received during 2020/21 for development proposals within Flood Zone 1, 2 or 3, or within 9m of any watercourse**

Development Location	Applications Received
Flood Zone 1 exceeding 1 ha in area	36
Flood Zones 2 or 3	5
Within 9m of any watercourse	5
<b>Total</b>	<b>46</b>

- 5.101 During 2020/21, there were 46 planning applications for development proposals within Flood Zones 2 and 3, 9m of any watercourse or greater than 1 ha in area and located within Flood Zone 1.

*Note: This data contains duplicate entries where a development proposal is located in more than one development location. For example, if a development proposal is located in Flood Zone 2 and is also within 9m of a watercourse then it will be counted twice, once per development location.*

5.102 Policy ESD 7 sets out the Council’s approach to Sustainable Drainage Systems (SuDS). The Monitoring Framework target is for an annual increase in completed SuDS schemes in the district over the plan period. The Council does not currently record the number of completed SuDS schemes in the district. Going forward, the Council will explore the potential of setting up a log to formally record this information for monitoring of Policy ESD 7 and progress will be reported in future AMRs.

#### Water Resources

5.103 Alongside other policies in the Plan, Policy ESD 8 seeks to reduce the impact of development on the water environment, maintain water quality, ensure adequate water resources and promote sustainability in water use. Data published by the Environment Agency confirms that the monitoring target for Policy ESD 8 has been achieved – there have been no planning permissions granted during 2020/21 contrary to an Environment Agency objection on water quality grounds.

#### Biodiversity and the Natural Environment

5.104 Through policies ESD 9 – 11 of The Cherwell Local Plan (Part 1) 2011-2031, the Council seeks the protection of the Oxford Meadows SAC (Policy ESD 9), protection and enhancement of biodiversity and the natural environment (Policy ESD 10) and Conservation Target Areas (Policy ESD 11).

5.105 There were no planning permissions granted within 1000m of the Oxford Meadows SAC contrary to consultee advice during 2020/21.

5.106 Information on biodiversity has been provided by the Thames Valley Environmental Records Centre (TVERC) in their Biodiversity Annual Monitoring Report.

**Table 29 – Designated sites**

Designated Site	Area in hectares (2020)	Area in hectares (2021)	As % of Cherwell (2021)
Local Wildlife Sites (LWS)	1,469.48	1460.02	2.48%
Local Geological Sites (LGS)	139.46	139.46	0.23%

5.107 Local sites are non-statutory areas designated at local level for their significant nature conservation value. They include both local wildlife sites (designated for significant biodiversity value) and local geological sites (designated for their significant geological value). There are 89 Local Wildlife Sites and 12 Local Geological Sites within Cherwell. The data in Table 29 shows that the area of LWS has decreased by 9.46 hectares since last year whilst the area of LGS remains unchanged. The change in area of LWS is due to the

removal of a double counted site (7.87 ha), boundary changes to other sites, and removal of another small site that should be counted only in West Oxfordshire.

- 5.108 The Single Data List 160-00 (SDL160) aims to measure the performance of local authorities at protecting their local biodiversity and geodiversity, by assessing the implementation of positive conservation management on Local Sites. The implementation of positive conservation management, defined as management which contributes to maintaining or enhancing the features of interest for which a site has been selected, is widely used for assessing improvements in biodiversity and geodiversity.
- 5.109 Due to a variety of restrictions relating to the COVID-19 pandemic, Natural England have not produced a SDL160 dataset for 2020/21. Historical data shows a significant increase in the number of Local Wildlife Sites in positive conservation management between 2016-17 and 2017-18 after a gradual decline from 2013-2017. The latest data available for Cherwell (2018-19) shows a slight increase in site condition from that recorded in 2017-18. The majority of Local Geological Sites across Oxfordshire were deemed to be in good condition in 2018-19.

**Table 30 – Changes in priority habitats by number and type**

UK priority habitat type	Area (ha) 2020	Area (ha) 2021
Coastal and floodplain grazing marsh	1401.67	1400.51
Eutrophic standing water	110.76	121.47
Lowland calcareous grassland	97.84	97.84
Lowland dry acid grassland	7.34	7.34
Lowland fens	41.81	41.70
Lowland meadows	518.71	515.55
Lowland mixed deciduous woodland	983.28	982.85
Lowland wood pasture and parkland	438.46	438.46
Open mosaic habitats on previously developed land	56.34	56.34
Ponds	2.80	0
Possible priority grassland habitat	41.63	41.63
Purple moor grass and rush pasture	5.57	4.78
Reedbeds	17.50	17.50
Rivers	0.94	0.94
Traditional orchards	26.79	26.79
Wet woodland	29.35	29.61

<b>Total area of priority habitat</b>	<b>3780.78</b>	<b>3783.29</b>
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5.110 Table 30 provides details of the 41 UK priority habitats which have been identified within Cherwell. The area of priority habitats has increased from 3,781 ha (2020) to 3,783 ha (2021). The changes in the UK priority habitats largely represent an improved understanding of the habitat resource in Cherwell, rather than the creation or loss of habitat. For example, for 2020/21 there has been a reclassification of 'Ponds' to 'Eutrophic Standing Waters' which is reflected in the data.

**Table 31 – Change in numbers of UK priority species**

	<b>2010-2020</b>	<b>2011-2021</b>
<b>Number of UK priority species</b>	121	117

5.111 The number of priority species listed in Cherwell is 117. Four species have been removed from the list as no new records have been made within the last ten years:

- European Eel
- European Greater White-fronted Goose
- Grey Dagger
- White-clawed Freshwater Crayfish

**Table 32 – SSSI condition for 2020-2021**

<b>Condition</b>	<b>No. of units or part units 2019/20</b>	<b>Sum of hectares 2019/20</b>	<b>% in Cherwell</b>
<b>Favourable</b>	34	539	78.2%
<b>Unfavourable declining</b>	1	3	0.4%
<b>Unfavourable no change</b>	1	6	0.9%
<b>Unfavourable recovering</b>	12	132	19.2%
<b>Destroyed</b>	2	9	1.2%
<b>Total</b>	<b>50</b>	<b>689</b>	

5.112 There are 49 SSSI's wholly or partly within Cherwell covering approximately 1.1% of the District. These sites are considered to be of national importance for nature conservation and are protected from damaging activities. Summary data for SSSI condition is provided in Table 32, based on condition assessments carried out by Natural England from 2002 to 2021. Arccott Bridge Meadows SSSI was surveyed during 2021.

**Table 33 – Distribution and Status of Farmland Birds** (Mean counts per squares (i.e. density per square kilometre) of farmland birds in Cherwell. Results generated from data supplied by the BTO/JNCC/RSPB Breeding Bird Survey)

Species	2012	2013	2014	2015	2016	2017	2018	2019	2020
Corn Bunting	0	0	0	0	0	0	0	0	0
Goldfinch	10	4.4	4	6.5	15.2	7.2	10.4	30.3	0
Greenfinch	1.5	0.8	7	3.5	3.6	1.6	0.8	1.0	1.3
Grey Partridge	0	0	0	0	0.6	0	0	0	0
Jackdaw	4	2.8	1.5	3.5	20.6	8	10.4	11.0	8.0
Kestrel	1	1.6	3.5	1	0	1.2	0.8	1.5	0
Lapwing	14.5	2.8	4.5	3	1.6	5.2	5.2	10.5	0
Linnet	8.5	6.8	11	10.5	10.8	12	11.2	5.0	1.3
Reed Bunting	6	6.4	7	9.5	4.8	7.2	4.4	4.5	1.3
Rook	95.5	24.4	27	31.5	15.2	25.6	25.2	21.0	5.3
Skylark	19.5	13.2	17.5	13	9.6	12.8	18.4	26.5	6.7
Starling	42	70.4	15.5	0	62.6	9.6	4.4	19.5	0
Stock Dove	1	1.2	1	0	1.2	7.2	5.6	3.5	3.3
Tree Sparrow	0	0	3	0	7.6	0	0	0	0
Turtle Dove	0	1.2	0	0	0	0.4	0	0	0
Whitethroat	8.5	10.4	8.5	7.5	3.6	6.4	7.6	8.5	8.7
Woodpigeon	39	73.6	74	49.5	55.2	62.8	45.2	40.8	43.3
Yellow Wagtail	0	0.4	0	0	0	0	0.8	0.5	0
Yellowhammer	37	8	17	7.5	6.4	6.4	7.6	6.25	8.0
<b>Index</b>	<b>2.29</b>	<b>1.81</b>	<b>1.6</b>	<b>1.16</b>	<b>1.73</b>	<b>1.38</b>	<b>1.25</b>	<b>1.51</b>	<b>0.69</b>

5.113 This indicator uses an established list of 19 species, identifiable as farmland birds, compiled by the RSPB. The Tree Sparrow has been excluded from this in Oxfordshire due to a lack of data. Survey data were generated by the British Trust for Ornithology (BTO), survey volunteers and compiled by BTO officers from the BTO/JNCC/RSPB Breeding Bird Surveys, in specific 1km by 1km squares and then used to determine a farmland bird index. These records were then made available to TVERC for processing at a district-specific level, using the methodology established by RSPB Central England Office staff. To



establish a timeframe from which any kind of meaningful trend can be identified, a shifting baseline has been used. Changes in bird populations in subsequent years (over a 10 year period) are then stated relative to that baseline. This latest assessment of the farmland bird index uses a baseline of 2010.

- 5.114 Farmland bird density and the index are given in Table 33. There was a change in the index compared with 2019. Survey effort was changed compared to last year. The data provided this year includes new data for previous years, based on new survey information. Therefore, the index values reported this year are slightly different to those reported last year. The farmland bird index for Cherwell for 2020 is 0.69, which shows the index fell by 0.82 from 2019.

**Table 34 – Distribution and Status of Water Voles**

Year	Number of sections surveyed along the Oxford Canal (per 500m stretch)	Positive surveys	% positive
2019	14	1	7
2020	10	1	10

- 5.115 Ten surveys for water voles were carried out along the Oxford Canal in 2020, with one positive sighting. This is a success rate of 10% and is higher than 2019 (7%). In addition, a small stretch of the River Great Ouse at Water Stratford that falls within the Cherwell boundary was surveyed in 2020. There is an increasing trend in both short and long-term populations and high levels of mink control. Seven surveys of the River Great Ouse along the boundary of Cherwell were carried out in 2020, with three positive sightings.

**Table 35 – UK priority habitat resource in CTAs in Cherwell**

Priority Habitat	Total area (ha.) 2020	Total area (ha.) 2021
Coastal and floodplain grazing marsh	935.90	935.90
Eutrophic standing waters	83.59	83.36
Lowland calcareous grassland	73.80	73.80
Lowland dry acid grassland	7.33	7.33
Lowland fens	36.08	36.80
Lowland meadows	497.09	492.83
Lowland mixed deciduous woodland	353.66	355.04
Lowland wood pasture and parkland	280.17	280.17
Open mosaic habitats on previously developed land	0.11	0.11
Ponds	1.35	0.00
Possible priority grassland habitat	14.22	14.22

Purple moor grass and rush Pasture	5.57	4.78
Reedbeds	17.19	17.19
Rivers	0.35	0.35
Traditional orchards	4.61	4.61
Wet woodland	19.01	19.27
<b>TOTAL</b>	<b>2330.04</b>	<b>2327.77</b>

5.116 Table 35 details the UK priority habitats within Conservation Target Areas (CTAs) in Cherwell. CTAs identify some of the most important areas for biodiversity, where targeted conservation action will have the greatest benefit. The total area of UK priority habitat resource in Conservation Target Areas in Cherwell has decreased slightly from 2,330 ha in 2020 to 2,328 ha in 2020. The changes in the UK priority habitats are mostly attributable to new information such as confirmation of boundaries of habitat types.

### Landscape

5.117 The Monitoring Framework identifies the indicators and targets to consider when determining the effectiveness of Policy ESD 12 Cotswold AONB: built development permitted in the AONB and permissions granted contrary to the advice of the AONB Management Board. Targets for both indicators have been met – no planning permissions were granted for major development within the AONB and no permissions were granted for development within the AONB contrary to the advice of the AONB Management Board during 2020/21.

5.118 Policy ESD 13 seeks to conserve and enhance the distinctiveness and highly valued landscape character of the District. It has not been possible to gather data in relation to the monitoring indicators / targets for Policy ESD 13: the number and location of completed urban fringe restoration / improvement schemes or the number of permissions granted contrary to Landscape Officer advice in order to consider the effectiveness of the policy for this year's report. However, indicators relating to local landscape protection and enhancement will be explored in future AMRs.

### Oxford Green Belt

5.119 Part of Cherwell District falls within the Oxford Green Belt and Policy ESD 14 seeks the protection of the Green Belt in accordance with national planning policy. The indicator for this policy is completed development in the Green Belt complying with Policy ESD 14. It has not been possible to gather data in relation to monitoring the effectiveness of Policy ESD 14 at this time. However, this indicator will be explored in future AMRs. As a result of the adoption of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need there has been a 3.3% reduction in the area of the district lying within the Oxford Green Belt: 275 hectares of land have been removed from the Green Belt following the demonstration of exceptional circumstances.

### The Built and Historic Environment

- 5.120 Several indicators and targets have been developed to measure the effectiveness of Policy ESD 15 The Character of the Built and Historic Environment. It has not been possible to gather data regarding the number of permissions granted contrary to consultee advice on heritage or design grounds. Nor has it been possible to collect data on the percentage of permitted and completed developments with Design and Access Statements that address the criteria of Policy ESD 15 for this year's report. However, these indicators will be explored in future AMRs.
- 5.121 A post 2005 appraisal and management plan for all 60 conservation areas in the district was achieved in 2018/19. A total of seven conservation area appraisals were reviewed in 2019/20 and adopted in late 2021: Ardley, Balscote, Duns Tew, Hethe, Horley, Somerton and Stratton Audley.

### The Oxford Canal

- 5.122 A target in relation to measuring the effectiveness of Policy ESD 16 The Oxford Canal is for an increase in completed transport / recreation / leisure / tourism uses within 1km of the Oxford Canal over the plan period. In Banbury, the redevelopment and extension of the Castle Quay Shopping Centre and the construction of a new hotel have recently been completed. A new 101 bedroom hotel and restaurant were completed at Oxford Technology Park, Kidlington during 2019/20.
- 5.123 There were no planning permissions granted contrary to consultee advice on heritage grounds.

### Green Infrastructure

- 5.124 Policy ESD 17 sets out the Council's approach to ensure the maintenance and enhancement of the District's green infrastructure network. The Monitoring Framework target is for a net gain in green infrastructure provision over the plan period. Progress of green infrastructure schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new green infrastructure projects.

## **Cherwell's Places**

### **Completions at strategic allocations: Bicester**

- 5.125 In 2020/21, there were 472 housing completions on the strategic allocations at Bicester. Details on the delivery of housing sites are provided in Appendix 2 - Housing Delivery Monitor. At 31 March 2021 there were planning permissions at the above sites for 4,253 dwellings.

5.126 In addition to the housing completions, other activities include:

- Eco Business Centre and Gagle Brook Primary School have been completed at North West Bicester.
- New employment units are under construction at Former RAF Bicester site and North West Bicester.
- New employment units have recently been completed at Employment Land at North-East Bicester.
- A new hotel has recently been completed at Bicester Gateway.

#### **Completions at strategic allocations: Banbury**

5.127 In 2020/21, there were 356 housing completions on the strategic allocations at Banbury. At 31 March 2021 there were planning permissions at the above sites for 2,420 dwellings.

5.128 In addition to the housing completions, other activities include:

- A new primary school has been completed at Southam Road East.
- Various uses are under construction at the Spiceball Development Area.
- New employment units are under construction at Employment Land North East of Junction 11 (M40).

#### **Completions at strategic allocations: Former RAF Upper Heyford**

5.129 Planning permission was approved in December 2011 for 1,075 dwellings (gross) with a net gain of 761 dwellings. A number of Reserved Matter applications have been approved and the site is currently under construction. Total number of dwellings with permission is 509. There were 674 dwellings completed at 31 March 2021.

#### **Other Indicators – Policy Bicester 1 North West Bicester Eco-Town**

5.130 Land at North West Bicester is allocated under Policy Bicester 1 for a mixed-use eco-town development. The Local Plan Monitoring Framework sets out the indicators and targets that have been developed to measure the effectiveness of the policy. However, it has not been possible to collect data for the following indicators at this time: environmental standards of completed development at NW Bicester; embodied impacts of construction to be monitored, managed and minimised; and sustainability metrics to be agreed and monitored. Targets are as set out in Policy Bicester 1. An update will be provided in the next AMR if data becomes available.

#### **Other Indicators – Policy Bicester 5 Strengthening Bicester Town Centre**

5.131 Policy Bicester 5 is concerned with strengthening the town centre. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness

of this Policy: permitted residential development at ground floor level in Bicester town centre, town centre vacancies, diversity of uses, and completed town centre uses within and outside of Bicester town centre. These are dealt with in turn below.

5.132 There were no permissions granted for residential development at ground floor level in Bicester town centre during 2020/21. The monitoring target for this indicator was therefore met in 2020/21.

5.133 It has not been possible to collect data on vacancy rates within Bicester town centre for this AMR. However, data was collated in 2021 as part of the Retail Needs Study to accompany the Local Plan Review and therefore an update will be provided in the 2021/22 AMR.

**Table 36 - Town Centre uses completions within and outside of Bicester town centre**

Location	A1	A2	A3	A4	A5	B1a	D2	Total
Within Bicester town centre	0	0	0	0	0	0	0	0
Outside Bicester town centre	-216	0	216	0	0	592	1081	1673
<b>Bicester Total</b>	<b>-216</b>	<b>0</b>	<b>216</b>	<b>0</b>	<b>0</b>	<b>592</b>	<b>1081</b>	<b>1673</b>

5.134 There was an overall net gain of floorspace (1,673 sqm) at Bicester which took place outside Bicester town centre. For example, completion of a change of use from business to an indoor sports facility at Suhner House, Telford Road and a change of use from retail to a restaurant at Unit E3 and E4 Bicester Shopping Park, Kelso Road.

5.135 There were no floorspace gains or losses within Bicester town centre in 2020/21.

#### **Other Indicators – Policy Bicester 7 Meeting the Need for Open Space, Sport & Recreation**

5.136 Policy Bicester 7 sets out how the Council will seek to address current and future deficiencies in open space, sport and recreation provision in Bicester. However, at this time it has not been possible to obtain data for the monitoring indicators: community woodland provision in Bicester; and type of permitted/completed development at Stratton Audley Quarry. For details of urban edge park schemes in Bicester refer to Policy BSC 10.

#### **Other Indicators – Policy Bicester 9 Burial Site Provision in Bicester**

5.137 Policy Bicester 9 is concerned with burial site provision in Bicester. No developer contributions data for burial site provision is available at this time. However, an update will be provided in future AMRs if data becomes available.

**Other Indicators – Policy Banbury 1 Banbury Canalside**

5.138 Policy Banbury 1 relates to Banbury Canalside – land between Banbury Town Centre and Banbury Railway Station. The Council’s latest Local Development Scheme (LDS) was published in September 2021. In relation to progress on completing the Canalside Supplementary Planning Document the LDS states that further work on the SPD, to be supported by a delivery plan, is now programmed to align with the preparation of the Cherwell Local Plan Review.

**Other Indicators – Policy Banbury 7 Strengthening Banbury Town Centre**

5.139 Policy Banbury 7 is concerned with strengthening the town centre. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness of this Policy: permitted residential development at ground floor level in Banbury town centre, town centre vacancies, diversity of uses, and completed town centre uses within and outside of Banbury town centre. These are dealt with in turn below.

5.140 There were two permissions (20/00865/F and 20/1449/F) granted for residential development at ground floor level in Banbury town centre during 2020/21.

5.141 It has not been possible to collect data on vacancy rates within Banbury town centre for this AMR. However, data was collated in 2021 as part of the Retail Needs Study to accompany the Local Plan Review and therefore an update will be provided in the 2021/22 AMR.

**Table 37 - Town Centre uses completions within and outside of Banbury town centre**

Location	A1	A2	A3	A4	A5	B1a	D2	Total
<b>Within Banbury town centre</b>	-1038.67	0	-3006.67	273.33	273.33	-6200	273.33	<b>-9425.35</b>
<b>Outside Banbury town centre</b>	1092	0	0	0	0	-554	0	<b>538</b>
<b>Banbury Total</b>	<b>53.33</b>	<b>0</b>	<b>-3006.67</b>	<b>273.33</b>	<b>273.33</b>	<b>-6754</b>	<b>273.33</b>	<b>-8887.35</b>

5.142 Town centre uses within Banbury town centre received a total net loss of 9,425.35 sqm of town centre use classes, which resulted from change of use from office (B1) to dwellings (C3) at 30 Crouch Street and change of use from A1 to sui generis/mixed use at 36-37 Castle Quay. There was a net gain outside of Banbury town centre with 538 sqm predominantly in A1 use. For example, additional mezzanine floorspace at Dunelm, Southam Road and a retail store at land adjoining and west of Warwick Road were completed. Furthermore, change of use from office space (B1) to veterinary referral centre (D1) at Sandpiper House, Beaumont Close was completed. Overall, there was a net loss of 8,887.35 sqm of town centre uses in Banbury.

**Other Indicators – Policy Banbury 11 Meeting the need for Open Space, Sport & Recreation**

5.143 Policy Banbury 11 sets out how the Council will seek to address current and future deficiencies in open space, sport and recreation provision in Banbury. For progress on the indicator “completed open space/sport/recreation facility provision within Banbury” refer to Policy BSC 10.

**Other Indicators – Policy Banbury 12 Land for the Relocation of Banbury United FC**

5.144 Banbury United Football Club presently occupies the Spencer Stadium however the proposals for Canalside regeneration (Policy Banbury 1) mean that an alternative site needs to be secured. Policy Banbury 12 identifies land to the east of the Oxford Road at Bodicote, to the south of Banbury Rugby Club for the relocation of the football club and for sport and recreation use. Use of the land for sport and recreation and the relocation of the football club has yet to be secured.

**Other Indicators – Policy Banbury 13 Burial Site Provision in Banbury**

5.145 Policy Banbury 13 is concerned with burial site provision in Banbury. No developer contributions data for burial site provision is available at this time. However, an update will be provided in future AMRs if data becomes available.

**Other Indicators – Policy Banbury 14 Cherwell Country Park**

5.146 Policy Banbury 14 provides for the development of a country park at Land to the north of Wildmere Road industrial estate and east of the M40 in Banbury. The country park, now known as Banbury Country Park, will include a visitor car park, permissive footpath network, new woodland planting and creation of new habitats such as wetland scrapes, grassland and meadows. In terms of progress, Character Area 5 – known as the Roman Meadow – is now under Council ownership.

**Other Indicators – Policy Kidlington 1 Accommodating High Value Employment Needs**

5.147 The Cherwell Local Plan recognises that London-Oxford Airport and Langford Lane industrial estate in Kidlington and Begbroke Science Park play an important role in the District’s wider employment context and Policy Kidlington 1 seeks to reinforce and strengthen the emerging cluster of high value industries in this area.

5.148 Planning permission for a new technology park comprising 40,362 sqm of employment floorspace (14/02067/OUT) has been granted at Land East of Evenlode Crescent and South of Langford Lane, Kidlington. Reserved Matters permission (17/01542/REM) for Phase 1 was granted on 24 November 2017 and construction started during 2018/19.

5.149 No employment development on Green Belt land in Kidlington beyond review areas was recorded during 2020/21.

#### Other Indicators – Policy Kidlington 2 Strengthening Kidlington Village Centre

5.150 Policy Kidlington 2 is concerned with supporting the village centre and ensuring that the everyday shopping needs of residents are met. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness of this Policy: permitted residential development at ground floor level in Kidlington village centre, village centre vacancies, diversity of uses, and completed town centre uses within and outside of Kidlington village centre. These are dealt with in turn below.

5.151 There were no permissions granted for residential development at ground floor level in Kidlington village centre during 2020/21. The monitoring target for this indicator was therefore met in 2020/21.

5.152 It has not been possible to collect data on vacancy rates within Kidlington village centre for this AMR. However, data was collated in 2021 as part of the Retail Needs Study to accompany the Local Plan Review and therefore an update will be provided in the 2021/22 AMR.

**Table 38 - Town Centre uses completions within and outside of Kidlington Village Centre**

Location	A1	A2	A3	A4	A5	B1a	D2	Total
Within Kidlington village centre	0	0	0	0	0	0	0	0
Outside Kidlington centre	0	0	0	0	0	0	0	0
<b>Kidlington Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

5.153 There were no town centre uses completions within or outside Kidlington village centre in 2020/21.

#### Other Indicators – Policy Villages 1 Village Categorisation

5.154 Policy Villages 1 provides a categorisation of villages to guide the consideration of small-scale proposals for residential development within the built-up limits of settlements. Data relating to the monitoring indicator “completed development per village category and size of scheme (number of dwellings)” is recorded in the Housing Delivery Monitor in Appendix 2.

#### Other Indicators – Policy Villages 2 Distributing Growth Across the Rural Areas

5.155 Policy Villages 2 of the adopted Local Plan 2011-2031 provides for an additional 750 dwellings at Category A villages (2014-2031) in addition to the rural allowance for small



site 'windfalls' and planning permissions as at 31 March 2014. Therefore, new planning permissions given at the Category A villages from 1 April 2014 and completions on those sites will contribute to the requirement of 750 dwellings.

5.156 Table 39 shows 749 dwellings are either completed or under construction on sites with planning permission in Category A villages. During 2020/21 there were 88 dwellings completed at Category A villages that contribute to the Policy Villages 2 requirement of 750 dwellings. There are also 246 dwellings that are under construction from the supply of permitted sites and are likely to be delivered in the short term. Between 1 April 2014 and 31 March 2021 there were a total of 503 net housing completions on the above sites which is an average of 71 homes per year.

#### Delivering Policies Villages 1 and Villages 2 and the Local Plan strategy

5.157 The Cherwell Local Plan 2011-2031 (Part 1) directs the majority of development to the two main towns in Cherwell with a proportion of the overall growth expected to come forward in the rural areas. Policy Villages 1 is intended to manage small scale development in the built-up limits of villages while Policy Villages 2 identifies 750 dwellings to be delivered in Category A villages on sites of 10 or more dwellings. It was intended that sites would be allocated in an emerging Local Plan Part 2 (now Local Plan Review).

5.158 Table 40 shows sites with planning permission but not yet started (319 dwellings) and sites with resolution to approve (26 dwellings) which results in a total of 345 dwellings. If a 10% non-implementation rate is to be applied to sites with permission but not started this will be reduced from 319 dwellings to 287 dwellings.

5.159 Since 1 April 2014 a total of 1,062 dwellings have been identified for meeting the Policy Villages 2 requirement of 750 dwellings. These are included in the Housing Delivery Monitor in Appendix 2. Policy Villages 2 requirement has already been exceeded by 312 dwellings when considering the planning permissions and identified sites without planning permission in the above (749+287+26). In addition, an application for 43 homes at Station Road, Hook Norton was approved subject to legal agreement at June Planning Committee (2021).

5.160 There is one rural strategic allocation namely the Former RAF Upper Heyford included in the adopted Local Plan 2011-2031. The completion figure below for Policy Villages 2 excludes any completions at this strategic allocation.

**Table 39 - Housing completions at Category A villages for meeting Policy Villages 2 (10 or more dwellings) since 31 March 2014  
(Sites with planning permission that have been completed or under construction at 31/03/2021)**

Site	Location	Dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Completions during 19/20	Completions during 20/21	Total Completions	Site Status
East of Deene Close, Aynho Road, Adderbury	Adderbury	60	2	49	9	0	0	0	0	60	Complete
Land North of Milton Road, Adderbury	Adderbury	37	0	0	1	30	5	1	0	37	Complete
Land off Banbury Road, Adderbury	Adderbury	25	0	0	0	6	3	16	0	25	Complete
Ambrosden Court, Merton Road, Ambrosden	Ambrosden	44	0	0	22	22	0	0	0	44	Complete
Church Leys Field, Blackthorn Road, Ambrosden	Ambrosden	85	0	0	0	0	20	41	24	85	Complete
Land North of Station Road, Bletchingdon	Bletchingdon	61	0	0	0	5	19	14	8	46	Under construction
Cotefield Farm, Bodicote	Bodicote	4	0	0	0	0	4	0	0	4	Complete
Cotefield Farm, Bodicote Phase 2, Bodicote	Bodicote	95	0	0	0	0	0	29	36	65	Under construction
The Paddocks, Chesterton	Chesterton	45	0	0	0	2	38	5	0	45	Complete
Land North of Hook Norton Primary School And South Of Redland Farm, Sibford Road, Hook Norton	Hook Norton	54	0	0	0	0	14	30	10	54	Complete
2-4 High Street, Kidlington	Kidlington	16	0	0	0	0	0	0	0	0	Under construction
4 The Rookery, Kidlington	Kidlington	20	0	20	0	0	0	0	0	20	Complete
British Waterways Site, Langford Lane, Kidlington	Kidlington	10	0	0	0	0	0	0	0	0	Under construction
Co Op, 26 High Street, Kidlington	Kidlington	52	0	0	0	0	0	8	0	8	Under construction

Kings Two Wheel Centre, 139 Oxford Road, Kidlington	Kidlington	<b>10</b>	0	0	0	0	0	0	10	<b>10</b>	Complete
South East of Launton Road And North East of Sewage Works, Blackthorn Road, Launton	Launton	<b>66</b>	0	0	0	0	0	0	0	<b>0</b>	Under construction
Land North of The Green and adj. Oak Farm Drive, Milcombe	Milcombe	<b>40</b>	0	0	0	0	0	0	0	<b>0</b>	Under construction
Land North of Oak View, Weston on the Green	Weston on the Green	<b>25</b>	0	0	0	0	0	0	0	<b>0</b>	Under construction
	<b>TOTAL</b>	<b>608</b>	<b>2</b>	<b>69</b>	<b>32</b>	<b>65</b>	<b>103</b>	<b>144</b>	<b>88</b>	<b>503</b>	

*\*Please see Appendix 2 for further details on sites.*

**Table 40 - Housing Sites at Category A villages for meeting Policy Villages 2 (10 or more dwellings) (Sites with planning permission but not started and current applications at 30/09/2021)**

Site	Location	Dwellings with planning permission	Permitted Dwellings not started with a 10% non-implementation rate	Dwellings without Resolution
OS Parcel 9100 adjoining and East of Last House adjoining and North of Berry Hill Road, Adderbury	Adderbury	40	36	0
Land at Merton Road, Ambrosden	Ambrosden	84	76	0
Land at Tappers Farm, Oxford Road, Bodicote	Bodicote	46	41	0
Land North of Hempton Road and West of Wimborn Close, Deddington	Deddington	0	0	14
Land South of Home Farm House, Clifton Road, Deddington	Deddington	15	14	0
Stone Pits, Hempton Road, Deddington	Deddington	21	19	0
OS Parcel 9507 South of 26 and adjoining Fewcott Road, Fritwell	Fritwell	28	25	0

Land South and Adj. to Cascade Road, Hook Norton	Hook Norton	0	0	12
Kidlington Green Social Club, 1 Green Road, Kidlington	Kidlington	30	27	0
Taylor Livock Cowan, Suite F, Kidlington Centre, High St, Kidlington	Kidlington	10	9	0
Land North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris	Sibford Ferris	25	23	0
Land to the South and adjoining to South Side, Steeple Aston	Steeple Aston	10	9	0
The Ley Community, Sandy Lane, Yarnton	Yarnton	10	9	0
	<b>TOTAL</b>	<b>319</b>	<b>287</b>	<b>26</b>

#### Other Indicators – Policy Villages 3 Rural Exception Sites

5.161 Policy Villages 3 sets out the Council’s planning policy in regard to rural exception sites. In terms of monitoring indicator progress, no affordable homes on exception sites were completed during 2020/21.

#### Other Indicators – Policy Villages 4 Meeting the Need for Open Space, Sport & Recreation

5.162 Policy Villages 4 seeks to address existing open space, sport and recreation deficiencies in Kidlington and the rural areas. Monitoring targets for Policy Villages 4 are as set out in Policy BSC 11 and BSC 12 and the Infrastructure Delivery Plan and progress of open space, sport and recreation facilities schemes in the rural areas is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of new open space, sport and recreation facilities schemes.

5.163 An open space audit was undertaken as part of the Cherwell Open Space, Sport and Recreation Assessment and the emerging Open Space and Play Areas Strategy and the updated Playing Pitch and Sports Facilities Strategies (2018) contain baseline information on deficiencies in recreation provision. The findings of the 2018 studies informed the Active Communities Strategy 2019-2023 approved by the Council in June 2019. Furthermore, the emerging open spaces work will provide updated mapping of open space provision in the district. Progress in achieving the monitoring targets of Policy Villages 4 will be reported in future iterations of the AMR.

**SA/SEA Adoption Statement – Cherwell Local Plan 2011-2031 Part 1 (July 2015)**

**SA Objectives and Suggested Indicators**

5.164 The SA/SEA Adoption Statement (July 2015) sets out the monitoring indicators for monitoring the effects of the Cherwell Local Plan 2011-2031 Part 1 on the SA objectives. The majority of the suggested indicators have already been included in the Monitoring Framework of the adopted Local Plan Part 1. However, there were three not included which related to SA Objectives 5 (crime) and 14 (waste).

5.165 SA Objective 5 seeks “To reduce crime and disorder and the fear of crime.” The suggested indicator for this Objective is by recorded crime levels in Cherwell District and data for 2020/21 is presented in Table 41. During 2020/21 there were a total of 10,929 recorded crimes in the district which is an increase of 102 from the previous year (10,827). Like the previous year the majority of crimes recorded were in violent (39.4%) and anti-social behaviour (14.1%) followed by criminal damage and arson (8.6%), and other theft (7.7%).

**Table 41 - Crime Rates in Cherwell District during 2020/21 (Source: [www.ukcrimestats.com](http://www.ukcrimestats.com))**

	ASB	Burglary	Robbery	Vehicle	Violent	Shoplifting	CD&A	Other Theft	Drugs	Bike Theft	Theft from the person	Weapons	Public Order	Other	Total
March 2021	157	25	2	47	388	43	83	81	37	7	13	7	96	26	<b>1012</b>
February 2021	84	20	2	28	307	68	68	57	35	6	11	5	50	19	<b>760</b>
January 2021	88	35	2	39	336	41	59	61	30	4	6	5	67	16	<b>789</b>
December 2020	79	35	6	49	378	55	95	63	41	7	11	14	71	18	<b>922</b>
November 2020	134	38	3	45	327	54	72	80	34	3	20	9	65	20	<b>904</b>
October 2020	137	24	6	55	409	81	93	94	29	7	16	19	73	18	<b>1061</b>
September 2020	124	34	7	45	415	70	90	107	35	4	22	4	49	26	<b>1032</b>
August 2020	195	29	6	49	404	73	84	70	33	7	14	13	75	19	<b>1071</b>
July 2020	131	35	9	45	399	58	104	75	49	9	9	12	67	26	<b>1028</b>
June 2020	142	32	2	49	377	37	69	52	35	11	6	9	50	28	<b>899</b>
May 2020	177	12	2	28	338	33	67	53	38	6	9	7	57	29	<b>856</b>
April 2020	93	24	2	23	233	24	58	46	25	7	5	8	34	13	<b>595</b>
<b>Total</b>	<b>1541</b>	<b>343</b>	<b>49</b>	<b>502</b>	<b>4311</b>	<b>637</b>	<b>942</b>	<b>839</b>	<b>421</b>	<b>78</b>	<b>142</b>	<b>112</b>	<b>754</b>	<b>258</b>	<b>10929</b>

5.166 SA Objective 14 seeks “To reduce waste generation and disposal, and achieve the sustainable management of waste.” The latest data published by DEFRA which is presented in Table 42 confirms that in 2019/20, 55.10% of Cherwell’s household waste was sent for reuse, recycling and compost. This is more than in 2018/19 and is higher than the England average of 43.80%. Oxfordshire County Council is responsible for minerals and waste and progress on achieving this objective will be recorded on the County’s website: <https://www.oxfordshire.gov.uk/cms/content/new-minerals-and-waste-local-plan>.

**Table 42 – Percentage of household waste sent for reuse, recycling and composting (annual) in Cherwell District during 2012/13 – 2020/21 (Source: lginform.local.gov.uk)**

Period	Percentage
2012/13	54.80
2013/14	53.90
2014/15	54.80
2015/16	55.10
2016/17	56.50
2017/18	55.60
2018/19	54.20
2019/20	55.10
2020/21	Data not available

## 6.0 Monitoring Results – Cherwell Local Plan 2011-2031 (Part 1) Partial Review

- 6.1 For each policy in the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need, there is an indicator and a target which will be used to measure the policy’s effectiveness and to assess whether or not the objectives are being met. This section sets out the detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 (Part 1) Partial Review. The detailed Monitoring Framework is included at Appendix 7.
- 6.2 This is the first AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need. However, as the Plan’s adoption on 7 September 2020 is partly through the monitoring period of 2020/21, it will be the 2022 AMR that fully reports on these indicators.

### Housing Completions

- 6.3 To date there has been no housing completions at the Partial Review sites. Residential completions will be reported in future AMRs.

### Planning Permissions

- 6.4 At 31 March 2021, there were no extant planning permissions in place for any of the Partial Review sites.

### Housing Requirement

- 6.5 Policy PR1 Achieving Sustainable Development for Oxford’s Needs sets out that Cherwell District Council will work with Oxford City Council, Oxfordshire County Council, and the developers of allocated sites to deliver 4,400 homes to help meet Oxford’s unmet housing needs and necessary supporting infrastructure by 2031. The quantum of unmet housing need to be addressed within Cherwell (4,400 homes) was agreed through a Duty-to-Cooperate process led by the Oxfordshire Growth Board working in partnership with all of the Oxfordshire planning authorities and County Council.

### Housing Land Supply

- 6.6 Paragraph 5.157 of the adopted Partial Review set out that the Council needs to ensure that the planned homes are delivered by 2031 and must also ensure that there is a sufficient supply of deliverable sites to maintain a five-year requirement and an additional 5% buffer, moved forward from later in the plan period. This is to meet national policy requirements for housing supply, including to provide for choice and competition.
- 6.7 Paragraph 5.160 states that it is appropriate and necessary that the monitoring of housing supply for Oxford’s needs is undertaken separately from that for Cherwell and only housing supply that meets the vision and objectives for Oxford is approved.

- 6.8 The Partial Review is a time limited plan and has been prepared for a specific purpose. The five-year requirement for Oxford's needs will therefore end in the last five years of the Plan period (2016-2031). Within those last five years the number of years of supply will be equal to the number of remaining years. Paragraph 5.162 goes on to state that the Oxfordshire Growth Board agreed upon a common assumed start of 2021 for the commencement of development after the adoption of the respective Local Plan reviews or updates without precluding earlier delivery. The first five-year period for monitoring delivery should therefore be 2021 to 2026.
- 6.9 A housing trajectory setting out the expected delivery rates and five-year supply is included in Appendix 3 of the adopted Partial Review. The housing trajectory will be monitored each year to ensure that the requisite rate of delivery is being achieved.

#### Five Year Housing Land Supply Position

- 6.10 A separate five-year housing land supply is calculated specifically for Oxford's unmet housing need (4,400 homes) due to:
- The Council already has an adopted Local Plan 2011-2031 (Part 1) which sets out the District's own identified need and plan to meet that need; and
  - Six specific sites are ring-fenced as allocations in the Partial Review to deliver the 4,400 dwellings to meet Oxford's district unmet housing need.
- 6.11 The calculation of the current five-year land supply is based on the Housing Delivery Monitor at Appendix 2 and is summarised in Table 43. Only sites considered to be 'deliverable' are included in the calculation of the five-year housing land supply (see paragraph 5.39 of this AMR for the NPPF definition and paragraph 5.40 for PPG advice on the evidence required to demonstrate deliverability).
- 6.12 There are two five-year periods calculated. The current assessment of supply is for the period 2021 to 2026. However, to ensure that a calculation is provided for the next five years in full, a calculation is also made for 2022 to 2027 which will be applied in decision making from 1 April 2022. There is no duplication or overlap in the figures as the calculations are produced at the same point in time having regard to the same assessment of supply. The only adjustment necessary to roll forward the five-year period is to add the projected completions for 2021/22 to overall completions for 2011-2022 and to consider the projected deliverable supply from 2022-2027 rather than 2021-2026.

**Table 43 – Calculation of housing land supply from deliverable sites**

	<b>Local Plan Requirement (adopted 7 September 2020)</b>	<b>Five Year Period 2021-26 (current period)</b>	<b>Five Year Period 2022-27 (from 1 April 2022)</b>
a	Plan Requirement	4400	4400
b	Annual Requirement (stepped: 1700 / 5)	340	408
c	Requirement to date (b x years)	0	408



d	Completions	0	25
e	Shortfall at 31/3/21 (c - d)	0	383
f	Base Requirement over next 5 years (b x 5)	1700	2040
g	Base Requirement over next 5 years plus shortfall (f + e)	1700	2423
h	5 Year Requirement and shortfall plus 5% (g + 5%)	1785	2544
i	Revised Annual Requirement over next 5 years (h / 5)	357.0	508.8
j	Deliverable Supply over next 5 Years	1180	1780
k	Total years supply over next 5 years (j/ i)	<b>3.3</b>	<b>3.5</b>
l	'Shortfall' (h – j)	605	764

6.13 Under the current definitions of 'deliverable', it is assumed that there is a supply of 3.3 years in the current period (2021-2026) and 3.5 years the next period (2022-2027) based on the evidence available at the time of preparing this AMR. Whilst this is below the 5 years required, there are several considerations in respect of this position:

- The Plan was 'adopted' in September 2020 where all sites were considered to be deliverable by the Inspector. Whilst the legal challenge brought against the plan has brought additional uncertainty and delayed progress on the development briefs and some application work, this challenge was dismissed in July 2021.
- The Sites are supported by comprehensive development briefs which 'front load' much of the design process to provide certainty and clarity around expectations. This removes some of the pre-application negotiations on detailed matters such as design that would ordinarily take place on sites of this size.
- There has been a signal from several of the promoters that they will enter into a Planning Performance Agreement (PPA) with CDC and other key partners to expediate the application process.
- The infrastructure requirements to support all sites are set out within the IDP accompanying the plan.
- The acute housing needs in Oxford and the likely mix of housing including 50% affordable indicates that such sites may be built out more quickly than in other areas of the district where there has been a more traditional market mix and a lower proportion of affordable homes.

6.14 For the reasons highlighted above, the Council considers that the extent of the five-year land supply shortfall is manageable across the allocated sites ensuring that the 4,400 will be delivered within the plan period to 2031. Therefore, whilst the delivery of some of the sites identified for meeting Oxford's unmet housing needs is behind schedule, others such as PR9 are coming forward more readily and further sites engaging in formal pre-application discussions. For these reasons the Council considers that there is no requirement to make any formal decisions that additional land beyond those allocated in the Partial Review is required in the context of Policy PR12b – Sites Not Allocated in the Partial Review. This matter will be reviewed as part of the next AMR update.

### Housing Mix, Tenure and Size

- 6.15 Policy PR2 Housing Mix, Tenure and Size sets out that the strategic developments provided for under Policies PR6 to PR9 will be expected to meet specific requirements to help meet Oxford's housing needs in terms of use, tenure (including affordable housing), dwelling size, key worker provision and self-build or self-finish housing. The Monitoring Framework target is to deliver the requirements of Policy PR2.
- 6.16 Due to there being no housing completions at the Partial Review sites to date, this indicator will be reported in future AMRs.

### Transport

- 6.17 Policy PR4a Sustainable Transport states that strategic sites are to provide proportionate financial contributions directly related to the development for:
- Highways improvements to infrastructure and services for public transport;
  - Provision of land to support implementation of schemes in LTP4, A44/A4260 and other transport mitigation assessment; and
  - Improved bus service
    - A44/A4144 corridor
    - A4260/A4165
    - Cross corridors: Langford Lane, Frieze Way
- 6.18 Progress of transport schemes is recorded in the IDP Update. Section 7 of this AMR monitors the implementation of Policy PR1, Policy PR11 and delivery of the Infrastructure Schedule requirements and contains a summary of completed and new transport infrastructure projects.

### Kidlington Centre

- 6.19 Policy PR4b sets out the Council's approach to sustainable transport improvements and associated infrastructure to reduce private motorised through traffic along the A4260 in Kidlington and improve the built and natural environment along this corridor. The Monitoring Framework target is to delivery Policy PR4b requirements and Kidlington Masterplan.
- 6.20 Progress of transport schemes is recorded in the IDP Update. Section 7 of this AMR monitors the implementation of Policy PR1, Policy PR11 and delivery of the Infrastructure Schedule requirements and contains a summary of completed and new transport infrastructure projects.

### Green Infrastructure

- 6.21 Policy PR5 sets out that the strategic developments provided for under Policies PR6 to PR9 will be expected to protect and enhance green infrastructure and incorporate green

assets and the water environment into the design approach for each site. The Monitoring Framework target is to deliver the policy requirement to secure green infrastructure improvements.

- 6.22 Progress of green infrastructure schemes is recorded in the IDP Update. Section 7 of this AMR monitors the implementation of Policy PR1, Policy PR11 and delivery of the Infrastructure Schedule requirements and contains a summary of completed and new green infrastructure projects.

### **SA/SEA Adoption Statement – Cherwell Local Plan 2011-2031 (Part 1) Partial Review (September 2020)**

#### **SA Objectives and Suggested Indicators**

- 6.23 The SEA Directive requires monitoring of the significant environmental effects of the implementation of a plan or programme and this monitoring framework is set out in the Sustainability Appraisal accompanying the Local Plan Partial Review. The SA lists a number of 'significant effects indicators'. The majority of the suggested indicators have already been included in the Monitoring Framework of the adopted Local Plan Part 1 and the Partial Review. However, there were 3 not included which related to SA Objectives 4 (crime) and 15 (waste). The latest data for these indicators is presented in paragraphs 5.164 to 5.166, Table 41 and Table 42 of this AMR.

## 7.0 Monitoring progress of infrastructure provision

- 7.1 The Infrastructure Delivery Plan (IDP) contains the infrastructure required to support the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015) (see Appendix 8 of the Plan) and the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need (see Appendix 4 of the Plan).
- 7.2 The IDP is a live document adjusted over time to reflect changes in circumstances and strategies alongside the annual monitoring of Local Plan infrastructure Policy INF1 and Policy PR11.
- 7.3 This AMR update includes summary tables of infrastructure progress. IDP Update December 2021 can be viewed at [www.cherwell.gov.uk/monitoring](http://www.cherwell.gov.uk/monitoring).
- 7.4 Appendix 6 of this AMR shows progress on infrastructure delivery including new projects, known to CDC Officers at November 2021. The tables also indicate pipeline projects, those known to be at early project development stage. These pipeline projects could potentially be included in next IDP updates subject to their progression as part of infrastructure providers’ plans and programmes.
- 7.5 IDP Update December 2021 includes adjusted phasing periods to reflect project updates as the plan period progresses and projects are completed: Short term: 2017-2020, Medium term: 2020-2025 and Long term 2025-2031.
- 7.6 More detailed information on infrastructure provision will arise through the progression of new Local Plans and Neighbourhood Plans.

## 8.0 Future Monitoring

- 8.1 The Local Plan 2011-2031 Part 1 was adopted in July 2015 which means that this is the fifth AMR to cover the full monitoring year. There are still several indicators from the Monitoring Framework within the Plan that cannot be monitored but which will be explored in future AMRs.
- 8.2 The Cherwell Local Plan 2011-2031 Part 1 Partial Review – Oxford’s Unmet Housing Need was adopted in September 2020. This is the first AMR to monitor against the indicators and targets from the Monitoring Framework within the Plan. However, as the Plan’s adoption on 7 September 2020 is partly through the monitoring period of 2020/21, it will be the 2022 AMR that fully reports on these indicators.
- 8.3 Monitoring is important to ensuring the successful delivery and implementation of the Cherwell Local Plan 2011-2031 and in preparing future evidence and policy documents. Monitoring highlights good and poor performance, where action might be necessary and ultimately where policies might need to be reviewed.
- 8.4 The Local Plan Monitoring Framework is closely linked to the monitoring framework developed for the Local Plan Sustainability Appraisal, which sets out the monitoring indicators for monitoring the effects of the Cherwell Local Plan 2011-2031 Part 1 on the SA objectives.

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## Appendix 1: List of Replaced and Retained Saved Policies

Policy Number	Description	Replaced or Retained	Replacement Policy	Does this Affect the Adopted Proposals Map 1996?
Saved Policies of the Cherwell Local Plan 1996				
GB1	Development in the Green Belt	replaced	ESD 14	Yes
GB2	Outdoor Recreation in the Green Belt	retained	-	
GB3	Major Development Sites in the Green Belt	retained	-	
H1	Allocation of sites for housing	replaced	BSC 1 Bicester 1 Bicester 2 Bicester 3 Bicester 12 Bicester 13 Banbury 1 Banbury 2 Banbury 3 Banbury 4 Banbury 5 Banbury 8 Banbury 16 Banbury 17 Banbury 18 Banbury 19 Villages 2 Villages 5	Yes (except BSC1 and Villages 2)
H4	Housing schemes for the elderly and disabled	replaced	BSC 4	No
H5	Affordable Housing	replaced	BSC 3	No
H6	Rural Exception Sites	replaced	Villages 3	No
H12	Housing in the rural areas	replaced	Villages 1 Villages 2 Villages 3	No
H13	Residential development in category 1 settlements	replaced	Villages 1	No
H14	Residential development in category 2 settlements	replaced	Villages 1	No
H15	Residential development in category 3 settlements	replaced	Villages 1	No
H16	White land at Yarnton	retained	-	
H17	Replacement dwellings	retained	-	

H18	New dwellings in the countryside	retained	-	
H19	Conversion of buildings in the countryside	retained	-	
H20	Conversion of farmstead buildings	retained	-	
H21	Conversion of buildings in settlements	retained	-	
H23	Residential Caravans	retained	-	
H25	Sites for travelling showpeople	replaced	BSC6	No
H26	Residential canal moorings	retained	-	
EMP1	Allocation of sites for employment generating development	part replaced sites replaced at Bicester, Banbury and Kidlington Rural sites retained	SLE 1 Bicester 1 Bicester 2 Bicester 4 Bicester 10 Bicester 11 Bicester 12 Banbury 1 Banbury 6 Banbury 15 Kidlington 1 Villages 5	Yes
EMP3	Employment generating development at Kidlington, Yarnton and Begbroke (East)	replaced	SLE1	No
EMP4	Employment generating development in the rural areas	replaced	SLE1	No
S2	Proposals for retail development in the shopping centre and town centre, Banbury	replaced	SLE 2 Banbury 7	Yes
S3	Primary shopping frontages, Banbury	replaced	Banbury 7	Yes
S8	Redevelopment of land north of Bridge Street and east of the inner relief road, Banbury for recreational or cultural use	replaced	Banbury 1	Yes
S9	Change of use of residential buildings in Banbury town centre	replaced	Banbury 7	Yes
S10	Development in Banbury commercial areas	replaced	Banbury 7	Yes
S12	Development proposals in Bicester town centre	replaced	SLE 2 Bicester 5	Yes
S13	Primary shopping frontages, Bicester	replaced	Bicester 5	Yes
S15	Redevelopment of land at Franklin's	replaced	Bicester 6	Yes



	Yard, Bicester			
S21	Development in Kidlington shopping centre	replaced	SLE 2 Kidlington 2	Yes
S22	Provision of rear servicing, Kidlington	retained	-	
S25	Retail development in the rural areas	replaced	SLE2	No
S26	Small scale ancillary retail outlets in the rural areas	retained	-	
S27	Garden centres in the rural areas	retained	-	
S28	Proposals for small shops and extensions to existing shops outside Banbury, Bicester and Kidlington shopping centres	retained	-	
S29	Loss of existing village services	retained	-	
TR1	Transportation funding	retained	-	
TR7	Development attracting traffic on minor roads	retained	-	
TR8	Commercial facilities for the motorist	retained	-	
TR10	Heavy Goods vehicles	retained	-	
TR11	Oxford Canal	retained	-	
TR14	Formation of new accesses to the inner relief road and Hennef Way, Banbury	retained	-	
TR16	Access Improvements in the vicinity of Banbury Railway Station	retained	-	
TR20	Reservation of land for road schemes at Bicester	replaced	SLE 4	Yes
TR22	Reservation of land for road schemes in the countryside	retained	-	
R1	Allocation of land for recreation use	part replaced	Bicester 13	Yes
R5	Use of redundant railway lines and disused quarries for recreation purposes	retained	-	
R7	Protection and enhancement of the recreational roles of the Oxford Canal and River Cherwell	replaced	ESD 16	No
R9	Facilities for canal users	replaced	ESD 16	No
R12	Provision of public open space in association with new residential development	replaced	BSC 11	No
R14	Reservation of land for community buildings in association with housing	replaced	BSC 12	No

	developments at Hanwell Fields, Banbury and Slade Farm, Bicester			
T2	Proposals for hotels, motels, guest houses and restaurants within settlements	retained	-	
T3	Land reserved for hotel and associated tourist or leisure based development, in vicinity of junction 11 of the M40, Banbury	retained	-	
T5	Proposals for new hotels, motels, guesthouses and restaurants in the countryside	retained	-	
T7	Conversion of buildings beyond settlements to self-catering holiday accommodation	retained	-	
AG2	Construction of farm buildings	retained	-	
AG3	Siting of new or extension to existing intensive livestock and poultry units	retained	-	
AG4	Waste disposal from intensive livestock and poultry units	retained	-	
AG5	Development involving horses	retained	-	
C1	Protection of sites of nature conservation value	replaced	ESD 10	Yes
C2	Development affecting protected species	replaced	ESD 10 ESD 11	No
C4	Creation of new habitats	replaced	ESD 10	No
C5	Protection of ecological value and rural character of specified features of value in the District	retained	-	
C6	Development proposals adjacent to the River Thames	retained	-	
C7	Landscape conservation	replaced	ESD 13	No
C8	Sporadic development in the open countryside	retained	-	
C9	Scale of development compatible with a rural location	replaced	ESD 13	No
C10	Historic landscapes, parks and gardens and historic battlefields	replaced	ESD 13 ESD 15	Yes
C11	Protection of the vista and setting of Rousham Park	retained	-	
C12	Development in the Cotswold Area of Outstanding Natural Beauty	replaced	ESD 12	Yes

C13	Areas of High Landscape Value	replaced	ESD 13	Yes
C14	Countryside Management Projects	retained	-	
C15	Prevention of coalescence of settlements	retained	-	
C17	Enhancement of the urban fringe through tree and woodland planting	replaced	ESD 13	Yes
C18	Development proposals affecting a listed building	retained	-	
C21	Proposals for re-use of a listed building	retained	-	
C23	Retention of features contributing to character or appearance of a conservation area	retained	-	
C25	Development affecting the site or setting of a schedule ancient monument	retained	-	
C27	Development in villages to respect historic settlement pattern	replaced	ESD 15	No
C28	Layout, design and external appearance of new development	retained	-	
C29	Appearance of development adjacent to the Oxford Canal	retained	-	
C30	Design Control	retained	-	
C31	Compatibility of proposals in residential areas	retained	-	
C32	Provision of facilities for disabled people	retained	-	
C33	Protection of important gaps of undeveloped land	retained	-	
C34	Protection of views of St Mary's Church, Banbury	retained	-	
C38	Satellite dishes in conservation areas and on listed buildings	retained	-	
C39	Telecommunication masts and structures	retained	-	
ENV1	Development likely to cause detrimental levels of pollution	retained	-	
ENV2	Redevelopment of sites causing serious detriment to local amenity	retained	-	
ENV6	Development at Oxford Airport, Kidlington likely to increase noise nuisance	retained	-	

ENV7	Development affecting water quality	replaced	ESD 8	No
ENV10	Development proposals likely to damage or be at risk from hazardous installations	retained	-	
ENV11	Proposals for installations handling hazardous substances	retained	-	
ENV12	Development on contaminated land	retained	-	
OA2	Protection of land at Yarnton Road Recreation ground, Kidlington for a new primary school	retained	-	
GB1	Saved Policy of the Central Oxfordshire Local Plan (Cherwell) 1992 - Development in the Green Belt	replaced	ESD 14	Yes
H2	Saved Policy of the Oxfordshire Structure Plan 2005 - Upper Heyford	replaced	Villages 5	Yes

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/21 minus units built & recorded at 31/03/21 (net)	Completions 01/04/11 to 31/03/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031
<b>1. BANBURY</b>																			
<b>Banbury - Completed Identified Sites (10 or more dwellings)</b>																			
30 Crouch Street	0.06	-	Prior Approval - Change of use from B1 (office) to C3 (dwelling) to provide 13 residential units was approved on 12 July 2019 (19/00746/O56).	-	Site completed in December 2020 (2020/21).	0	13	0	0	0	0	0	0	0	0	0	0	0	13
46 West Bar Street	0.09	-	Prior Approval - Planning application 16/01096/O56 for change of use from B1(a) office to C3 residential - 17 units was approved on 8 August 2016.	-	Site completed in September 2017 (2017/18).	0	17	0	0	0	0	0	0	0	0	0	0	0	17
60-62 Broad Street, Banbury	0.06	-	Full - Planning application for alterations to building and change of use to form retail units at ground floor level and 12 No self contained flats over (16/02529/F) was approved on 24 April 2017.	-	Site completed in June 2019 (2019/20).	0	12	0	0	0	0	0	0	0	0	0	0	0	12
62 64 and land to the rear of 58, 60 Oxford Road	0.41	-	Full - Planning permission 07/02377/F for 11 homes (gross) granted on appeal on 1 October 2008.	-	Site completed in January 2012 (2011/12).	0	9	0	0	0	0	0	0	0	0	0	0	0	9
Calthorpe House, 60 Calthorpe Street	0.08	Part of land identified for mixed use development in the Non-Statutory Local Plan (2011)	Full - Application (13/01709/CDC) for 15 dwellings was approved on 25 April 2014.	-	Site completed in December 2015 (2015/16).	0	15	0	0	0	0	0	0	0	0	0	0	0	15
Canalside House, Tramway Road	0.15	-	Prior Approval - A Commercial Prior Approval (13/01124/CPA) for change of use from office (B1a) to residential (C3) - Conversion to provide 14 dwellings was accepted on 6 September 2013.	-	Site completed in December 2015 (2015/16).	0	14	0	0	0	0	0	0	0	0	0	0	0	14
Dashwood School	0.29	-	Full - Full planning permission 10/00664/F granted 1 April 2011. Amended by 11/00683/F.	-	Site completed in October 2012 (2012/13).	0	19	0	0	0	0	0	0	0	0	0	0	0	19
Farma Properties, Mercia House, 51 South Bar Street	0.15	-	Full - 16/02363/F - Conversion of existing office building to form 10 No residential apartments was approved on 17 February 2017.	-	Site completed in December 2017 (2017/18).	0	10	0	0	0	0	0	0	0	0	0	0	0	10
Former allotment, Miller Road	0.15	-	Full - Planning permission (10/01053/F) granted for 10 flats on 16 September 2010.	-	Site completed in February 2012 (2011/12).	0	10	0	0	0	0	0	0	0	0	0	0	0	10
Former The Admiral Holland, Woodgreen Avenue	0.3	-	Full - Application (18/01591/CDC) for development of 8 No houses and 6 No flats was approved on 28 March 2019.	-	Site completed in June 2020 (2020/21).	0	14	0	0	0	0	0	0	0	0	0	0	0	14
Junction of Warwick Road & Foundry Street, 92-94 Warwick Road	0.13	-	Full - Planning permission 03/02616/F granted on 28 February 2005.	-	Site completed in March 2015 (2014/15).	0	22	0	0	0	0	0	0	0	0	0	0	0	22
Land adjoining and north west of 35 Crouch Hill Road	0.6	-	Reserved Matters/Full - 13/00402/REM for 26 dwellings was approved on 18 June 2013. A separate application (13/01238/F) for 2 dwellings (net 1) was approved on 30 October 2013. This is in addition to the 26 that were previously approved.	-	Site completed in December 2014 (2014/15).	0	27	0	0	0	0	0	0	0	0	0	0	0	27
Land to the rear of Methodist Church, The Fairway	0.25	-	Full - Application 13/01372/CDC for 11 dwellings was approved on 14 December 2015.	-	Site completed in December 2017 (2017/18).	0	11	0	0	0	0	0	0	0	0	0	0	0	11
Lincoln House, Lincoln Close	0.4	-	Full - Application for change of use from former care home to residential to provide 18 units (13/01880/CDC) was approved on 20 October 2014.	-	Site completed in March 2016 (2015/16).	0	18	0	0	0	0	0	0	0	0	0	0	0	18
Neithrop House, 39 Warwick Road	0.08	-	Full - 05/01431/F was approved on 22 December 2012. 14 dwellings in total, 7 already provided.	-	Site completed in June 2019 (2019/20).	0	7	0	0	0	0	0	0	0	0	0	0	0	7
North East Of Crouch Hill Farm Adjoining Broughton Road	2.81	-	Reserved Matters - Outline application 13/01528/OUT for residential development including means of access from Broughton Road was approved on 2 October 2014. A Reserved Matters application for 40 dwellings (15/01215/REM) was approved on 22 March 2016.	-	Site completed in March 2019 (2018/19).	0	40	0	0	0	0	0	0	0	0	0	0	0	40
Old Stanbridge Hall, Banbury School, Ruskin Road	0.95	-	Full - Full permission granted on 20 September 2010 (10/00907/F).	-	Site completed in March 2012 (2011/12).	0	70	0	0	0	0	0	0	0	0	0	0	0	70

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Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/21 minus units built & recorded at 31/03/21 (net)	Completions 01/04/11 to 31/03/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031	
Orchard Lodge, Warwick Road	0.33	-	Full - Application for change of use from former care home to residential use to provide 16 residential units (13/01879/CDC) was approved on 25 April 2014.	-	Site completed in September 2015 (2015/16).	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
Oxford & Cherwell Valley College, Broughton Road	0.81	-	Full - Application (15/01024/F) for demolition of existing buildings and change of use from D1 non residential to C3 dwelling houses comprising 78 no 1 bedroom and 2 bedroom extra care residential apartments with associated ancillary accommodation. Approved on 18 February 2016.	-	Site completed in March 2019 (2018/19).	0	78	0	0	0	0	0	0	0	0	0	0	0	0	78
Penrose House, 67 Hightown Road	0.16	-	Full - Planning Permission 04/01395/F for 12 flats superseded by 11/00820/F for 14 flats which was granted permission on 20 December 2011.	-	Site completed in December 2015 (2015/16).	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
Town Centre House, Southam Road	0.19	-	Prior Approval - Commercial Prior Approval (15/00581/PAJ) for conversion of existing building from its current use (Class B1 offices) to a residential use comprising multiple apartments (Class C3) (39 1 bedroom apartments) was approved on 19 June 2015.	-	Site completed in June 2016 (2016/17).	0	39	0	0	0	0	0	0	0	0	0	0	0	0	39
<b>1A Banbury - Completed Identified Sites Sub-Totals</b>						<b>0</b>	<b>475</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>475</b>
<b>Banbury - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings) - Contributing to the '5 year land supply'</b>																				
1 - 6 Malthouse Walk, Banbury	0.07	-	Prior Approval - Change of use of the first and second floors from office (B1a) to residential to create 20 self-contained flats was approved on 18 October 2019 (19/01734/O56).	Agents (UPP Consultants Ltd) advised that work is currently undergoing on the site with completion due before the end of the year. There were significant problems due to the economic uncertainty caused by COVID-19.	This is a small brownfield site in a very sustainable location. Prior approval secured. The site is currently under construction.	20	0	20	0	0	0	0	0	0	0	0	0	0	0	20
Beaconsfield Phase 1 (Longford Park)	75.1	-	Full/Reserved Matters - Permission granted on 30 September 2009 for 1070 homes (05/01337/OUT). Separate (but linked) permission for another 20 dwellings (net) (13/01682/F) which was approved on 5 November 2014. Multiple Reserved Matters have been approved. Total number of homes - 1090 dwellings.	Housebuilders Taylor Wimpey, Barratts and Bovis are developing the site. Taylor Wimpey advised that there are 118 units remaining to be built on site. COVID-19 restrictions likely to ease over next few years. Currently there are 3 housebuilders on site with overall build-out rates of 1 unit per week. Due to COVID-19 there has been reduced on-site construction capacity and prolonged delivery of building supplies. Expected delivery rates: 52 in years 21/22-22/23 and 14 in 23/24.  Barratt Homes and Bovis Homes were contacted but no update was received.	Permitted urban extension for up to 1070 homes. The site is very advanced with over 90% of the homes already built. There are currently 3 housebuilders on site. The updated expected delivery rates takes into account information from Taylor Wimpey and the Council's latest monitoring data.	73	1017	50	23	0	0	0	0	0	0	0	0	0	0	1090
Canalside - Crown House, caravan site (Station Road) and Robert Keith Cars Sales	1.31 (part of 26)	Local Plan allocation (2015) - Banbury 1	Full/Outline - There are multiple planning permissions on a small area of the site (Crown House). The most relevant permissions are 17/00243/F - change of use of existing office building into 37 apartments (30/03/2017), 17/00288/F - extension to create 10 apartments (22/5/2017), 17/00658/F - change of use of existing building to create coffee shop (A3) and 4 dwellings (19/6/17) (now expired). A variation of condition application (19/00279/F) for reducing 10 dwellings to 9 dwellings was approved on 26/04/2019. This supersedes 17/00288/F. A separate application for 63 dwellings (18/00293/OUT) at Station Road was approved on 25 June 2019. An additional application (18/01569/F) for mixed use development comprising 19 apartments, commercial space and associated cycle and bin storage was approved on 7 November 2019. Total number of homes - 128 dwellings.	The Crown House site is owned by Cherwell District Council and was completed in September 2019 (46 homes).  18/00293/OUT (63 homes) Station Road - Agent was contacted but no update was received.  18/01569/F (19 homes) Robert Keith Car Sales - Housebuilder (Darlow Homes) advised (June 2021) that they have sold the site due to the Council's requirement to reduce the development from 24 homes to 19 homes which is now permitted. Their view is that a development of 19 homes has made the development unviable to proceed with the build as it presented many risks from a cost of build to revenue perspective.	Part of a strategic allocation in the adopted Local Plan 2011-2031 for 700 homes (Banbury 1). The remaining Canalside allocation is included as a developable site. HELAA (2018) site HELAA258. Development at Crown House (46 dwellings) was completed in September 2019 (2019/20). Planning permissions have been secured for an additional 82 homes. Due to the car sales site being sold with the benefit of full PP to another party and the delivery programme is unclear, the expected delivery rates have been pushed back 2 years.	82	46	0	0	19	63	0	0	0	0	0	0	0	0	128
Drayton Lodge Farm	15	Local Plan allocation (2015) - Banbury 18	Outline - Outline application (18/01882/OUT) for up to 320 dwellings including affordable housing, together with a local centre of 0.5ha (providing retail and community facilities) was approved on 17 January 2020.	Housebuilders (Vistry Group) advised that the Design code is submitted and discussions with the Council on this first part of the planning project is needed. The initial target was to start on site towards end of this year however this may not be possible due to planning delays.	A strategic allocation in the adopted Local Plan 2011-2031 for 250 homes. Outline permission is secured. The build-out rates are based on 50 homes per year per housebuilder which is reasonable for Banbury sites. The site was acquired by the Vistry Group in November 2020, which consist of Bovis Homes and Linden Homes. The expected delivery rates have been pushed back a year to allow sufficient lead-in time for Reserved Matters approval and construction.	320	0	0	0	50	100	100	50	20	0	0	0	0	0	320
Land Adjoining And West Of Warwick Road	12.14	-	Reserved Matters - Outline application 13/00656/OUT for up to 300 dwellings with access from Warwick Road together with associated open space, allotments and a 500 sq m retail store was allowed on appeal on 3 March 2014. Reserved Matters application 15/00277/REM was approved on 7 March 2017. A separate Reserved Matters application 16/02428/REM for 148 dwellings was approved on 29 June 2018. This is part of the overall 300 dwellings.	There are currently 2 housebuilders on site. Housebuilder (Taylor Wimpey) advised that there are 126 units remaining to be built on site. Currently there are 2 housebuilders on site with overall build-out rates of 1 unit per week. Due to COVID-19 there has been reduced on-site construction capacity and prolonged availability of building supplies. Expected delivery rates: 52 in years 21/22-22/23 and 22 in 23/24.  Housebuilder (Miller Homes) provided updated expected delivery rates: 51 in 21/22 and 16 in 22/23.	The site is being developed by 2 housebuilders (Taylor Wimpey and Miller Homes) and is very advanced with nearly 70% of the homes already built. The expected delivery rates takes into account information from Taylor Wimpey and the Council's latest monitoring data.	91	209	80	11	0	0	0	0	0	0	0	0	0	300	

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Land East of Southam Road	25.61	Local Plan allocation (2015) - Banbury 2	Reserved Matters/Full - Planning application for 510 homes (13/00159/OUT) was approved on 18 December 2013. A Reserved Matters application (14/02140/REM) for the first 98 homes was approved on 17 July 2015. Reserved Matters (15/00961/REM) for 412 dwellings (phase 2) was approved on 23 October 2015. Separate full applications: 18/00376/F for erection of four pairs of semi-detached houses with detached garages was approved on 09/05/2018. 18/01614/F for 83 dwellings comprising a partial re-plan of the approved layout under 15/00961/REM to include an uplift of 23 dwellings was approved on 12 September 2019. Total number of homes - 537 dwellings.	Housebuilder (Bellway Homes) advised that there is only 1 housebuilder on site. Construction paused in 2020 during the height of the pandemic and sales dropped away. Since reopening, sales have increased and the site is expected to be completed during 2022/23. Expected delivery rates: 41 in 21/22 and 34 in 22/23.	One part of a strategic allocation in the adopted Local Plan 2011-2031 (Banbury 2). There is currently 1 housebuilder on site. The site is very advanced with over 80% of the homes already built. The updated expected delivery rates takes into account information from Bellway Homes and the Council's latest monitoring data.	82	455	45	37	0	0	0	0	0	0	0	0	0	537
Land South of Salt Way and West of Bloxham Road	18.45	Local Plan allocation (2015) - Banbury 16	Reserved Matters - Outline application (14/01188/OUT) for 350 dwellings was approved on 13 November 2015. Reserved Matters application 17/00669/REM for 318 dwellings was approved on 12 October 2017. A new Reserved Matters application (18/01973/REM) was approved on 29 March 2019.	Housebuilder (Redrow Homes) advised that half year numbers are slightly down on projection but would anticipate picking these numbers up in the second half of the year. Expected delivery rates to remain unchanged.	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 16). The site is currently under construction by Redrow Homes with approximately 40% of the homes already built. The expected delivery rates takes into account information from Redrow Homes and the Council's latest monitoring data and historic completion rates at Banbury.	207	143	50	50	50	50	7	0	0	0	0	0	0	350
Land to the rear of 7 and 7A High Street	0.12	-	Full - Application (18/00487/F) for part three storey, part two storey development of 14 flats with ground floor commercial units, on land to rear on 7 High Street; car parking area to rear accessed from George Street was approved on 20 March 2020.	Applicants (HWCA) was contacted but no update was received.	This is a small brownfield site in a very sustainable location. Full planning permission is secured. The expected delivery rate has been pushed back a year to allow a sufficient lead-in time for planning and construction.	14	0	0	0	0	14	0	0	0	0	0	0	0	14
Land West of Southam Road	17.62 (gross)	Local Plan allocation (2015) - Banbury 2	Outline/Reserved Matters - Outline application (18/00273/OUT) for development of up to 90 residential units (Use Class C3), Class A Uses, Class D Use and associated access, landscaping/open space, parking and related works was approved on 12 November 2018. A Reserved Matters application (19/02226/REM) was submitted in October 2019 and is pending consideration.	Applicant (Sanctuary Housing) advised that Reserved Matters approval is outstanding as this has been prolonged due to a number of amendments required by the Council. A final set of amendments have been submitted. If Reserved Matters is approved by end of July and providing the S278/S38 highway technical and legal agreements are dealt with within a reasonable timescale the site is expected to start in January 2022. A Contractor will be appointed as soon as Reserved Matters approval has been secured. Subject to receiving a favourable determination in August 2021, a Contractor is expected to be appointed in October 2021. Sanctuary Housing will continue to monitor the building industry and on site activity over the coming months on other sites to reduce risk items that could prevent delays to on site progress. However, in general building materials have increased on costs and call off period have increased across the industry due to low availability. The updated expected delivery rates assumes that the S104 agreement for the Foul and Surface Water does not encounter any unduly delays and that the S106 DOV with the Council is concluded to a Satisfactory outcome and within a reasonable timescale. Build-out rate of 4 homes per month. Provided updated expected delivery rates as: 12 in 22/23, 40 in 23/24 and 38 in 24/25.	The site is to be developed by Sanctuary Housing who has already submitted a Reserved Matters application which is pending consideration. The expected delivery rates takes into account information from the applicant.	90	0	0	12	40	38	0	0	0	0	0	0	0	90
Magistrates Court, Warwick Road, Banbury	0.26	-	Full - Application (20/01317/F) for conversion of existing building from Magistrates Court (use class D1) to 23 No. apartments was approved on 12 October 2020.	Housebuilder (Talbot Homes) advised that the build programme expects all 23 homes to be completed in 21/22.	A small brownfield site in a very sustainable location. Full planning permission secured. The housebuilder, Talbot Homes are currently developing the site. Talbot Homes' website (21/06/21) indicates that 22 of the 23 homes have already been reserved. The expected delivery rate takes into account information from the housebuilder, allows sufficient lead-in time for construction and therefore remains unchanged.	23	0	0	23	0	0	0	0	0	0	0	0	0	23

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North of Hanwell Fields	18.75	Local Plan allocation (2015) - Banbury 5	Full/Reserved Matters - Application for 350 homes (12/01789/OUT) was submitted by Persimmon Homes and was approved on 2 September 2014. First Reserved Matters (15/00462/REM) for 118 dwellings was approved on 13 November 2015. Application (14/00066/OUT) for an additional 160 dwellings was approved on 2 April 2015. Reserved Matters (15/01115/REM) for 160 dwellings from Davidsons Developments was approved on 17 December 2015. Reserved Matters (15/01589/REM) for Phase 2 for 210 dwellings was approved on 18 November 2018. Application 16/01210/F for erection of 20 no. dwellings was approved on 15 March 2017 (partly supersedes the 118 dwellings). Another 20 dwellings approved on 21 May 2018 (17/00708/F). A separate outline application for up to 46 dwellings (18/01206/OUT) was approved on 18 March 2020. An additional Full application (19/02126/F) for an extra 36 dwellings was submitted in September 2019 and is pending consideration. The 2 Council schemes for 11 dwellings (16/01484/CDC and 16/01485/CDC) were completed in September 2017. Total number of homes - 560.	Housebuilder (Persimmon Homes) advised that an additional 36 homes will be completed during 21/22 to account for Phase 3A receiving approval at planning committee, subject to S106 and drainage. Currently 40-50 homes remaining to complete on Phase 2, which should take under a year. Construction will then begin on Phase 3, continuing into 2022 when the site will be completed. Only 1 housebuilder on site with a build-out rate of 75 homes per year. No impact on site due to COVID-19. Expected delivery rates: 75 in 21/22 and 11 in 22/23.	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 5). There is currently 1 housebuilder on site. The site is very advanced with over 70% of the homes already built. The expected delivery rates takes into account information from Persimmon Homes and the Council's latest monitoring data.	167	393	57	55	55	0	0	0	0	0	0	0	0	0	560
South of Salt Way - East	68	Local Plan allocation (2015) - Banbury 17	Outline/Reserved Matters - Planning permission (12/00080/OUT) given for 145 dwellings on part of the site (on appeal) on 23 September 2013. Reserved Matters application (14/01225/REM) was approved on 28 November 2014. Planning application for 280 dwellings (15/01326/OUT) was allowed on appeal on 20 December 2017. Reserved Matters (19/00895/REM) for 280 dwellings was approved on 31 July 2020. Planning application for 1,000 homes (14/01932/OUT) was approved on 19 December 2019. Total number of homes - 1425 dwellings.	Housebuilders (Barratt David Wilson Homes) advised that they control the land for 280 homes and can only comment on their land. The site is to be developed by 2 housebuilders: Barratt Homes and David Wilson Homes. Started on site in January 2021. Due to COVID-19, there has been price increase of materials creating significant increases in cost of building out sites. Expected delivery rates: 72 in 21/22, 96 in 22/23, 74 in 23/24 and 35 in 24/25.  Agents (David Lock Associates) advised that they can only comment on land for 1000 homes. Discharge of pre-commencement conditions and site clearance works for access was undertaken during 2020/21. Discharge of pre-commencement conditions remain critical to programme. Start on site - access works and ground preparation and approval of critical Reserved Matters during 2021/22. It is expected up to 4 housebuilders on site with an average build-out rate of 200 homes per year. Provided updated expected delivery rates: 50 in 22/23, 100 in 23/24, 200 in years 24/25-27/28 and 50 in 28/29. The expected delivery rates assume the design code approval required prior to submission of Reserved Matters for built form development are dealt with and determined expeditiously. It also assumes the current submission of the Spine Road for the access through the site to link to the Barratts David Wilson scheme is also approved expressly. There are a number of other live applications currently with the Council, upon which the achievement of the delivery depends	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 17). Planning permission for 145 homes on part of the site (north-west corner) which is developed by Morris Homes was completed in June 2019. The David Wilson Home's permission for 280 homes relates to the eastern part of the site. Reserved Matters permission is secured. The site is under construction. Sales Centre has been opened and the show homes are expected to be launched in summer 2021 (DWH's website-14/06/21). Outline planning permission for the Gallagher Estate's 1000 homes is secured. This covers the remaining area of the site which is the majority of the strategic allocation. L&Q Estates will perform the role of master developer for the site, co-ordinating and overseeing the strategic implementation of the development. L&Q to service the sites themselves and sell land parcels to housebuilders. Infrastructure works ongoing. The expected delivery rates takes into account information from the housebuilder and agent and is based on a peak of 5 developers, 50 homes per year per developer. It also allows sufficient lead-in time for Reserved Matters approvals based on historic data for Banbury.	1280	145	70	150	175	235	200	200	200	50	0	0	0	0	1425
West of Bretch Hill	27.03	Local Plan allocation (2015) - Banbury 3	Full/Reserved Matters - Application 13/00444/OUT for 400 dwellings was approved on 9 March 2016. Reserved Matters (16/00576/REM) for the first 110 dwellings was approved on 25 August 2016. Reserved Matters (16/02437/REM) for a specialised housing scheme comprising of 51 units was approved on 24 March 2017. A separate planning application for 319 dwellings (17/00189/F) was approved on 10 November 2017. Total number of homes - 480 dwellings.	Housebuilder (Bloor Homes) advised that at April 2021 there were 306 completions with 174 remaining to be built. Build-out rate of 60 homes per year. Expected delivery rates: 60 in years 21/22 and 22/23 and 54 in 23/24.	The site is currently under construction by Bloor Homes with approximately 60% of the homes already built. The expected delivery rates takes into account information from Bloor Homes and the Council's latest monitoring data.	192	288	50	50	50	42	0	0	0	0	0	0	0	480	
Windfall Allowance (<10 dwellings)					Projection based on the 2018 HELAA. For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 homes are also recorded.	106	441	35	35	35	17	17	17	17	17	17	17	17	665	
1B Banbury - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals						2747	3137	457	446	474	559	324	267	237	67	17	17	0	6002	
Banbury - Specific, Developable Sites (10 or more dwellings) - Identified developable sites not yet considered to be deliverable																				



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Bankside Phase 2	21.5	Local Plan allocation (2015) - Banbury 4	Outline - Planning application for 700 dwellings (17/01408/OUT) was received on 30 June 2017 and is pending consideration. A new application (19/01047/OUT) for a residential development of up to 825 dwellings was approved subject to legal agreement on 15 July 2021.	Agents (Framptons) was contacted but no update was received.	A strategic allocation (Banbury 4) in the adopted Local Plan 2011-2031 for 600 homes which will continue from Bankside Phase 1. Ongoing discussions between the Council and the applicant. Outline planning application was approved subject to legal agreement. It is assumed that 2 housebuilders will be on site at a peak of 50 homes per year per developer. The expected delivery rates pushed back a year to allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time. This is now a developable site as Outline permission has yet to be secured, and there has been no update from the agents. Site to be kept under review.	0	0	0	0	0	50	100	100	100	100	100	50	0	600	
Bolton Road	2	Local Plan allocation (2015) - Banbury 8	-	-	A strategic allocation in the adopted Local Plan 2011-2031 for mixed use development including 200 homes (Banbury 8). The site includes a multi-storey car park which has already been demolished. However, development scheme awaited. The expected delivery rates pushed back a year. HELAA (2018) site HELAA257. This is a developable site and will be kept under review.	0	0	0	0	0	75	75	50	0	0	0	0	0	200	
Land at Higham Way	3.1	Local Plan allocation (2015) - Banbury 19	Outline - Outline application (16/00472/OUT) for approximately 200 dwellings is pending consideration.	Agents (JSA Architects) was contacted but no update was received.	A strategic allocation in the adopted Local Plan 2011-2031 for 150 homes. This is not an extensive site and in the interest of caution the site should remain with 150 homes as per Local Plan allocation. This is a brownfield site in a very sustainable location. The site is included in the Brownfield Register (Site BLR12). The Council is in ongoing dialogue with the agents to resolve some planning issues in relation to the outline application. Outline planning application is expected to go to Planning Committee in Summer 2021. The expected delivery rates remain unchanged and allows sufficient lead-in time for Outline and Reserved Matters approvals and construction. This is now a developable site as Outline permission has yet to be secured, and there has been no update from the agents. Site to be kept under review.	0	0	0	0	25	100	25	0	0	0	0	0	0	150	
Land North and West of Bretch Hill Reservoir adj to Balmoral Avenue, Banbury	2.8	Identified for 70 dwellings in the Non-Statutory Local Plan (2011)	Outline - Outline application for 49 dwelling (20/01643/OUT) was refused on 29 January 2021 but allowed on appeal on 1 June 2021.	Agents (Savills) advised that the site is being marketed for sale and once the site is purchased a Reserved Matters application is expected to be submitted in late 2021/early 2022. The site is expected to start in 2022 with a 1 year build programme. 1 housebuilder is expected on site with a build-out rate of 50 homes per year. There has been no COVID-19 implications. 49 homes are expected to be completed in 22/23.	The site is identified for 70 homes in the Non-Statutory Local Plan 2011. HELAA (2018) site HELAA035. Outline planning permission for 49 homes is secured. The expected delivery rates takes into account information from the agents but also consideration of lead-in times for Reserved Matters approval and construction. Site to be kept under review.	0	0	0	0	25	24	0	0	0	0	0	0	0	49	
Canalside - excluding Crown House, the caravan park (Station Road) and Robert Keith Cars Sales	24.69 remaining	Local Plan allocation (2015) - Banbury 1	Remaining part of the Banbury 1 strategic allocation.	-	A strategic allocation in the adopted Local Plan 2011-2031 for 700 homes (Banbury 1). Work on the Supplementary Planning Document has been put on hold due to other commitments. The expected delivery rates pushed back a year. HELAA (2018) site HELAA258. This is a developable site and will be kept under review.	0	0	0	0	0	50	50	100	100	100	100	86	0	586	
Land adjacent Bretch Hill Reservoir	2.5	-	-	A site to be Cherwell led. CDC Housing advised that no planning advice has been sought as yet. The only real issue with this site related to COVID is probably the speed of response from Thames Water due to reduced staff numbers, however, this was an issue before COVID so the situation has been made worse. No changes to the expected delivery rates.	A site that was identified internally for potential housing in the near future. HELAA (2018) site HELAA259. 2018 HELAA concluded that the site is not suitable and has no housing potential. Previous updates provided from the Council's Housing team indicate the site is suitable and could accommodate 40 homes on a smaller part of the site. The expected delivery rate remains unchanged. This is a developable site and will be kept under review.	0	0	0	0	40	0	0	0	0	0	0	0	0	40	
1C Banbury - Specific, Developable Sites Sub-Totals						0	0	0	0	90	299	250	250	200	200	200	136	0	1625	
1D Banbury - Remaining Allocation - Non-Strategic Sites						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1A BANBURY - COMPLETED IDENTIFIED SITES						0	475	0	0	0	0	0	0	0	0	0	0	0	0	475
1B BANBURY - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES						2747	3137	457	446	474	559	324	267	237	67	17	17	0	0	6002
1C BANBURY - SPECIFIC, DEVELOPABLE SITES						0	0	0	0	90	299	250	250	200	200	200	136	0	1625	
1D BANBURY - REMAINING ALLOCATION FOR NON-STRATEGIC SITES						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1E BANBURY - HOUSING LAND AVAILABILITY TOTAL (1A + 1B + 1C + 1D)						2747	3612	457	446	564	858	574	517	437	267	217	153	0	0	8102
2. BICESTER																				

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Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/21 minus units built & recorded at 31/03/21 (net)	Completions 01/04/11 to 31/03/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031	
<b>Bicester Completed Identified Sites (10 or more dwellings)</b>																				
Bicester Community Hospital Kings End	0.9	-	Full - Application (12/00809/F) for demolition of existing community hospital and redevelopment of site to provide a new community hospital and 14 residential units was approved on 27 September 2012.	-	Site completed in March 2017 (2016/17).	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
Former Oxfordshire County Council Highways Depot	0.56	Identified for 30 dwellings in the Non-Statutory Local Plan (2011)	Full - Outline permission 06/01003/OUT granted for 60 dwellings and a care home. Reserved Matters approvals 06/01166/REM & 09/01077/REM. An amended application (09/01076/F) approved extending permission to 7 October 2014. An alternative application for 42 dwellings (13/01708/CDC) was approved on 25 April 2014. Total number of homes - 62.	-	Site completed in March 2016 (2015/16).	0	62	0	0	0	0	0	0	0	0	0	0	0	0	62
Land at Bessemer Close / Launton Road	3.35	Identified for 70 dwellings in the Non-Statutory Local Plan (2011)	Reserved Matters - A planning application (15/02074/OUT) for demolition of existing industrial buildings and erection of 21 affordable dwellings and 49 open market dwellings was allowed on appeal on 3 May 2017. A Reserved Matters application (17/01253/REM) was approved on 25 August 2017.	-	Site completed in December 2019 (2019/20).	0	70	0	0	0	0	0	0	0	0	0	0	0	0	70
Land at Skimmingdish Lane	2.4	-	Full - Application (14/00697/F) for 46 dwellings was approved on 9 December 2015.	-	Site completed in September 2019 (2019/20).	0	46	0	0	0	0	0	0	0	0	0	0	0	0	46
Land South of Talisman Road	3.83	-	Reserved Matters - Outline application 09/01592/OUT for 140 dwellings granted on appeal (APP/C3105/A/11/2147212) on 18 August 2011. Reserved Matters application for 125 dwellings (13/01226/REM) was approved on 13 February 2014.	-	Site completed in March 2018 (2017/18).	0	125	0	0	0	0	0	0	0	0	0	0	0	0	125
Transco Depot, Launton Road	0.4	Identified for 25 dwellings in the Non-Statutory Local Plan (2011)	Full - 12/01216/F approved 5 March 2013 for 23 dwellings.	-	Site completed in December 2013 (2013/14).	0	23	0	0	0	0	0	0	0	0	0	0	0	0	23
West of Chapel St. & Bryan House	0.5	-	Full - Application (10/00106/F) for 23 homes (5 net) was approved on 11 January 2011.	-	Site completed in September 2012 (2012/13).	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
Widmers Bargain Cottages, Victoria Road	0.33	-	Full - Application (15/00412/F) for redevelopment to form 42 sheltered apartments for the elderly, communal facilities, access, car parking and landscaping was approved on 15 June 2015.	-	Site completed in September 2016 (2016/17).	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42
<b>2A Bicester - Completed Identified Sites Sub-Totals</b>						<b>0</b>	<b>387</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>387</b>
<b>Bicester - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings) - Contributing to the '5 year land supply'</b>																				
Graven Hill	207.23	Local Plan allocation (2015) - Bicester 2	Outline/LDO/Reserved Matters - Outline application (11/01494/OUT) granted on 8 August 2014 for redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling up to 1358sqm, up to 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) up to 1000sqm and parking areas; employment floorspace comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. Local Development Order for 276 dwellings (17/02107/LDO) was adopted on 20 December 2017. Reserved Matters application for demonstrator plots was approved on 19 December 2016. Multiple Reserved Matters have been approved.	Graven Hill Development Company provided updated expected delivery rates: 75 in 21/22, 316 in 22/23, 149 in 23/24, 105 in 24/25, 106 in 25/26, 177 in 26/27, 89 in 27/28, 127 in 28/29, 134 in 29/30, 148 in 30/31. Subsequent information suggested only a total of 797 homes will be delivered in a first-phase development up to Q3 2025, with 351 to be delivered 2022-2025 (an average of 117dpa).	A strategic allocation in the adopted Local Plan 2011-2031 for 2100 homes (Bicester 2). The site has been acquired by the Council and transferred to a Graven Hill Village Holding Company. Lead housebuilder - Graven Hill Development Company Ltd. Infrastructure is in place and the site is now under construction. A revised Local Development Order for 276 plots was approved in December 2017 which helped facilitate the delivery of initial self-build dwellings on the site. Several of these plots are now under construction. The remaining 200 homes will be provided on land at Langford Park. This is a self-build development with primarily 1 housebuilder. There were 176 completions during 2020/21 with slightly lower rates of delivery expected in the short term. Typical build out rates are about 90dpa. It is anticipated that planning permissions for the first-phase development of 797 homes will be granted by 8 August 2022. The expected delivery rates takes this into account along with information from the development company and the Council's latest monitoring data.	1528	371	75	100	100	100	100	150	100	125	125	150	404	1496	

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Inside Out Interiors, 85 87 Churchill Road, Bicester	1.18		Reserved Matters - Outline planning application for conversion of existing building to provide 5 no. two bed house, 1 no. two bed flat and 1 no. one bed flat. New build to provide 1 no. commercial unit with outside space parking and cycle storage + 3 no. two bed flats (16/02461/OUT) was approved on 19 May 2017. A Reserved Matters application (19/01276/REM) for 10 dwellings was approved on 28 February 2020.	Agents (Richard Court Designs Ltd) was contacted but no update was received.	This is a brownfield site in a very sustainable location. Reserved Matters permission secured. Work on site has started. Expected delivery rate remain unchanged.	10	0	0	10	0	0	0	0	0	0	0	0	0	10
Kings End Antiques, Kings End, Bicester	0.08		Outline - Planning application for 10 apartments (19/02311/OUT) was approved on 10 August 2020.	Agents (Coleman Hicks Partnership) advised that the site has now been sold to Bicester Builders Homes.	This is a small brownfield site in a very sustainable location. Outline planning permission secured. In interest of caution the expected delivery rate has been pushed back a year to allow sufficient lead-in time for Reserved Matters approval and construction.	10	0	0	0	10	0	0	0	0	0	0	0	0	10
Kingsmere (South West Bicester) - Phase 1	82.7	Identified in the Non-Statutory Local Plan (2011)	Full/Reserved Matters - Outline planning permission for an urban extension (1631 homes - 06/00967/OUT (1585) & 14/010207/OUT (46). Reserved Matters for the 46 dwellings (16/00192/REM) was approved on 8 June 2016. Application (11/01840/F) for conversion of existing barns to form 7 no. dwellings and construction of 4 no. dwellings was approved on 15 July 2013 which was completed in September 2014 (2014/15). Planning application for an additional 100 homes (13/00433/OUT) was approved on 15 August 2016. The 100 homes are delivered across all the remaining parcels and were subsequently approved through various Reserved Matters applications. Application for 9 dwellings above the local centre (17/01849/F) was approved on 9 January 2018. A separate application for 57 dwellings (18/01721/OUT) is approved subject to legal agreement on 13 February 2020. Reserved Matters approvals ongoing. Total number of homes - 1740 dwellings.	Countryside Properties on behalf of the housebuilders advised that there are slower sales rates proposed as only 1 housebuilder (2 brands) is remaining on phase 1. Vistry Homes consisting of Bovis Homes and Linden Homes is developing the remaining homes. Build-out rates at 60 homes per year. Sales have recently been strongly supported by the mortgage market and the government's support for construction activity during the outbreak of the pandemic. This positive sentiment continues with the extended stamp duty holiday. There are issues obtaining construction materials and supplies which is being monitored. Expected delivery rates: 60 in years 21/22 - 23/24 and 67 in 24/25.	Countryside Properties joint venture. There are currently 1 joint housebuilder on site (Bovis Homes and Linden Homes). The site is under construction and is very advanced with nearly 90% of homes already built. The expected delivery rates takes into account information from Countryside Properties and the Council's latest monitoring data.	211	1529	60	60	60	31	0	0	0	0	0	0	0	1740
Land South of Church Lane (Old Place Yard and St Edburgs)	0.63	Identified for 15 dwellings in the Non-Statutory Local Plan (2011)	Full - Planning application 16/00043/F for 11 self-contained flats for adults with physical disabilities/learning disabilities and autistic spectrum condition was approved on 13 June 2016. A separate full planning application (20/02405/F) for erection of terrace of 3no affordable housing units on site of dis-used library was approved subject to legal agreement on 9 September 2021.	Council led scheme. CDC Housing advised that the planning application has not been formally considered due to the investigation work that was required to satisfy the Council's Archaeologist. The preliminary investigation has now been completed and the information is expected to be provided to the Council before the Planning Committee in August. The intention is to go out to tender for the Main Contract end August, commence demolition September/October and be on site with the Main Contract during November 2021. There is no measurable impact of COVID, but the building materials market is extremely volatile and this may have an impact when tenders are received for the Main Contract.	This is a brownfield site in a very sustainable location. The 11 approved homes were completed in June 2018. The former Bicester Library still remains vacant. Development principles approved in June 2007. The former library is owned by Cherwell District Council. Full planning application was approved subject to legal agreement. The expected delivery rate remains unchanged.	0	11	0	3	0	0	0	0	0	0	0	0	0	14
North West Bicester Eco-Town Exemplar Project	22.4	Local Plan allocation (2015) - Bicester 1 Identified in Annex A of the Eco-Towns PPS (2009).	Full - Full approval (10/01780/HYBRID) for 393 residential units, an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined. (Approved 10 July 2012). A separate Full application for a net additional 3 homes (21/01227/F) was approved subject to legal agreement on 15 July 2021.	Housebuilder (A2Dominion) advised that the pandemic has slowed delivery slightly in 2020/21 however the site is now progressing well and is still expecting to complete in 2024. Build-out rate of 4 homes per week. Due to COVID-19, the site was closed for several months, material supplies were difficult at the return to work but supplies have in the large stabilised, however some shortages are occurring due in the large to major housebuilders stockpiling. Updated expected delivery rates: 57 in 21/22, 57 in 22/23 and 22 in 23/24.	The site is currently under construction by A2Dominion and Crest Nicholson. This is the first stage of Council endorsed eco-development. The Gaggle Brook primary school and the Eco-Business Centre have been completed. Approximately 70% of the homes already built. The expected delivery rates takes into account information from the housebuilder and the Council's latest monitoring data.	122	271	50	50	25	0	0	0	0	0	0	0	396	

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North West Bicester Phase 2 (Himley Village)	322.6	Local Plan allocation (2015) - Bicester 1	Outline/Full - Application for 1700 dwellings (14/02121/OUT) (P3Eco Ltd) was approved on 30 January 2020 and a Reserved Matters application for 500 of the 1700 dwellings (21/02339/REM) has been received and is currently pending consideration.	14/02121/OUT (1700 homes) - Applicants (P3Eco Ltd) advised that a housebuilder has been secured for the first phase of 500 homes. Several housebuilders are expected at different stages. Expecting to start on site in quarter 3 of 2021. Reserved Matters application for first phase to be submitted in quarter 1 of 2021. Due to COVID-19, it had delayed the start date by at least 6 months and slower build-out rates assumed until greater certainty about levels of demand.	The North West Bicester site is allocated for 6000 homes in total with 393 in Phase 1 (Eco Town) and at least a further 3293 to be delivered in Phase 2 by 2031 (the Plan does not preclude earlier delivery). Multiple housebuilders expected on site across the different phases. To support NW Bicester, 2 bridges were installed under the railway at the start of April 2021 and the delivery of roads is to follow and work is ongoing to resolve any funding gaps. Across the site there are currently 2 outline permissions for 150 and 1700 homes (1850 total) with other outline applications submitted and with resolutions to approve. A housebuilder is secured to deliver 500 of the 1700 homes and a Reserved Matters application has been received and is currently under consultation although it is indicated that this application is unlikely to be restricted by the supporting road infrastructure (Ref 21/02339/REM). The other phases and parcels are currently considered 'developable' and will be kept under review.	500	0	0	150	150	200	0	0	0	0	0	0	0	0	500
South East Bicester (Wretchwick Green)	40	Local Plan allocation (2015) - Bicester 12	Outline - A planning application (16/01268/OUT) for up to 1500 dwellings, up to 18ha of employment land for B1 and/or B8, a local centre with retail and community use to include A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1 and/or D2A and/or B1 and/or uses considered as sui generis, up to a 3 Form Primary School was approved on 25 October 2018 subject to legal agreement.	Agents (Boyer Planning) advised that the S106 is currently subject to ongoing discussions with the Council before it can be finalised and the associated outline planning permission issued. The timescale for issuing the S106 will strongly impact the delivery timescales (owing to ecology surveys time periods, etc). This is now in the process of being finalised.	Site is promoted by Boyer Planning on behalf of Redrow Homes/Wates. The Council is in ongoing dialogue with the agents on finalising the legal agreement. The expected delivery rates have been pushed back a year to allow sufficient lead-in time for Outline and Reserved Matters approvals and construction.	0	0	0	0	0	50	100	150	150	200	200	200	450	1050	
South West Bicester Phase 2	36.88	Local Plan allocation (2015) - Bicester 3	Outline/Reserved Matters - Application 13/00847/OUT for 709 dwellings was approved on 30 May 2017. A Reserved Matters application for 247 dwellings (18/00647/REM) was approved on 16 October 2018. A separate Reserved Matters for 176 dwellings (18/01777/REM) was approved on 1 March 2019. Reserved Matters application (19/02225/REM) for 226 dwellings was approved on 16 March 2020.	The site is currently being developed by 4 housebuilders. Housebuilders (Barratt and David Wilson Homes) advised that they can only comment on land for 226 homes. The site is to be developed by 2 housebuilders: Barratt Homes and David Wilson Homes. Started on site in September 2020. Due to COVID-19, there is reduced site capacity to enable the implementation of COVID safety measures and social distancing. There is also limiting number of traders working on individual plots at a time. Materials price increase is significantly affecting the cost of building out sites. Expected delivery rates: 74 in 21/22, 86 in 22/23, 47 in 23/24 and 7 in 24/25. Housebuilders, CALA Homes and Ashberry Homes were contacted but no updates were received.	Countryside Properties joint venture. This is phase 2 of the Kingsmere development which is under construction with over 20% of the homes already built. There are 4 housebuilders on site (Ashberry, Bellway, CALA and David Wilson), Reserved Matters approvals secured. 155 homes were completed during 2020/21. The expected delivery rates takes into account information from housebuilders and the Council's latest monitoring data.	542	167	150	150	150	50	42	0	0	0	0	0	0	0	709
Windfall Allowance (<10 dwellings)						36	143	10	10	10	5	5	5	5	5	5	5		208	
2B Bicester - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals						2959	2492	345	533	505	436	247	305	255	330	330	355	854	6133	
Bicester - Specific, Developable Sites (10 or more dwellings) - Identified developable sites not yet considered to be deliverable																				

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North West Bicester Phase 2 (remainder)	322.6	Local Plan allocation (2015) - Bicester 1	Outline/Full - Application 17/00455/HYBRID for highways and residential development (150 dwellings) was approved on 7 August 2017, however a previous application (14/01675/OUT) for a similar scheme for employment use and 4.5ha of residential land was allowed on appeal on 28 November 2017. (Albion Land). Application for 1700 dwellings (14/02121/OUT) (P3Eco Ltd) was approved on 30 January 2020.  Resolutions to approve: 14/01641/OUT for 900 dwellings (A2Dominion) and 14/01384/OUT for 2600 dwellings (A2Dominion).  Outline application (21/01630/OUT) for approximately 530 dwellings was received in May 2021 and is pending consideration. This was submitted by Firethorn Developments Ltd.  Application 14/01968/F for the construction of a new road from Middleton Stoney Road roundabout to join Lord's Lane and to include a new crossing under the existing railway line was approved on 21 August 2019.	14/01641/OUT (900 homes) - Housebuilder, A2Dominion advised that they can only comment on planning application 14//01641/OUT (900 homes) as other planning applications are now controlled by other developers. Site is expected to start in 2024/25. Sales have been good during COVID-19 however the lack of supplies and labour on site is slowing production. Expected delivery rates: 100 in 24/25, 150 in years 25/26-29/30 and 50 in 30/31.  17/00455/HYBRID (150 homes) - Property and commercial developer (Albion Land) advised that due to significant demand on the site and Bicester for employment use, they are seeking approval from the Council to change the use from residential to employment.  14/02121/OUT (1700 homes) - Applicants (P3Eco Ltd) advised that several housebuilders are expected at different stages. Due to COVID-19, it had delayed the start date by at least 6 months and slower build-out rates assumed until greater certainty about levels of demand. Expected delivery rates: 200 in 22/23, 150 in 23/24, 250 in 24/25, 150 in 25/26 and 26/27, 180 in 27/28 and 28/29, 220 in 29/30 and 30/31.	The North West Bicester site is allocated for 6000 homes in total with 393 in Phase 1 (Eco Town) and at least a further 3293 to be delivered in Phase 2 by 2031 (the Plan does not preclude earlier delivery). Multiple housebuilders expected on site across various phases. To support the wider allocation and the implementation of the Outline permissions, 2 bridges were installed under the railway at the start of April 2021. Delivery of the roads is to follow and work is ongoing to resolve any funding gaps to deliver the infrastructure necessary for the additional homes beyond those being considered through application ref 21/02339/REM. The outline application for 2,600 homes is currently being pursued by Firethorn Developments who have recently submitted an application for 530 homes. This is now a 'developable' site and will be kept under review. Discussions between the council and other applicants remain ongoing to bring forward the remaining parcels.	1350	0	0	0	0	0	0	0	150	300	300	330	270	1080
Bicester Gateway Business Park, Wendlebury Road, Bicester	3.2	Local Plan allocation (2015) - Bicester 10 (part)	Outline - Application (20/00293/OUT) for approximately 4,413 sqm B1 office space (47,502 sq.ft) GIA, approximately 273 residential units (use class C3) including ancillary gym, approximately 177 sqm GIA of café space (use class A3), with an ancillary, mixed use co-working hub (794 sqm / 8,550 sq.ft GIA), multi-storey car park, multi-use games area (MUGA), amenity space, associated infrastructure, parking and marketing boards was approved on 1 April 2021.	Agents (Bloombridge) advised that funding for the development is being sought however it is proving difficult owing to the S106 infrastructure and affordable costs and definitions. A Reserved Matters application is expected to be submitted at the end of summer with a view of making a start on site in Q1 2022. Homes expected in Q2/Q3 2023.	Outline planning permission is secured. The development consist of only flats and therefore require a longer build programme. A Reserved Matters approval is needed. The expected delivery rates takes into account information from the agent and allows for sufficient lead-in time for Reserved Matters approval and construction. This is a developable site due to uncertainties over the delivery of homes and that Reserved Matters application has yet to be received. Site to be kept under review.	0	0	0	0	0	80	80	60	53	0	0	0	0	273
Cattle Market	0.79	Identified for 40 dwellings in the Non-Statutory Local Plan (2011)		Council owned site. CDC Parking Services advised that the Cattle Market is the only long stay car park and provider of EV charging facilities in the Bicester town centre at the moment. There are no plans to amend the use of the Cattle Market car park having just agreed a 10 year lease with SSE to provide power to the EV chargers which went live to the public on 27 May 2021.	Previously granted outline permission subject to s.106 (01/00073/CDC) but granted temporary change of use to public car park (04/00779/CDC & 09/00828/CDC). The site is required as a public car park during town centre redevelopment. Phase 1 has been completed. A review of the town's car parking capacity will need to be undertaken before the site is released. No more than 40 homes are likely to be provided due to the anticipated need for some informal parking and/or more scope to provide an attractive, open environment (square/open space). HELAA (2018) site HELAA264. The 2018 HELAA has considered the site to be developable. A 5 year management plan was signed by the Council which retains the car park use until September 2022. EV charging facilities were recently installed. The expected delivery rates remain unchanged. This is a developable site and will be kept under review.	0	0	0	0	20	20	0	0	0	0	0	0	0	40
Gavray Drive	23	Local Plan allocation (2015) - Bicester 13	Outline - Application (15/00837/OUT) for 180 dwellings was refused on 22 June 2017 and was dismissed at appeal on 16 July 2018.	Agents (David Lock Associates) advised that a planning application for the development of the allocated site will be submitted this summer. Subject to planning permission, construction of the proposed development would commence in 2023, with completion by 2027. The delivery timescale is realistic and readily achievable in the light of build rates experienced on developments of comparable scale elsewhere. Site capacity is to be determined in the light of on-site constraints. Adopted Policy Bicester 13 indicates a maximum of 300. The planning application will seek up to 250 homes given site constraints. There has been no impact of COVID-19 at this stage. Expected delivery rates: 25 in 23/24, 75 in 24/25, 100 in 25/26 and 50 in 26/27.	A strategic allocation in the adopted Local Plan 2011-2031 for 300 homes (Bicester 13). The site is located in a sustainable location and close to Bicester town centre. There is currently no live planning application however there has been ongoing discussions between the Council and the agent with a planning application expected imminently. The expected delivery rates takes into account information from the agent, the potential to deliver the full allocation for 300 homes and allows sufficient lead-in time for approvals and construction. This is a developable site as there is not a current live application in place. Site to be kept under review.	0	0	0	0	0	25	75	100	75	25	0	0	0	300
<b>2C Bicester - Specific, Developable Sites Sub-Totals</b>						<b>1350</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>125</b>	<b>155</b>	<b>160</b>	<b>278</b>	<b>325</b>	<b>300</b>	<b>330</b>	<b>270</b>	<b>1693</b>
<b>2D Bicester - Remaining Allocation - Non-Strategic Sites</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2A BICESTER - COMPLETED IDENTIFIED SITES</b>						<b>0</b>	<b>387</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>387</b>
<b>2B BICESTER - DELIVERABLE (AVAILABLE, SUITABLE &amp; ACHIEVABLE) SITES</b>						<b>2959</b>	<b>2492</b>	<b>345</b>	<b>533</b>	<b>505</b>	<b>436</b>	<b>247</b>	<b>305</b>	<b>255</b>	<b>330</b>	<b>330</b>	<b>355</b>	<b>854</b>	<b>6133</b>

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Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/21 minus units built & recorded at 31/03/21 (net)	Completions 01/04/11 to 31/03/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031	
<b>2C BICESTER - SPECIFIC, DEVELOPABLE SITES</b>						1350	0	0	0	20	125	155	160	278	325	300	330	270	1693	
<b>2D BICESTER - REMAINING ALLOCATION FOR NON-STRATEGIC SITES</b>						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>2E BICESTER - HOUSING LAND AVAILABILITY TOTALS (2A + 2B + 2C + 2D)</b>						4309	2879	345	533	525	561	402	465	533	655	630	685	1124	8213	
<b>3. OTHER AREAS</b>																				
<b>Other Areas - Completed Identified Sites (10 or more dwellings)</b>																				
1-20 Lakesmere Close, Kidlington	0.32	-	Prior Approval - A Commercial Prior Approval (13/00948/CPA) for conversion from 20 office units to provide 18 dwellings and 4 apartments was accepted on 19 August 2013.	-	Site completed in March 2015 (2014/15).	0	22	0	0	0	0	0	0	0	0	0	0	0	0	22
4 The Rookery, Kidlington	0.5	-	Full - Outline permission for 11 dwellings (10 net) (12/01321/OUT) was approved on 22 November 2012. Superseded by application 13/01947/F for redevelopment to form 31 retirement living apartments (30 net) was approved on 28 August 2014.	-	Site completed in March 2016 (2015/16).	0	30	0	0	0	0	0	0	0	0	0	0	0	0	30
Ambrosden Court, Merton Road, Ambrosden	1.62	-	Reserved Matters - Outline application 13/00621/OUT for demolition of Ambrosden Court and erection of 45 no residential units (44 net) was allowed on appeal on 2 April 2014. Reserved Matters application (15/00480/REM) was approved on 13 October 2015.	-	Site completed in September 2017 (2017/18).	0	44	0	0	0	0	0	0	0	0	0	0	0	0	44
Chestnut Close, Launton	0.36	-	Full - Application 13/00186/F for 11 dwellings was approved on 4 September 2013.	-	Site completed in September 2015 (2015/16).	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11
Church Leys Field, Blackthorn Road, Ambrosden	5.6	-	Full - Planning application for 85 dwellings (16/02370/F) was approved on 25 January 2018.	-	Site completed in March 2021 (2020/21).	0	85	0	0	0	0	0	0	0	0	0	0	0	0	85
Copplefield Farm, Bodicote	4.1	-	Full/Reserved Matters - Permission granted 26 March 2012 (11/00617/OUT) on appeal (APP/C3105/A/11/2159619). Reserved Matters application 12/01802/REM for 82 dwellings was approved on 10 April 2013. A separate application (16/01599/F) for amendment to create an additional 4 dwellings was approved on 10 March 2017. Total number of proposed homes on site - 86 dwellings.	-	Site completed in December 2018 (2018/19).	0	86	0	0	0	0	0	0	0	0	0	0	0	0	86
DJ Stanton (Engineering) Ltd Station Road, Hook Norton	1.88	-	Full - Permission for 37 units (09/01450/F, 11/00585/F & 12/00472/F approved.	-	Site completed in September 2015 (2015/16).	0	37	0	0	0	0	0	0	0	0	0	0	0	0	37
Former DLO Caversfield	9.52	-	Full - 11/00151/F - approved on 16 December 2011 - change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use to a shop/cafe, change of use to B8 storage and ancillary development. 11/00805/F - additional 8 dwellings. 12/00764/F - additional 1 dwelling. Separate applications (13/00764/F) for change of use at Building 22 to 2 dwellings (net 1) approved on 22 July 2013 and (14/00877/F) for change of use at Building 19 for 2 dwellings was approved on 31 July 2014. Application (15/00141/F) for conversion of part of building 16 to form three dwellings (1 net gain) was approved on 14 April 2015. Total number of proposed homes on site - 200 dwellings.	-	Site completed in December 2015 (2015/16).	0	200	0	0	0	0	0	0	0	0	0	0	0	0	200
Former Little Bourton Service Station (now Pinson Close), Southam Road, Little Bourton	0.55	-	Full/Reserved Matters - Outline Planning Permission 06/00698/OUT. Alternative reserved matter applications (07/00856/REM (22 dwellings) & 07/01670/REM (20 dwellings) both allowed on appeal on 1 May 2008. Permission for a further 2 dwellings instead of a shop and flat (10/00002/F).	-	Site completed in August 2012 (2012/13).	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
Kings Two Wheel Centre, 139 Oxford Road, Kidlington	0.1	-	Full - Application (18/01388/F) for demolition of existing vacant workshop and show room buildings, and erection of two and three storey building to provide 10no. dwellings (8 x 2-bed and 2 x 1-bed) was approved on 28 March 2019.	-	Site completed in December 2020 (2020/21).	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10

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Land adj to Cotswold Country Club and South Of properties on Bunkers Hill, Shipton On Cherwell	0.97	-	Reserved Matters - application (18/01491/OUT) for demolition of existing club house, bowling club pavilion and ancillary store, and erection of 10 no. dwellings was approved on 21 June 2019. A Reserved Matters application (19/01410/REM) was approved on 23 October 2019.	-	Site completed in December 2020 (2020/21).	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
Land adjoining and South of St Christopher Lodge, Barford Road, Bloxham	2.65	-	Reserved Matters - Outline application 12/00926/OUT for 75 dwellings was refused in December 2012, called in by the Secretary of State and was allowed on appeal on 23 September 2013. Reserved Matters application (14/00761/REM) was approved on 9 January 2015.	-	Site completed in December 2016 (2016/17).	0	75	0	0	0	0	0	0	0	0	0	0	0	0	75
Land Adjoining Fenway & West Of Shepherd's Hill, Steeple Aston	0.43	-	Full - Planning application (12/01611/F) for 12 dwellings was approved on 24 July 2013.	-	Site completed in March 2014 (2013/14).	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
Land at Station Road, Enslow	0.58	-	Full - Planning application for 14 dwellings (15/00822/F) was approved on 21 November 2016.	-	Site completed in December 2019 (2019/20).	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
Land East Of Deene Close, Aynho Road, Adderbury	3.14	-	Full - Application 13/01768/F for demolition of existing agricultural building and development of 60 dwellings was approved on 19 June 2014.	-	Site completed in September 2016 (2016/17).	0	60	0	0	0	0	0	0	0	0	0	0	0	0	60
Land North of The Bourne and adjoining Bourne Lane, Hook Norton	3.7	-	Reserved Matters - Outline application 11/01755/OUT of up to 70 dwellings was refused in September 2006, called in by the Secretary of State and was allowed on appeal on 23 September 2013. Reserved Matters application (14/00379/REM) for 66 dwellings was approved on 17 October 2014.	-	Site completed in September 2016 (2016/17).	0	66	0	0	0	0	0	0	0	0	0	0	0	0	66
Land North of Cheston Gardens, Hook Norton	3.79	-	Reserved Matters - Granted permission on appeal on 18 December 2013 for 85 homes (13/00301/OUT). A Reserved Matters (14/02111/REM) was approved on 26 May 2015.	-	Site completed in December 2018 (2018/19).	0	85	0	0	0	0	0	0	0	0	0	0	0	0	85
Land North of Hook Norton Primary School And South Of Redland Farm, Sibford Road, Hook Norton	2.68	-	Reserved Matters - Planning application 14/00844/OUT for erection of 54 dwellings, landscape, public open space and associated works was approved on 8 December 2015. Reserved Matters application (17/00950/REM) was approved on 21 December 2017.	-	Site completed in September 2020 (2020/21).	0	54	0	0	0	0	0	0	0	0	0	0	0	0	54
Land North of Milton Road, Adderbury	5.83	-	Full - Planning application (14/00250/F) for 31 dwellings was approved on 1 December 2014. A separate planning application for 5 additional dwellings on land previously allocated for possible community use (17/00813/F) was approved on 9 November 2017. A separate application (18/00691/F) for an additional dwelling was approved on 12 November 2018.	-	Site completed in June 2019 (2019/20).	0	37	0	0	0	0	0	0	0	0	0	0	0	0	37
Land off Banbury Road, Adderbury	0.84	-	Full - Planning application (13/00996/F) for 26 dwellings was allowed on appeal on 3 September 2014. A Variation of condition (16/01459/F) was approved on 15 March 2017. 25 dwellings being proposed on the site.	-	Site completed in March 2020 (2019/20).	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25
Land South of Milton Road, Bloxham	5.4	-	Reserved Matters - Outline application 12/01139/OUT of up to 85 dwellings was undetermined, called in by the Secretary of State and allowed on appeal on 23 September 2013. Permission expired on 23 September 2014. Planning application (14/01017/OUT) for 85 dwellings was approved on 9 February 2015. Reserved Matters application (15/01021/REM) was approved on 21 December 2016.	-	Site completed in December 2020 (2020/21).	0	85	0	0	0	0	0	0	0	0	0	0	0	0	85
Land South West of Orchard Close and adjoining Murcott Road, Arncott	1.7	-	Reserved Matters - Outline planning permission granted on 13/7/11 (10/00807/OUT) for 50 dwellings. Reserved Matters application (12/00799/REM) for 48 dwellings approved 31 May 2012.	-	Site completed in June 2014 (2014/15).	0	48	0	0	0	0	0	0	0	0	0	0	0	0	48
Land to the South West of Tadmarton Road, Bloxham	6.23	-	Reserved Matters - Outline application 13/00496/OUT for erection of up to 60 dwellings was allowed on appeal on 27 March 2014. A Reserved Matters application (14/01634/REM) was approved on 20 April 2015.	-	Site completed in September 2018 (2018/19).	0	60	0	0	0	0	0	0	0	0	0	0	0	0	60

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Land to the West of Garners House, Main Street, Great Bourton	1.91	-	Full - Planning application for 43 dwellings (16/01979/F) was approved on 31 May 2017.	-	Site completed in March 2019 (2018/19).	0	43	0	0	0	0	0	0	0	0	0	0	0	0	43
North of Cassington Road (land adjacent to Exeter Farm), Yarnton	5.87	Identified for 135 dwellings in the Non-Statutory Local Plan (2011)	Full - Full Planning Permission 08/02541/F for 168 dwellings and 08/02594/F for 63 bed nursing home. Permission granted for 50 extra care homes on 23 November 2011 (10/01302/F). Subsequent variation of conditions. Total number of homes - 115.	-	Site completed in September 2013 (2013/14).	0	115	0	0	0	0	0	0	0	0	0	0	0	0	115
Oak Farm, Milcombe	0.93	-	Reserved Matters - Outline permission (10/00967/OUT) granted on 5 April 2011 for 29 dwellings. Non-statutory allocation for 15 dwellings. Reserved Matters application 12/01095/REM approved on 27 January 2012.	-	Site completed in December 2014 (2014/15).	0	29	0	0	0	0	0	0	0	0	0	0	0	0	29
OS Parcel 4100 Adjoining and South of Milton Road, Adderbury	4.8	-	Reserved Matters - Application 13/00456/OUT for erection of 65 dwellings with associated access, open space and structural landscaping was allowed on appeal on 23 January 2014. Reserved Matters application 14/01673/REM was approved on 17 December 2014.	-	Site completed in December 2016 (2016/17).	0	65	0	0	0	0	0	0	0	0	0	0	0	0	65
South of Milton Road, Bloxham	1.9	-	Full - Full planning permission (09/01811/F) for 61 dwellings was approved on 26 July 2010.	-	Site completed in September 2012 (2012/13).	0	61	0	0	0	0	0	0	0	0	0	0	0	0	61
Springfield Farm, Ambrosden	8.19	-	Full - Application for 90 dwellings (89 net) (13/00344/HYBRID) was approved on 3 March 2014.	-	Site completed in September 2016 (2016/17).	0	89	0	0	0	0	0	0	0	0	0	0	0	0	89
The Green, Chesterton	4.75	-	Reserved Matters - 12/00305/OUT for 44 units village hall/sports pavilion and associated car parking, enlarged playing pitches, new children's play area, access and landscaping granted on appeal on 21 February 2013 (12/00050/REFAPP). Reserved Matters for 44 dwellings (13/01525/REM) was approved on 15 January 2014. A separate application for 6 dwellings with associated means of access, car parking and landscaping was approved on 5 August 2016. Total number of homes - 50.	-	Site completed in March 2016 (2015/16).	0	50	0	0	0	0	0	0	0	0	0	0	0	0	50
The Paddocks, Chesterton	3.08	-	Reserved Matters - Planning application (14/01737/OUT) for 45 dwellings was approved on 2 February 2016. A Reserved Matters application (16/00219/REM) was approved on 9 December 2016.	-	Site completed in June 2019 (2019/20).	0	45	0	0	0	0	0	0	0	0	0	0	0	0	45
Thornbury House, The Moors, Kidlington	0.72	-	Full - Planning application (13/00395/F) for 54 extra care flats was approved on 30 August 2013.	-	Site completed in September 2015 (2015/16).	0	54	0	0	0	0	0	0	0	0	0	0	0	0	54
Yew Tree Farm, Station Road, Launton	2.58	-	Full - Application 11/01907/F for 40 dwellings (including 3 barn conversions) was approved on 11 February 2013.	-	Site completed in September 2015 (2015/16).	0	40	0	0	0	0	0	0	0	0	0	0	0	0	40
<b>3A Other Areas - Completed Identified Sites Sub-Totals</b>						<b>0</b>	<b>1752</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1752</b>
<b>Other Areas - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings) - 'Contributing to the '5 year land supply'</b>																				
2 - 4 High Street, Kidlington	0.11	-	Prior Approval (18/00809/O56) - Change of Use from Class B1(a) offices to Class C3 residential - 16 No one and two bedroom and studio flats was approved on 12 July 2018.	Agents (Mike Gilbert Planning Ltd) was contacted but no update was received.	This is a brownfield site in a very sustainable location. The site is currently under construction. The expected delivery rate remain unchanged.	16	0	16	0	0	0	0	0	0	0	0	0	0	0	16
British Waterways Site, Langford Lane, Kidlington	0.4	-	Full - application (17/01556/F) for redevelopment of site comprising the erection of 10 residential dwellings was approved on 2 July 2018.	Applicants (Canal & River Trust) advised that the site has been sold to a local housebuilder who will be taking the site forward.	This is a small brownfield site in a reasonably sustainable location. The site is currently being developed by Aquinna Homes. Aquinna Homes website (17/06/21) suggested that the homes will be available from summer 2021. The expected delivery rate remain unchanged.	10	0	10	0	0	0	0	0	0	0	0	0	0	0	10
Co Op, 26 High Street, Kidlington	0.55	-	Full - Application (15/01872/F) for 54 dwellings was refused on 22 February 2017 but allowed on appeal on 3 January 2018.	Housebuilder (Cantay Estates) advised that 44 homes are expected to be completed during 21/22. No change to the expected delivery rate.	This is a brownfield site in a very sustainable location. The site is currently under construction by Cantay Estates. Phase 1 for 8 homes is completed. Phase 2 for 44 dwellings is under construction. The expected delivery rate remain unchanged.	46	8	46	0	0	0	0	0	0	0	0	0	0	0	54

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Cotefield Farm Phase 2, Bodicote	5.4	-	Reserved Matters - Application (14/02156/OUT) for 95 homes was approved on 3 October 2016. Reserved Matters application for 37 dwellings (18/00193/REM) was approved on 28 August 2018. Reserved Matters application for 58 dwellings (18/01309/REM) was approved on 5 November 2018.	Housebuilder (Crest Nicholson) was contacted but no update was received.	The site is currently under construction by Crest Nicholson with approximately 70% of the homes already built. Reserved Matters permissions secured. Show homes are opened. The expected delivery rate takes into account the Council's latest monitoring data.	30	65	30	0	0	0	0	0	0	0	0	0	0	95	
Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	Outline/Full/Reserved Matters - Outline application 10/01642/OUT for 1075 homes (there are 314 existing homes, leaving a net new build of 761) permitted on 22 December 2011. Reserved Matters approvals ongoing. A separate application for additional 60 dwellings (13/01811/OUT) was approved on 31 March 2016 with the Reserved Matters (16/00627/REM) approved on 31 August 2016. A Full application for 43 dwellings (16/00263/F) was approved on 8 May 2017. A permission for 13 dwellings (16/00627/REM) which resulted in a net loss of 1. Applications for 297 homes (16/02446/F) and 57 homes (19/00446/F) by Dorchester were approved on 7 April 2020 and 24 December 2019. Resolution to approve for 79 homes (15/01357/F) on a greenfield site within the strategic allocation by Pye Homes. A new Hybrid application (18/00825/HYBRID) for 1175 dwellings was approved subject to legal agreement on 5 November 2020. Total number of homes on site with planning permission (including completions at 31/3/21 is 1183.	Housebuilder (Dorchester Living) advised for their site only that the number of homes have dropped for 2021/22 due to unforeseen contamination on one of the development phases and a delayed start onsite and the construction site closing for a month at the start of the pandemic and the knock on impact on supplies. Currently there are 2 housebuilders on site (Dorchester Living and Bovis Homes) with Pye Homes expected to be on site too. Future parcels as part of 18/00825/HYBRID are planned to be fully developed by Dorchester Living. The build-out rates assume that the S106 agreement for the Hybrid application is signed by summer 2021 so construction can start on the first parcel in early 2022. The first Reserved Matters application is being progressed alongside finalising the S106 agreement. S106 agreement for the Hybrid application is currently being negotiated. Heads of Terms prepared and solicitors could be instructed to start drafting by July 2021. Due to COVID-19, construction was shut down for a short period in Q2 2020 to allow for site to become Covid secure which has delayed some output. These measures have meant that it now takes longer to build a house. There is now a shortage of building supplies and trades which hasn't yet impacted delivery but has the potential to therefore measures and mitigations have already taken place. House sales have been higher than expected due to this stamp duty holiday with a change in the demand from smaller units in 2019 to larger units in late 2020/21. Currently in the process of recruiting to allow for an increase in delivery rates. Expected delivery rates: 100 in 21/22 and 160 in years 22/23-30/31.  Housebuilder (Pye Homes) advised that the Section 106 is still ongoing and that the agents, Terence O'Rourke are appointed to move the application forward.  Housebuilder (Bovis Homes) was contacted but no update was received.	The site is being developed by 2 housebuilders (Dorchester Living as lead housebuilder and Bovis Homes) The site is currently under construction and is very advanced. A separate parcel is expected to be developed by Pye Homes. The expected delivery rates takes into account information from Dorchester Living and the Council's latest monitoring data.	509	674	100	150	150	150	150	150	150	150	150	150	150	0	2124
Kidlington Green Social Club, 1 Green Road, Kidlington	0.43	-	Full - Application (19/02341/F) for redevelopment to form 32 no apartments for older people (60 years of age and/or partner over 55 years of age), guest apartment, communal facilities, access, car parking and landscaping was approved on 28 May 2021.	Agents (Planning Issues Ltd) advised that Churchill will be developing the site and are expected to commence work once the discharge of conditions application is determined (end June/July 2021). No impact from COVID however there was serious delay in determination due to legal delays. 32 homes are expected to be completed in 22/23.	This is a small brownfield site in a sustainable location. Full planning permission is secured. The expected delivery rate takes into account information from the agents.	0	0	0	32	0	0	0	0	0	0	0	0	0	32	
Land at Merton Road, Ambrosden	4.12	-	Outline/Reserved Matters - application (18/02056/OUT) for 84 dwellings was allowed on appeal on 9 September 2019. Reserve Matters application (20/02778/REM) received in October 2020 and is pending consideration.	Housebuilder (Redrow Homes) advised that the Reserved Matters application was submitted on 6 October 2020 and there has been ongoing discussions between the Council and the applicants regarding changes to the scheme to satisfy the Council's requirements. Reserved Matters application is still pending.	Outline planning permission secured and Reserved Matters is pending consideration. A housebuilder (Redrow Homes) is expected to develop the site. The expected delivery rates have been pushed back a year to allow sufficient lead-in time for Reserved Matters approval and construction.	84	0	0	0	30	30	24	0	0	0	0	0	0	84	
Land at Tappers Farm, Oxford Road, Bodicote	2.19	-	Outline/Reserved Matters - application (18/00792/OUT) for the demolition of existing buildings and erection of up to 52 no. dwellings (now 46) with associated works and provision of open space was allowed on appeal on 30 October 2019. A Reserved Matters application for 46 homes (21/02083/REM) was submitted in June 2021 and is pending consideration.	Agents (Hollins Strategic Land) advised that the site has now been sold to Greensquare Homes who will be developing the site.	Outline planning permission secured. A Reserved Matters application was submitted in June 2021 and is pending consideration. The site has been acquired by GreenSquare Homes who are Registered Providers. The expected delivery rates have been pushed back a year to allow sufficient lead-in time for Reserved Matters approval and construction.	46	0	0	0	20	26	0	0	0	0	0	0	0	46	
Land East Of Jersey Cottages Station Road, Ardley	0.357	-	Full - Planning application (18/01881/F) for erection of 13 new affordable dwellings together with associated external works, car parking and landscaping was approved on 28 March 2019.	Agents (Oakley Architects Ltd) advised that all 13 units are expected to be completed by the end of June 2021.	A rural exception site. The site is owned by Waterloo housing association who are currently developing the site. The site is under construction and is expected to be completed during 2021/22.	13	0	13	0	0	0	0	0	0	0	0	0	0	13	
Land North of Hempton Road and West of Wimborn Close, Deddington	0.52	-	Outline - application (20/02083/OUT) for erection of 14 two-storey dwellings was approved subject to legal agreement on 20 May 2021.	Applicant (Robert Webb Developments Ltd) advised that if Outline permission is approved by September 2021 and the Reserved Matters application is approved within 12 months then the delivery of this site could be possible. Entered a subject planning contract with Burrington Estates. Build-out rate of 2.5 homes per month. Expecting to start on site in January 2023 with 14 homes to be completed in 2023/24. Due to COVID it has been difficult to progress planning in a timely fashion with staff working from home and this will inevitably delay the delivery of the site.	This is a reasonably small greenfield site with a resolution to approve for 14 homes. The expected delivery rates takes into account information from the applicant and allows sufficient lead-in time for approval of Outline and Reserved Matters and construction time.	0	0	0	0	0	14	0	0	0	0	0	0	0	14	
Land North Of Oak View, Weston On The Green	0.89	The site is included in the Weston on the Green Neighbourhood Plan for 20 dwellings.	Reserved Matters - Outline application 13/01796/OUT for residential development of up to 20 dwellings was approved on 7 April 2015. A Reserved Matters application (16/00574/REM) was approved on 20 December 2016. A variation of condition application (17/01458/OUT) to amend the details to layout, appearance, access and landscaping; including alterations to the Courtyard arrangement and alterations to the layout & plots was approved on 8 May 2018. An additional 4 dwellings was approved on 30 July 2019 (18/02066/F).	Agents (M square Architects) was contacted but no update was received.	This is a reasonably small greenfield site with Reserved Matters permission. The site is currently under construction by Hayfield Homes. The expected delivery rate remain unchanged.	24	0	0	24	0	0	0	0	0	0	0	0	0	24	

Appendix 2 - 2021 AMR Housing Delivery Monitor

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/21 minus units built & recorded at 31/03/21 (net)	Completions 01/04/11 to 31/03/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031
Land North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris	3.7	-	Outline - application (18/01894/OUT) for up to 25 dwellings with associated open space, parking and sustainable drainage was allowed on appeal on 23 December 2019.	Agents (Land & Partners Ltd) advised that the site has now been sold to Gade Homes who are currently preparing a Reserved Matters application and will deliver the development. Subject to Reserved Matters approval, the site is expected to start by early 2022. There has been no COVID-19 implications. Expected delivery rate to remain unchanged.	Outline planning permission secured. Housebuilder, Gade Homes are preparing a Reserved Matters application and are expected to develop the site. The expected delivery rate takes into account information from the agents.	25	0	0	25	0	0	0	0	0	0	0	0	0	25
Land North of Station Road, Bletchington	3.92	-	Full/Reserved Matters - Application (13/00004/OUT) for 40 market homes plus 18 affordable, school, village hall, shop was approved on 14 May 2014. Reserved Matters application (14/01141/REM) was approved on 18 December 2014. A Variation of condition (16/00362/F) was approved on 2 September 2016. A separate planning application (16/02616/F) for conversion of 2 proposed houses into 5 flats (net gain of 3) was approved on 21 February 2017.	Housebuilder (ZeroC) was contacted but no update was received.	The site is currently under construction by ZeroC with 15 homes remaining to be built. The expected delivery rates takes into account the Council's latest monitoring data.	15	46	10	5	0	0	0	0	0	0	0	0	0	61
Land North of The Green and adj. Oak Farm Drive, Milcombe	1.43	-	Reserved Matters - Outline application 15/02068/OUT for 40 dwellings was approved on 25 October 2017. A Variation of Condition (19/00045/OUT) in relation to footpath links and open space/play spaces was approved on 14 October 2019. Reserved Matters (19/00046/REM) for 40 dwellings was approved on 22 January 2020.	Applicants (Sanctuary Housing) advised that the site has now been sold to Living Space Housing with Paradigm as the housebuilder.	Reserved Matters permission secured. The site has been purchased and is being developed for 100% affordable homes by Paradigm. The site is currently under construction. Living Space Housing's website (15/06/21) indicated that construction work had commenced in November 2020 and suggested that the first homes are scheduled to be available for occupation before the end of 2021. The expected delivery rates remain unchanged.	40	0	15	15	10	0	0	0	0	0	0	0	0	40
Land South and Adj. to Cascade Road, Hook Norton	0.4	-	Full - Application (20/00286/F) for development including 12 No Passivhaus homes along with associated works including community building, landscaping, parking, vehicular and pedestrian accesses was approved subject to legal agreement on 21 May 2020.	Agents (Charlie Luxton Design) advised that the S106 is near finalisation. Technical detailing started in 2021 with tender going in early 2022 to start on site in late 2022. 1 housebuilder is expected on site, with 12 homes to be completed in 2023/24. Due to COVID-19, the site has been affected by general economic uncertainty issues; the cost of building materials which has put pressure on finances; and slower rate of development progress due to remote working.	A small greenfield site in a sustainable village. There is a resolution to approve (Full) for 12 homes. The expected delivery rates allows sufficient lead-in time for approval of Full permission and construction therefore remains unchanged.	0	0	0	0	12	0	0	0	0	0	0	0	0	12
Land South of Home Farm House, Clifton Road, Deddington	0.85	-	Outline/Reserved Matters - application (19/00831/OUT) for up to 15 dwellings was allowed on appeal on 19 October 2020. Reserved Matters application (21/01278/REM) received in April 2021 and is pending consideration.	Housebuilder (Burrington Estates) was contacted but no update was received.	Outline planning permission secured and Reserved Matters is pending consideration. A small greenfield site near a sustainable village. The expected delivery rate has been pushed back a year to allow sufficient lead-in time for Reserved Matters approval and construction.	15	0	0	0	15	0	0	0	0	0	0	0	0	15
Land to the South and adjoining to South Side, Steeple Aston	0.93	-	Full - Application (19/02948/F) for erection of 10 No two storey residential dwellings was approved on 28 June 2021.	Housebuilder (Rectory Homes) advised that the expected date of receipt of planning permission has slipped due to negotiations on S106 agreement. Expect to start on site in August 2021 with completion in 2022/23. Expected delivery rate: 10 in 22/23.	Full planning permission is secured. The housebuilder, Rectory Homes will be developing the site. The expected delivery rates takes into account information from the housebuilder on site.	0	0	0	10	0	0	0	0	0	0	0	0	0	10
OS Parcel 9507 South of 26 and adjoining Fewcott Road, Fritwell	1.9	-	Outline - Application (19/00616/OUT) for the erection of up to 28 dwellings and associated site access onto Fewcott Road was approved on 18 June 2021. Reserved Matters application (21/02180/REM) received on 22 June 2021 and is pending consideration.	Housebuilder (CALA Homes) was contacted but no update was received.	Outline planning permission is secured. A Reserved Matters application is submitted on behalf of a housebuilder (CALA Homes) who is likely to be developing the site. The expected delivery rates allows sufficient lead-in time for Reserved Matters approvals and construction therefore remains unchanged.	0	0	0	0	15	13	0	0	0	0	0	0	0	28
South East Of Launton Road And North East Of Sewage Works Blackthorn Road, Launton	5.34	-	Reserved Matters - application (17/01173/OUT) for development of up to 72 dwellings with associated large area of public open space was allowed at appeal on 18 September 2018. A Reserved Matters application for 66 dwellings (19/02419/REM) submitted by Mulberry Homes was approved on 30 April 2020.	Housebuilder (Mulberry Homes) was contacted but no update was received.	The site has been purchased by the housebuilder, Mulberry Homes. Reserved Matters permission secured. The site is under construction. One of the show homes has been built and is available for viewings. The expected delivery rates remain unchanged.	66	0	15	30	21	0	0	0	0	0	0	0	0	66
Stone Pits, Hempton Road, Deddington	1.02	-	Outline/Reserved Matters - application (18/02147/OUT) for up to 21 dwellings comprising 1, 2, 3 and 4 bedroom dwellings was approved on 6 April 2020. Reserved Matters application (20/03660/REM) was approved on 23 August 2021.	Applicant (Webb Developments) advised that if the Reserved Matters is approved in 2021 then the delivery of the homes should occur during 2021 and 2022. The site has been acquired by Burrington Estates who will be developing the site. Build out rate of 2.5 homes a month. Once Reserved Matters approval is received, work on site is expected within a couple of months. Due to COVID, it is difficult to get materials and the cost of materials has dramatically increased.	Reserved Matters planning permission is secured. Progress being made with a housebuilder. The expected delivery rate has been pushed back a year to take account information from the agent and to allow sufficient lead-in time for construction.	21	0	0	0	21	0	0	0	0	0	0	0	0	21
The Leys Community, Sandy Lane, Yarnton	1.3	-	Full - application (20/01561/F) for erection of 10no dwellings (C3 Use Class) and Care Home (C2 Use Class), new access, parking, landscaping, demolition and other ancillary works was approved on 18 February 2021.	Agents (Edgars Ltd) advised that Sweetcroft Homes will be developing the site for 376 Estates. Expect to start on site in July 2021. It is difficult to judge the implications of COVID-19. Availability of supplies is an issue but this may be due to the sudden increase in activity post lockdown. There is a general feeling of positivity in the market but this may be a bubble. Uncertainty around a post COVID and Brexit world is inevitable, but this should not have much impact on this development in particular. Expected delivery rates: 6 in 22/23 and 4 in 23/24.	There is currently a resolution to approve for 10 homes. Housebuilder Sweetcroft Homes will be developing the site. The expected delivery rates takes into account information from the agents.	10	0	0	6	4	0	0	0	0	0	0	0	0	10

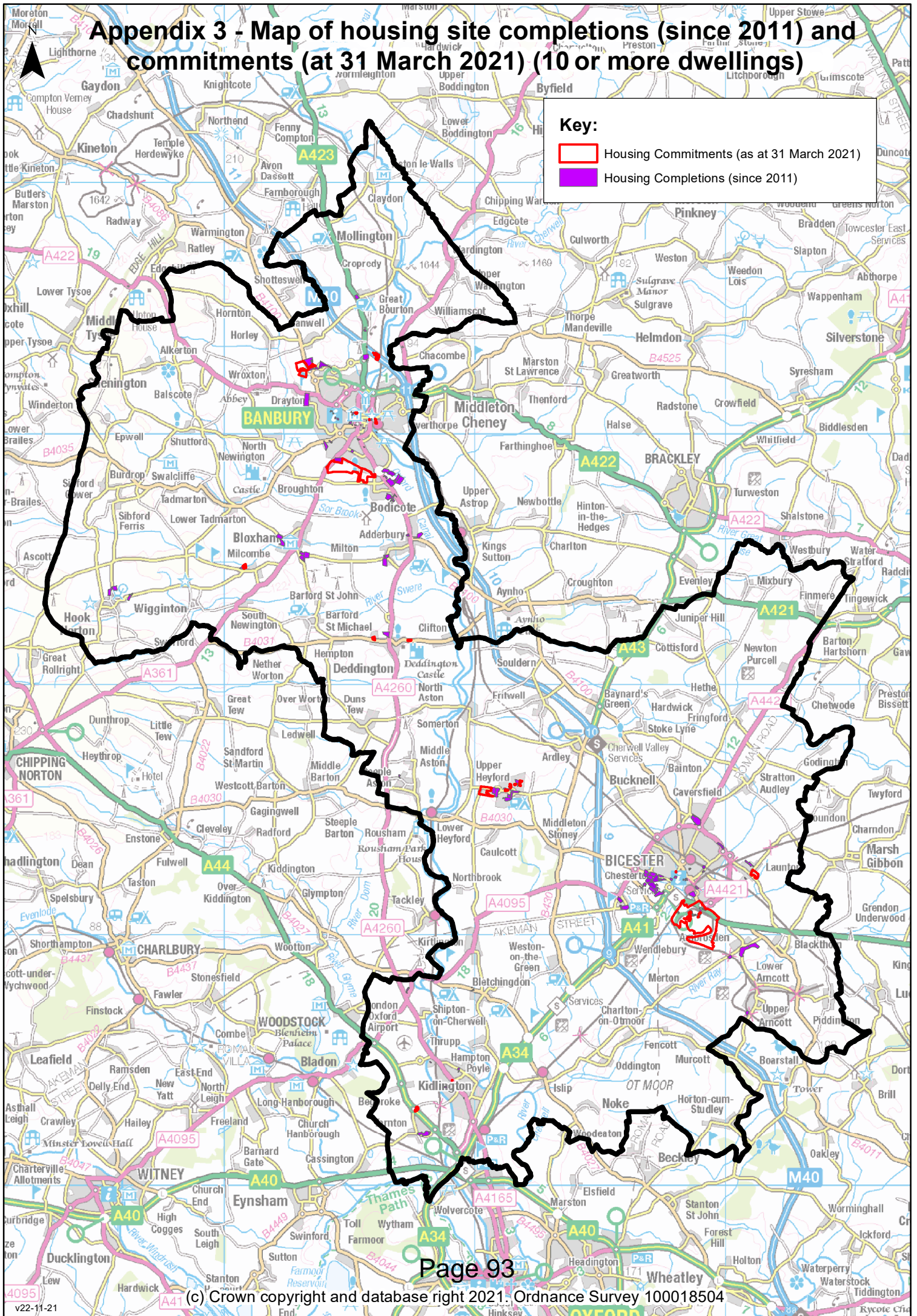
Appendix 2 - 2021 AMR Housing Delivery Monitor

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/21 minus units built & recorded at 31/03/21 (net)	Completions 01/04/11 to 31/03/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031		
Windfall Allowance (<10 dwellings)					Projection based on 2018 HELAA. For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 homes are also recorded.	217	770	61	61	61	30	30	30	30	30	30	30	30	0	1163	
<b>3B Other Areas - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals</b>						<b>1187</b>	<b>1563</b>	<b>316</b>	<b>358</b>	<b>359</b>	<b>263</b>	<b>204</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>0</b>	<b>3963</b>	
<b>Other Areas - Specific, Developable Sites (10 or more dwellings) - Identified developable sites not yet considered to be deliverable</b>																					
OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road, Adderbury	4			Outline - application (19/00963/OUT) for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access) was allowed on appeal on 10 September 2021.	Outline planning permission is recently secured. The expected delivery rate allow a sufficient lead-in time for Reserved Matters approval and construction. This is a developable site and will be kept under review.	0	0	0	0	20	20	0	0	0	0	0	0	0	0	40	
Taylor Livock Cowan, Suite F Kidlington Centre, High Street, Kidlington	0.05			Full - application (18/00587/F) for the erection of ten residential flats with associated undercroft car parking, cycle storage and bin storage was approved on 6 November 2019.	This is a small brownfield site in a very sustainable location. Full planning permission secured. The site has not progressed since obtaining Full planning permission and the agents have not been instructed to discharge the conditions. The expected delivery rate to be pushed back a year to allow sufficient lead-in time for construction. This is a developable site due to uncertainties over the delivery of homes. Site to be kept under review.	10	0	0	10	0	0	0	0	0	0	0	0	0	0	10	
<b>3C Other Areas - Specific, Developable Sites Sub-Totals</b>						<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	
<b>3D Other Areas - Remaining Allocation - Non-Strategic Sites</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>3A OTHER AREAS - COMPLETED IDENTIFIED SITES</b>						<b>0</b>	<b>1752</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1752</b>	
<b>3B OTHER AREAS - DELIVERABLE (AVAILABLE, SUITABLE &amp; ACHIEVABLE) SITES</b>						<b>1187</b>	<b>1563</b>	<b>316</b>	<b>358</b>	<b>359</b>	<b>263</b>	<b>204</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>0</b>	<b>3963</b>	
<b>3C OTHER AREAS - SPECIFIC, DEVELOPABLE SITES</b>						<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	
<b>3D OTHER AREAS - REMAINING ALLOCATION FOR NON-STRATEGIC SITES</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>3E OTHER AREAS - HOUSING LAND AVAILABILITY TOTALS (3A + 3B + 3C + 3D)</b>						<b>1197</b>	<b>3315</b>	<b>316</b>	<b>368</b>	<b>359</b>	<b>263</b>	<b>204</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>0</b>	<b>5725</b>	
<b>4. DISTRICT TOTALS</b>																					
<b>4A DISTRICT - COMPLETED IDENTIFIED SITES (1A + 2A + 3A)</b>						<b>0</b>	<b>2614</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2614</b>
<b>4B DISTRICT - DELIVERABLE (AVAILABLE, SUITABLE AND ACHIEVABLE) SITES (YEARS 1-5) (1B + 2B + 3B)</b>						<b>6893</b>	<b>7192</b>	<b>1118</b>	<b>1337</b>	<b>1338</b>	<b>1258</b>	<b>775</b>	<b>752</b>	<b>672</b>	<b>577</b>	<b>527</b>	<b>552</b>	<b>854</b>	<b>16098</b>		
<b>4C DISTRICT - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15) (1C + 2C + 3C)</b>						<b>1360</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>110</b>	<b>424</b>	<b>405</b>	<b>410</b>	<b>478</b>	<b>525</b>	<b>500</b>	<b>466</b>	<b>270</b>	<b>3328</b>		
<b>4D DISTRICT - REMAINING ALLOCATION FOR NON-STRATEGIC SITES</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>4E DISTRICT - HOUSING LAND AVAILABILITY TOTALS (4A + 4B + 4C + 4D)</b>						<b>8253</b>	<b>9806</b>	<b>1118</b>	<b>1347</b>	<b>1448</b>	<b>1682</b>	<b>1180</b>	<b>1162</b>	<b>1150</b>	<b>1102</b>	<b>1027</b>	<b>1018</b>	<b>1124</b>	<b>22040</b>		

HOUSING DELIVERY MONITOR 2021 (BASE DATE: 30 SEPTEMBER 2021)

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/21 minus units built & recorded at 31/03/21 (net)	Completions 01/04/11 to 31/03/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031
<b>PARTIAL REVIEW SITES - OXFORD'S UNMET NEED</b>																			
Land East of Oxford Road, North Oxford	48	Local Plan allocation (2020) - PR6a (690 homes)	-	-	Delivery pushed back from 21/22 to 23/24. A Scoping Opinion has been received and a draft Development Brief is due for consultation in December 2021.	0	0	0	0	25	50	75	100	100	100	100	65	75	615
Land West of Oxford Road, North Oxford	32	Local Plan allocation (2020) - PR6b (670 homes)	-	-	Delivery pushed back a year from 22/23. A draft Development Brief is due for consultation in December 2021.	0	0	0	0	30	75	75	100	100	100	75	65	50	620
Land South East of Kidlington, Kidlington	32	Local Plan allocation (2020) - PR7a (430 homes)	-	-	Delivery pushed forward from 26/27 to 24/25. A Scoping Opinion has been received and a draft Development Brief is due for consultation in December 2021.	0	0	0	0	0	75	100	100	100	55	0	0	0	430
Land at Stratfield Farm, Kidlington	10.5	Local Plan allocation (2020) - PR7b (120 homes)	-	-	Delivery pushed forward a year from 23/24. A draft Development Brief was published for consultation on 11 August 2021 and is due for approval in December 2021.	0	0	0	25	30	40	25	0	0	0	0	0	0	120
Land East of the A44, Begbroke	190	Local Plan allocation (2020) - PR8 (1950 homes)	-	-	Delivery pushed back by 2 years from 21/22 to allow for lead-in times of planning applications (outline followed by reserved matters) and due to this being a very large strategic site it requires more time. A draft Development Brief is due for consultation in late 2021.	0	0	0	0	50	100	225	225	225	225	225	225	450	1500
Land West of Yarnton, Yarnton	99	Local Plan allocation (2020) - PR9 (540 homes)	Outline - Application (21/03522/OUT) for 540 homes was received on 15 October 2021 and is pending consideration.	-	Delivery pushed back from 21/22 to 23/24. A Scoping Opinion and pre-app have been received. A draft Development Brief was published for consultation on 11 August 2021 and is due to be approved in December 2021. An Outline application for 540 homes was received in October 2021 and is pending consideration with engagement ongoing to complete Heads of Terms and other matters.	0	0	0	0	30	75	75	75	75	65	50	50	45	495
<b>Partial Review Sites - Deliverable (Available, Suitable and Achievable) Sites Totals</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>165</b>	<b>415</b>	<b>575</b>	<b>600</b>	<b>600</b>	<b>545</b>	<b>450</b>	<b>405</b>	<b>620</b>	<b>3780</b>

# Appendix 3 - Map of housing site completions (since 2011) and commitments (at 31 March 2021) (10 or more dwellings)



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## Appendix 4: Adopted Local Plan 2011-2031 Monitoring Framework

### A Strategy for Development in Cherwell

Policy Reference	Policy Title	Local Plan Indicators	Target
PSD 1	Presumption in favour of Sustainable Development	Monitoring of PSD1 is undertaken by Sustainability Indicators	Monitoring of PSD1 is undertaken by Sustainability Indicators

### Policies for Development in Cherwell

#### Theme One: Policies for Developing a Sustainable Local Economy

Policy Reference	Policy Title	Local Plan Indicators	Target
SLE 1	Employment Development	Employment commitments and completions on allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas)	100% take up of allocations by the end of the plan period
SLE 1	Employment Development	Employment commitments and completions on non-allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas)	Yearly increase in employment use class commitments and completions
SLE 1	Employment Development	Completions resulting in a loss of employment use to non employment use per sub area (Banbury, Bicester, Kidlington, Rural Areas)	No overall net loss of employment land
SLE 2	Securing Dynamic Town Centres	Town centre use (including use classes A1-A5, B1a, D2) completions within and outside of each of the town centres	No net loss of town centre use floor space within town centres
SLE 2	Securing Dynamic Town Centres	No. of retail impact assessments submitted with planning applications	100% of applications over the thresholds set out in Policy SLE2
SLE 3	Supporting Tourism Growth	Completed tourism developments (including D use class uses, Sui Generis uses)	An annual increase in completed tourism developments over the plan period
SLE 3	Supporting Tourism Growth	Number of visitors to tourist attractions in the District	An annual increase over the plan period
SLE 3	Supporting Tourism Growth	Number of visitors to tourist attractions in the District	An annual increase over the plan period

SLE 4	Improved Transport and Connections	Completed transport improvement schemes	Timely provision of transport infrastructure in accordance with strategic site delivery and as set out in the IDP
SLE 4	Improved Transport and Connections	Developer contributions to transport infrastructure	To meet development needs, as set out in the IDP
SLE 5	High Speed Rail 2 – London to Birmingham	Level of Council involvement with the proposed High Speed Rail Link	Respond to all relevant Government consultations on HS2  Respond to all planning applications relating to HS2.

### Theme Two: Policies for Building Sustainable Communities

Policy Reference	Policy Title	Local Plan Indicators	Target
BSC 1	District Wide Housing distribution	Housing commitments and completions per sub area (Banbury, Bicester, Kidlington, rural areas)	As set out in Policy BSC1
BSC 2	The Effective and Efficient Use of Land	% of residential completions on previously developed land	As set out in Policy BSC2
BSC 2	The Effective and Efficient Use of Land	Net housing density of completions	As set out in Policy BSC2
BSC 3	Affordable Housing	Net affordable housing completions/acquisitions per tenure	As set out in Policy BSC3
BSC 3	Affordable Housing	No. of self-build completions	An annual increase in the number of self-build completions
BSC 4	Housing Mix	Number of completed dwellings per number of bedrooms	As set out in Policy BSC4
BSC 4	Housing Mix	Number of 'extra care' completions	As set out in Policy BSC4
BSC 5	Area Renewal	Completed development per type in the 'area of renewal'	Improvements in levels of deprivation in the District
BSC 5	Area Renewal	The 'Brighter Futures in Banbury' Performance Measures Package Reports	Positive trends across all the Programme's indicators
BSC 6	Travelling Communities	Completed/Lost Gypsy & Traveller Plots/Travelling Showpeople Pitches, by location (location criteria as set out in Policy BSC6)	Provision for new pitches to meet identified shortfall as set out in Policy BSC6



BSC 7	Meeting Education Needs	Completed education infrastructure	Timely provision of education infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 7	Meeting Education Needs	Developer contributions to education infrastructure	To meet development needs, as set out in the IDP
BSC 8	Securing Health and Well Being	Completed health care infrastructure	Timely provision of health infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 8	Securing Health and Well Being	Developer contributions to health care infrastructure	To meet development needs, as set out in the IDP
BSC 8	Securing Health and Well Being	Completions at Bicester Community Hospital	Replacement of Bicester Community Hospital within the plan period
BSC 9	Public Services and Utilities	Completed public services/utilities infrastructure	Timely provision of public services/utilities infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 9	Public Services and Utilities	Developer contributions to public services/utilities	To meet development needs, as set out in the IDP
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Amount, type and location of open space/sport/recreation facilities	No net loss of open space/outdoor sport/recreation sites
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Areas deficient in recreation provision by type and amount	Annual improvements over the plan period
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Completed built development on (former) sites of open space, outdoor sport and recreation	No net loss of open space/outdoor sport/recreation sites
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Open spaces in the District meeting quality standards	A yearly improvement in the quality of sites/facilities
BSC 11	Local Standards of Provision - Outdoor Recreation	Developer contributions to open space/sport/recreation facilities per typology	As set out in policy BSC11
BSC 12	Indoor Sport, Recreation and Community	Developer contributions to open space/sport/recreation facilities per typology	As set out in policy BSC12

	Facilities		
BSC 12	Indoor Sport, Recreation and Community Facilities	Completed community facilities infrastructure	As set out in policy BSC12

### Theme Three: Policies for Ensuring Sustainable Development

Policy Reference	Policy Title	Local Plan Indicators	Target
ESD 1	Mitigating and Adapting to Climate Change	Carbon emissions in the District per capita	Reductions over the plan period
ESD 1	Mitigating and Adapting to Climate Change	Permissions granted contrary to Environment Agency advice on Flood Risk grounds	No permissions granted contrary to EA advice on flood risk grounds
ESD 1	Mitigating and Adapting to Climate Change	Access to services and facilities by public transport, walking and cycling	Improvement over the plan period, linked to Oxfordshire LAA target (National Indicator 175)
ESD 2	Energy Hierarchy	Number of Energy Statements submitted	As set out in Policy ESD2 i.e. required for all major applications
ESD 3	Sustainable Construction	% of new dwellings completed achieving water use below 110 litres/person/day	As set out in Policy ESD3
ESD 3	Sustainable Construction	Completed non residential development achieving BREEAM Very Good, BREEAM Excellent	As set out in Policy ESD3
ESD 4	Decentralised Energy Systems	Number of District Heating Feasibility Assessments submitted	As set out in Policy ESD4 i.e. required for all applications for 100 dwellings or more
ESD 4	Decentralised Energy Systems	Number of permitted District heating schemes in the District	Increase over the plan period
ESD 5	Renewable Energy	Permitted renewable energy capacity per type	Increase over the plan period
ESD 6	Sustainable Flood Risk Management	Permissions granted contrary to Environment Agency advice on flood risk grounds	No permissions granted contrary to EA advice on flood risk grounds
ESD 6	Sustainable Flood Risk Management	Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse	As set out in Policy ESD6 i.e. required for all proposals meeting the locational criteria
ESD 7	Sustainable Drainage	Completed SuDS schemes in the District	Annual increase over the plan period

	Systems (SuDS)		
ESD 8	Water Resources	Number of permissions granted contrary to Environment Agency advice on water quality grounds	No permissions granted contrary to EA advice on water quality grounds
ESD 9	Protection of the Oxford Meadows SAC	Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment	No permissions granted contrary to consultee (EA, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Total LWS/LGS area	A net gain in total areas of biodiversity importance in the District
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority habitats by number & type	An annual increase over the plan period
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority species by number & type	A net gain in priority species by number and type
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Ecological condition of SSSIs	100% of SSSI units in favourable or unfavourable recovering condition
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Distribution and status of farmland birds	A yearly increase in the District index of farmland bird presence
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Distribution and status of water voles	A yearly increase in the presence of water voles
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Permissions granted contrary to tree officer advice	No permissions granted contrary to tree officer advice
ESD 10	Protection and	Permissions granted contrary to	No permissions granted

	Enhancement of Biodiversity and the Natural Environment	biodiversity consultee advice	contrary to biodiversity consultee advice
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Number of Ecological Surveys submitted with applications	Ecological Surveys to accompany all planning applications which may affect a site, habitat or species of known or potential ecological value
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Local Sites in Positive Conservation Management	A net gain in Local Sites in Positive Conservation Management
ESD 11	Conservation Target Areas	Total amount of Natural Environment and Rural Communities (NERC) Act s41 Habitats of Principal Importance within active Conservation Target Areas (CTAs)	A net gain of relevant NERC Act Habitats in active CTAs within the District
ESD 11	Conservation Target Areas	Permissions granted in Conservation Target Areas contrary to biodiversity consultee advice	No permissions granted in Conservation Target Areas contrary to biodiversity consultee advice
ESD 12	Cotswolds AONB	Built development permitted in the AONB	No major development in AONB
ESD 12	Cotswolds AONB	Permissions granted contrary to the advice of the AONB Management Board	No permissions granted contrary to the advice of the AONB Management Board
ESD 13	Local Landscape Protection and Enhancement	Number and location of urban fringe restoration/improvement schemes completed	An annual increase over the plan period
ESD 13	Local Landscape Protection and Enhancement	Permissions granted contrary to Landscape Officer advice	No permissions granted contrary to Landscape Officer advice
ESD 14	Oxford Green Belt	Completed development (per type) in the Green Belt	All development in Green Belt to comply with Policy ESD14
ESD15	The Character of the Built Environment	Permissions granted contrary to the advice of English Heritage/consultee advice on heritage grounds	All development impacting on non designated/designated heritage assets to comply with ESD15
ESD15	The Character of the Built Environment	Permissions granted contrary to design consultee advice on design grounds	No permissions granted contrary to design consultee advice on design

			grounds
ESD15	The Character of the Built Environment	% of permitted and completed developments with Design and Access Statements (that address the criteria of policy ESD15).	All new developments to complete a Design and Access Statement
ESD15	The Character of the Built Environment	Number of new (and reviews of) conservation area appraisals	Review 6 Conservation Areas annually
ESD16	The Oxford Canal	Completed transport/recreation/leisure/tourism uses within 1km of the Oxford Canal	Increase over the plan period
ESD16	The Oxford Canal	Permissions granted contrary to consultee advice on heritage grounds	No permissions granted contrary to consultee advice on heritage grounds
ESD17	Green Infrastructure	Completed green infrastructure schemes	A net gain in green infrastructure provision over the plan period
ESD17	Green Infrastructure	Developer contributions to green infrastructure	To meet development needs and as identified in IDP/Green Infrastructure Strategy

### Policies for Cherwell's Places Bicester

Policy Reference	Policy Title	Local Plan Indicators	Target
Bicester 1	North West Bicester Eco-Town	Housing, infrastructure, employment completions at North West Bicester	As set out in policy Bicester 1 (and agreed masterplan/detailed planning documents)
Bicester 1	North West Bicester Eco-Town	Environmental standards of completed development at NW Bicester	As set out in policy Bicester 1
Bicester 1	North West Bicester Eco-Town	Embodied impacts of construction to be monitored, managed and minimised	As set out in policy Bicester 1
Bicester 1	North West Bicester Eco-Town	Sustainability metrics to be agreed and monitored	As set out in policy Bicester 1
Bicester 2	Graven Hill	Housing, infrastructure, and employment completions at Graven Hill	As set out in policy Bicester 2 (and agreed masterplan/detailed planning documents)
Bicester 3	South West Bicester Phase 2	Housing and infrastructure completions at South West	As set out in policy Bicester 3 (and agreed

		Bicester Phase 2	masterplan/detailed planning documents)
Bicester 4	Bicester Business Park	Completed employment development at Bicester Business Park	As set out in policy Bicester 4 (and agreed masterplan/detailed planning documents)
Bicester 5	Strengthening Bicester Town Centre	Permitted residential development at ground floor level in Bicester Town Centre	No residential floorspace permitted at ground floor level
Bicester 5	Strengthening Bicester Town Centre	Town centre vacancies	No increase in vacancy rates over the plan period
Bicester 5	Strengthening Bicester Town Centre	Diversity of uses	Maintain or improve the balance of uses within the town centre over the plan period
Bicester 5	Strengthening Bicester Town Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Bicester Town Centre	No net loss of town centre use floorspace within Bicester Town Centre
Bicester 6	Bure Place Town Centre Redevelopment Phase 2	Completions (plot level) at Bicester Town Centre Phase 1 & 2	Development to accord with Policy BIC6 and agreed masterplan/detailed planning documents for the site
Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Urban edge park schemes in Bicester	An annual increase in such schemes over the plan period
Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Community woodland provision in Bicester	An annual increase in provision over the plan period
Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Type of permitted/completed development at Stratton Audley Quarry	In accordance with a planning consent
Bicester 8	Former RAF Bicester	Completed development at former RAF Bicester	Development to accord with any agreed masterplan/detailed planning documents
Bicester 9	Burial Site Provision in Bicester	Developer contributions for Burial Site in Bicester	To meet needs and as set out in IDP
Bicester 10	Bicester Gateway	Employment and infrastructure completions at Bicester Gateway site	As set out in Policy Bicester 10 (and agreed masterplan/detailed planning documents)
Bicester 11	Employment Land at North East Bicester	Employment and infrastructure completions at Employment	As set out in Policy Bicester 11 (and agreed

		Land at North East Bicester	masterplan/detailed planning documents)
Bicester 12	South East Bicester	Employment, housing and infrastructure completions at South East Bicester	As set out in Policy Bicester 12 (and agreed masterplan/detailed planning documents)
Bicester 13	Gavray Drive	Housing and infrastructure completions at Gavray Drive	As set out in policy Bicester 13 (and agreed masterplan/detailed planning documents)

## Policies for Cherwell's Places

### Banbury

Policy Reference	Policy Title	Local Plan Indicators	Target
Banbury 1	Banbury Canalside	Employment, housing and infrastructure completions at Canalside	As set out in Policy Banbury 1 and Canalside SPD (i.e. masterplan/detailed planning documents)
Banbury 1	Banbury Canalside	Progress on completing the Canalside Supplementary Planning Document	As set out in an up to date Local Development Scheme
Banbury 2	Hardwick Farm, Southam Road (East and West)	Housing and infrastructure completions at Southam Road	As set out in Policy Banbury 2 (and agreed masterplan/detailed planning documents)
Banbury 3	West of Bretch Hill	Employment, housing and infrastructure completions at West of Bretch Hill	As set out in Policy Banbury 3 (and agreed masterplan/detailed planning documents)
Banbury 4	Bankside Phase 2	Housing and infrastructure completions at Bankside Phase 2	As set out in Policy Banbury 4 (and agreed masterplan/detailed planning documents)
Banbury 5	Land North of Hanwell Fields	Housing and infrastructure completions at Land North of Hanwell Fields	As set out in Policy Banbury 5 (and agreed masterplan/detailed planning documents)
Banbury 6	Employment Land West of the M40	Employment and infrastructure completions at Land West of the M40	As set out in policy Banbury 6 (and agreed masterplan/detailed planning documents)
Banbury 7	Strengthening Banbury Town Centre	Permitted residential development at ground floor level in Banbury Town Centre	No residential floorspace permitted at ground floor level

Banbury 7	Strengthening Banbury Town Centre	Town centre vacancies	No increase in vacancy rates over the plan period
Banbury 7	Strengthening Banbury Town Centre	Diversity of uses	Maintain or improve the balance of uses over the plan period
Banbury 7	Strengthening Banbury Town Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Banbury Town Centre	No net loss of town centre use floorspace within Banbury Town Centre
Banbury 8	Bolton Road Development Area	Housing, Retail and Leisure Completions on the Bolton Road site	In accordance with Policy Banbury 8 and the Masterplan/detailed planning documents for the site
Banbury 9	Spiceball Development Area	Completions at the Spiceball Development Area	In accordance with Policy Banbury 9 and the Masterplan/detailed planning documents for the site
Banbury 10	Bretch Hill Regeneration Area	Completed development in the Bretch Hill Regeneration Area by type	Increase over the plan period
Banbury 11	Meeting the Need for Open Space, Sport & Recreation	Completed open space/sport/recreation facility provision within Banbury	As set out in Policy BSC10 and BSC11
Banbury 12	Meeting the Need for Open Space, Sport & Recreation	Completions at the relocation site for Banbury United FC	As set out in policy Banbury 12, to be achieved over the plan period
Banbury 13	Burial Site Provision in Banbury	Developer contributions for Burial Site in Banbury	To meet needs and as set out in the IDP
Banbury 14	Cherwell Country Park	Progress on delivering the Cherwell Country Park	As set out in Policy Banbury 11
Banbury 15	Employment Land North East of Junction 11	Employment and infrastructure completions at Employment Land North East of Junction 11	As set out in policy Banbury 15 (and agreed masterplan/detailed planning documents)
Banbury 16	Land South of Salt Way: West	Housing and infrastructure completions at Land at South of Salt Way: West	As set out in policy Banbury 16 (and agreed masterplan/detailed planning documents)
Banbury 17	Land South of Salt Way: East	Housing and infrastructure completions at Land at South of Salt Way: East	As set out in policy Banbury 17 (and agreed masterplan/detailed planning documents)
Banbury	Land at Drayton	Housing and infrastructure	As set out in policy Banbury 18



18	Lodge Farm:	completions at Land at Drayton Lodge Farm	(and agreed masterplan/detailed planning documents)
Banbury 19	Land at Higham Way	Housing and infrastructure completions at Land at Higham Way	As set out in policy Banbury 19 (and agreed masterplan/detailed planning documents)

### Policies for Cherwell's Places Kidlington

Policy Reference	Policy Title	Local Plan Indicators	Target
Kidlington 1	Accommodating High Value Employment Needs	Employment completions in Kidlington (at a. Langford Lane/London-Oxford Airport and b. Begbroke Science Park)	An annual increase over the plan period
Kidlington 1	Accommodating High Value Employment Needs	Completed employment development on Green Belt land in Kidlington beyond review areas	To accord with Policy ESD14
Kidlington 2	Strengthening Kidlington Village Centre	Permitted residential development at ground floor level in Kidlington Village Centre	No residential floorspace permitted at ground floor level
Kidlington 2	Strengthening Kidlington Village Centre	Village centre vacancies	No increase in vacancy rates over the plan period
Kidlington 2	Strengthening Kidlington Village Centre	Diversity of uses	Maintain or improve the balance of uses within the town centre over the plan period
Kidlington 2	Strengthening Kidlington Village Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Kidlington Village Centre	No net loss of town centre use floorspace within Kidlington Village Centre

### Policies for Cherwell's Places Our Villages and Rural Areas

Policy Reference	Policy Title	Local Plan Indicators	Target
Villages 1	Village Categorisation	Completed development per village category and size of scheme (number of dwellings)	As set out in policy Villages 1
Villages 2	Distributing Growth Across the Rural Areas	Land allocations made in the rural areas	As set out in policy Villages 2 and to be set out in the Local Plan Part 2.

Villages 2	Distributing Growth Across the Rural Areas	Completions on allocated sites in rural areas	100% take up of allocations over the plan period
Villages 2	Distributing Growth Across the Rural Areas	Completions on non-allocated sites in rural areas	As set out in the criteria in policy Villages 1 and 2
Villages 3	Rural Exception Sites	Completions on rural exception sites	To meet needs as per Policy Villages 3
Villages 4	Meeting the Need for Open Space, Sport & Recreation	Developer contributions to open space/sport/recreation facilities in the rural areas	As set out in policy BSC11 and BSC12 and the Infrastructure Delivery Plan
Villages 4	Meeting the Need for Open Space, Sport & Recreation	Open space/sport/recreation facilities created in the rural areas	As set out in policy Villages 4, BSC11, BSC12 and the Infrastructure Delivery Plan
Villages 5	Former RAF Upper Heyford	Housing, employment and infrastructure completions at Former RAF Upper Heyford	As set out in policy Villages 5, and agreed masterplan/detailed planning documents

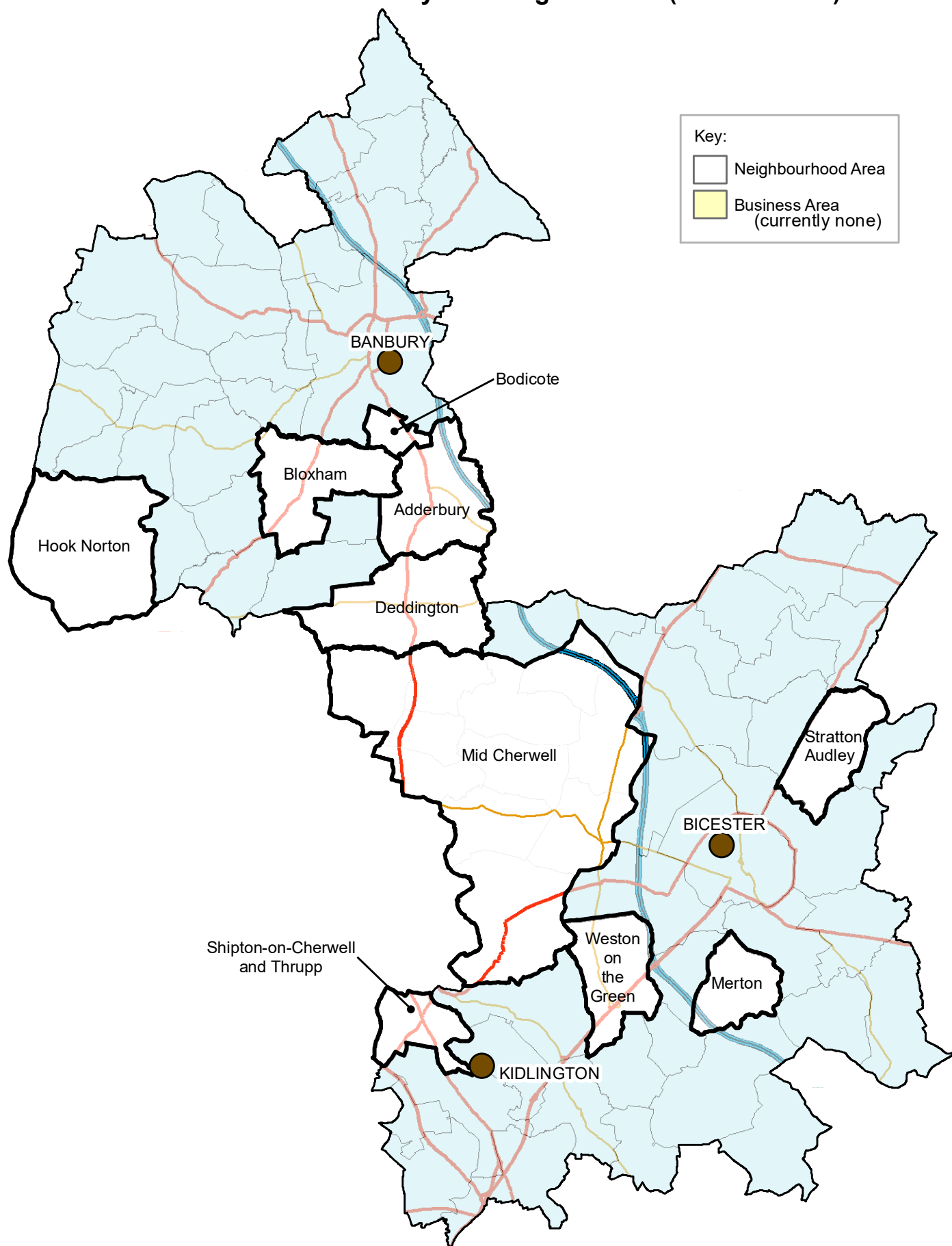
### The Infrastructure Delivery Plan

Policy Reference	Policy Title	Local Plan Indicators	Target
INF 1	Infrastructure	Projects provided to date in the Infrastructure Delivery Plan	Key infrastructure to be delivered in accordance with the Infrastructure Delivery Plan

### Duty to Cooperate

Reference	Title	Local Plan Indicators	Target
DTC 1	Duty to cooperate – Partial Review of the Cherwell Local Plan Part 1	Meet milestones for Partial Review of the Cherwell Local Plan Part 1 as set out in the Local Development Scheme (Nov 2014)	Adoption of a Partial Review of the Cherwell Local Plan 2011-31 Part 1 addressing wider unmet need within the housing market area within 2 years of Local Plan Part 1 adoption.

**Appendix 5 - Cherwell District Council  
Neighbourhood and Business Area Designations  
Under Sections 61G (8) and 61H (4)  
of the Town and Country Planning Act 1990 (As Amended)**



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## Appendix 6 - 1.1 IDP Update Bicester Projects

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
<b>Transport and movement</b>				
(1) Comp	East West Rail Phase 1 – Oxford to Bicester Village Station (formerly known as Evergreen 3) New station at Oxford Parkway (Water Eaton), upgrades to the current stations at Islip and Bicester Village and a new fast Chiltern Railways service between Oxford and London Marylebone	Supporting economic growth and new homes with better access to the national rail network	Necessary	Completed in Autumn 2015
(2) Comp	Introducing bus facilities at Bicester Village Station, including a bus turning head and new bus stops on London Road	Improving access and facilities at train stations	Critical	Completed
(4) Comp	Northwest Bicester Ecotown railway crossings (underpass) 2 crossings: one to support road realignment and another for pedestrians and cyclists	Ensuring integration and accessibility to services and facilities across Northwest Bicester Ecotown.	Critical	Completed
(7b) Comp	Ensuring delivery of high-quality public transport from all Strategic Sites to Bicester Town Centre and Rail Stations: South West Bicester Phase 1	Improving access and facilities at town centres and train stations	Critical	Completed
Page 9 (7c) Comp	Ensuring delivery of high-quality public transport from all Strategic Sites to Bicester Town Centre and Rail Stations: North West Bicester Ecotown Phase 1 (Exemplar site)	Improving access and facilities at town centres and train stations	Critical	Completed
9 (8) Comp	Improvements to A41 corridor: New bus stop A41, adjacent to Bicester Business Park	Serve all strategic sites by bus to Premium Route standards	Necessary	Completed
(9) Comp	Cycle parking facilities at Bicester Village station	Improving access and facilities at train stations at Bicester North. Some cycle parking has already been installed	Desirable	Completed
(9e) Comp	Highway capacity improvements to peripheral routes: Western corridor Provision of a new tunnel under the railway at Howes Lane / Bucknell Road	Improvements to strategic highways capacity To improve journey time reliability and traffic flow while improving access for all forms of transport	Critical	Completed
(10) Comp	New bus interchange hub in Manorsfield Road and 500 space multi-storey car park	To improve journey time reliability and traffic flow while improving access for all forms of transport	Necessary	Completed in July 2013
(10a) Comp	Oxford Road corridor: Pingle Drive access	Improvements to strategic highways capacity – Reduce traffic congestion into the Tesco and Bicester Village development and implement a park and ride at South West Bicester	Necessary	Completed in January 2017
(10b) Comp	A41 Oxford Road corridor: Widening of A41 for right and left turn lanes and new signalised crossing	Improvements to strategic highways capacity – Reduce traffic congestion into the Tesco and Bicester Village development and implement a park and ride at South West Bicester	Necessary	Completed
Comp	Central corridor: Improve Queens Avenue junction with the Community College junction to provide a better pedestrian environment	To improve pedestrian environment and provide environmental improvements	Necessary	Completed
(11) Comp	Bringing Bicester area bus stops to Premium Route standard: Town Centre	To reduce traffic congestion, provide environmental improvements and increase attractiveness of the town centre	Necessary	Completed in July 2013

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
(13) Comp	Park & Ride to serve Bicester town centre, employment and rail stations, Bicester Village and Oxford. South West of Bicester	To reduce traffic congestion, provide environmental improvements and increase attractiveness of the town centre	Necessary	Completed in November 2015
(13a) Comp	Improvements to Middleton Stoney Road roundabout western end: Shakespeare Drive and Howes Lane roundabouts	To improve journey time reliability and traffic flow while improving access for all forms of transport	Necessary	Completed
(14a) Comp	M40 Motorway capacity enhancements: M40, Junction 9	Improvements to strategic highways capacity	Critical	Completed Spring 2015
(14b) Comp	M40 Motorway capacity enhancements: M40, Junction 10	Improvements to strategic highways capacity	Critical	Completed Spring 2015
(16) Comp	Bicester Strategic Highway Improvements: South West Peripheral Route (Vendee Drive)	Improvements to strategic highways capacity To improve journey time reliability and traffic flow while improving access for all forms of transport To facilitate integration of new development with the town	Critical	Completed in April 2012
(16a) Comp	Highway capacity improvements to peripheral routes: Western corridor. Improvements to Howes Lane / Bucknell Road Junction: North West Bicester Ecotown Phase 1	Improvements to strategic highways capacity To improve journey time reliability and traffic flow while improving access for all forms of transport To facilitate integration of new development with the town	Critical	Completed
(17a) Comp	A41 Oxford Road corridor: A41 Oxford Road / Boundary Way roundabout	Improvements to strategic highways capacity – Reduce traffic congestion into the Tesco and Bicester Village development and implement a park and ride at South West Bicester	Necessary	Completed in January 2017
(17h) Comp	Bicester pedestrian and cycle links – Footpath and appropriate signage from Priory Lane to Bicester Village Station	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Completed
Comp	Bicester pedestrian and cycle links – Pedestrian crossing over South West Perimeter Road (Vendee Drive), Oxford Road and Middleton Stoney Roads	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Completed
Comp	Bicester pedestrian and cycle links – Jubilee Ride 9.5-mile circular equestrian / mountain bike route to the north of Bicester	Improving public rights of way	Desirable	Completed
(19a) Comp	Town centre access improvements Phase 1: Sheep Street and Manorsfield Road junction improvements (junctions remodelled)	To improve journey time reliability and traffic flow while improving access for all forms of transport – including buses, cyclists and pedestrians to improve access to Bicester town centre and sustainable travel	Necessary	Completed in July 2013
(20) Comp	Bicester Wayfinding Project	Improve facilities for pedestrians with better legibility and wayfinding to key facilities	Desirable	Completed

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
(21a) Comp	Improvements to Middleton Stoney Road Roundabout western-end: Shakespeare Drive and Howes Lane roundabouts	To improve journey time reliability and traffic flow while improving access for all forms of transport	Necessary	Completed
(23) Comp	Improvements to St. John's Street and the 5-arm junction at the northern end of Field Street. to allow for 2-way traffic, linking with the Bus Interchange and Bure Place	To reduce traffic congestion and provide environmental improvements	Necessary	Completed in July 2013
(24b) Comp	Vehicle charging points installed at Bicester North Rail Station and Bure Place	To reduce pollution from road traffic.	Desirable	Completed
(26a) Comp	Bicester pedestrian and cycle links: Northwest Bicester (Phase 1- Exemplar site) to town centre - implementation of new cycle route on the B4100 from site to Lord's Lane junction and across Lord's Lane	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Completed
(26e) Comp	Bicester Pedestrian and cycle links Bridge Over Railway - Tubbs Crossing	Bridge to facilitate access over railway replacing level crossing	Necessary	Completed
(7) Comp	Cycle parking facilities at Bicester North station	Improving access and facilities at train stations at Bicester North. Some cycle parking has already been installed	Desirable	Completed
14a) Comp	Electric vehicle initiatives. Charging points at Bicester North and Bicester Village Stations, Elmsbrook, Sainsbury's at Pioneer Square, Bicester Little Chef and Grovesbury Cars	To reduce pollution from road traffic.	Desirable	Completed
15a) Comp	Car Club at Elmsbrook (NW Bicester Phase 1)	To reduce pollution from road traffic.	Desirable	Completed
Comp	Bicester Blue Line	Improvements to active travel infrastructure and engagement on active lifestyles	Desirable	Completed
9d	Improvements to A41 corridor: Ploughley Road junction with the A41 – signalisation	Improvements to strategic highways capacity To improve journey time reliability and traffic flow while improving access for all forms of transport	Critical	New scheme
14a New	Park & Charge infrastructure at Cattle Market and Claremont Car Parks	To reduce pollution from road traffic.	Desirable	Cattle Market completed. Full completion expected end of March 2022.
21 New	<b>Bicester Local Cycling and Walking Infrastructure Plan (LCWIP)schemes.</b>	Improvements to facilities for cycling and walking	Necessary	<a href="https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport-connecting-oxfordshire/Bicester_LCWIP_2020.pdf">https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport-connecting-oxfordshire/Bicester_LCWIP_2020.pdf</a>
Cancel. Pipeline	A34 Oxford to Cambridge Expressway	Improvements to strategic highways capacity	TBC	Cancelled - Transport Secretary announcement 18 March 2021
Pipeline	Graven Hill Health route	Improvements to active travel infrastructure and engagement on active lifestyles	TBC	In development

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
Pipeline	Restoration of Cross-boundary bus services B Oxford-Bicester-Brackley-Northampton	Improvements to cross-boundary public transport	Desirable	Opportunity to reopen this former route. Pending BSIP Bid to DfT.
Pipeline	Strategic Road Network: A new motorway junction at Arncoth, Bicester (new motorway junction and link road) Garden town project investigating a motorway option to take strategic highway traffic away from the town and reduce congestion on key links.	Improvements to strategic highways capacity	TBC	Currently at project development stage
Pipeline	The Causeway	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle / footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel	Necessary	
<b>Education</b>				
(22) Comp	Primary school (1 x 2FE) - North West Bicester phase 1 – Exemplar site (Elmsbrook) Gagle Brook Primary School	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	School opened in 2018 as a 1 FE. Timing of expansion to 2FE will depend on housing delivery.
(31) Comp	Expansion and relocation of St Edburg's Primary - Southwest Bicester phase 1 (Kingsmere) 2FE with inclusive Foundation Stages	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed
(33a) Comp	New secondary school provision to accommodate growth to 2031: Expansion of The Cooper School	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed
(33d) Comp	Bicester Technology Studio	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training, and education	Critical	Completed
(33d) Comp	Bicester Technology Studio	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed
(27) Comp	New secondary school provision to accommodate growth to 2031: <b>New Secondary School - South West Bicester</b>	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed September 2020
(28a) Comp	Expansion of <b>Bardwell School</b>	Expand SEN Education provision to match the needs of residents and businesses.	Necessary	Completed October 2021
<b>Utilities</b>				
(34) Comp	Waste water treatment - foul drainage Upgrading sewage treatment works near Horton and Horley	Ensure utilities infrastructure grows at the same rate as communities	Critical	Completed



No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
(42) Comp	Biomass Boiler - Bicester Leisure Centre	Ensure utilities infrastructure grows at the same rate as communities	Desirable	Completed
(43) Comp	Bicester Green Reuse Centre McKay Trading Estates	Ensure utilities infrastructure grows at the same rate as communities	Necessary	Completed
33 a, b, c	Reinforcement of existing electricity network: East Claydon to Bicester	Ensure utilities infrastructure grows at the same rate as communities	Critical	Completed
(34a) Comp	Bicester Green Reuse Centre temporary relocation to Claydon's Yard	Ensure utilities infrastructure grows at the same rate as communities	Necessary	Temporary relocation
35a	CHP and use of heat from Ardley Energy Recovery Facility: North West Bicester 12.5 MW supply capacity from Ardley 5.3 km transmission length	Ensure utilities infrastructure grows at the same rate as c communities	Desirable	Feasibility completed, project no being pursued at this stage.
(33a) Comp	Reinforcement of existing electricity network: East Claydon to Bicester Establishing a new 132/33kV and 33/11kV substation to provide supply to existing and future loads	Ensure utilities infrastructure grows at the same rate as c communities	Critical	Completed October 2019
(33b) Comp	Reinforcement of existing electricity network: East Claydon to Bicester Creating two new underground 33kV circuits to supply the existing 33/11kV Bicester substation	Ensure utilities infrastructure grows at the same rate as c communities	Critical	Completed October 2019
(33c) Comp	Reinforcement of existing electricity network: East Claydon to Bicester 132kV Network Reinforcement Scheme Installing a new dual 132kV underground circuit from East Claydon to Bicester North	Ensure utilities infrastructure grows at the same rate as c communities	Critical	Completed October 2019
Pipeline	A Thames Water Groundwater Infiltration Management Plan has been created for the Bicester sewerage system	Ensure utilities infrastructure grows at the same rate as c communities	Critical	At modelling stage
<b>Flood risk</b>				
(45) Comp	Realignment of the River Bure	Reduce probability of flooding	Critical	Completed
<b>Emergency and rescue services</b>				
(37) Del	Relocation of Bicester Fire Station	Ensure emergency and rescue infrastructure grows at the same rate as communities	Necessary	No longer progressed
<b>Health</b>				
(48) Comp	Conversion of existing non-GP space at Bicester Health Centre to create the additional capacity needed in East Bicester and Upper Heyford	Ensure health infrastructure grows at the same rate as communities	Critical	Completed
(50a) Comp	Bicester Community Hospital	Ensure health infrastructure grows at the same rate as communities	Critical	Completed in December 2014
OCCG reconfiguration of health schemes 42 (41a) and 43 (41b)				

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
<b>Community Infrastructure</b>				
(55) Comp	Civic Building within the Town Centre Redevelopment: Relocated and expanded library	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed
(56) Comp	Adult Learning Service within the Town Centre Redevelopment – Bicester Adult Learning Centre	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed
(43d) Comp	Community facility/centre - South West Bicester Phase 1 (Kingsmere) South West Bicester Phase 2 – expected to be served by provision at SW Phase 1 with an increase in size to accommodate increased use.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in September 2018
(44) Del.	Increased floor area of community facilities built to support increased demand for Adult Learning 40m2 increased floor space at 2 centres	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies		
(45) Del	Older People’s Resource Centre integrated within a new Extra Care Housing development	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies		
(46) Del	Early Years Facilities. Increased floor area of community facilities Increase of 30m2 at four centres	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies		
(48) Del	Early Intervention Hub - Expansion of facilities in the town centre Increase of 15m2 at four centres	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies		
(49) Del.	Expansion of Registration Service	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies		
(50) Del	Expansion of Health and Wellbeing Centre, Launton Road	Project DELETED – No longer pursued by County Council, it does not directly affect implementation of local plan policies		
(43d) Comp	Community facility/centre - South West Bicester Phase 1 (Kingsmere) South West Bicester Phase 2 – expected to be served by provision at SW Phase 1 with an increase in size to accommodate increased use.	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in September 2018
(47) Comp	The provision of public art to enhance the quality of the place, legibility and identity. Installation of ‘The Magical Forest’ public art featuring silver birch lit trees forming an entrance feature to Bicester Village (on the former Tesco site)	Improve health, social and cultural wellbeing	Desirable	Completed
47 New	Exploring the potential development of a multi-service community hub through the extension and remodelling of adjacent county sites in Launton Road	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Desirable	Audit carried out in 2020
<b>Open space, recreation and biodiversity</b>				
(53c) Comp	Whitelands Sports Village Phase 1 and 2 P1- construction of grass pitches (full size rugby compliant) P2- pavilion and car park P3a – 3G synthetic pitch	Ensure play and sports infrastructure grows at the same rate as communities and develop competition level facilities	Necessary	Completed
54 Del	Exploring a compact athletics facility linked to new school provision at South West Bicester	Project DELETED from IDP as it is no longer being pursued due to the viability of the site		

No. Project	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
49a New	Elmsbrook Forest School/Pocket Park	Provision of open space and green infrastructure to meet Eco Town standards	Necessary	New project
55 New	<b>Community Garden projects</b> <b>Two locations in Bicester - in the proximity of the Garth and Bure Park</b> Improving access to green spaces and opportunities for food growing or enhancing green spaces or bio-diversity Increasing opportunities for participation and reducing social isolation Improved health and wellbeing for residents	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	To be completed by end March 2022
56 New	<b>Dangerfields/Kings End Conservation Area/Shakespeare Drive</b> Access improvements (including board walk) and potential for nature and habitat projects.	To improve the management of habitat/green spaces and the connection of people with nature	Desirable	New project
57e New	Wretchwick Green (SE Bicester Bicester 12) Two artificial hockey Pitches, one youth football pitch and a sports pavilion to serve sports facilities on site	Ensure play and sports infrastructure grows at the same rate as communities.	Necessary	

## 1.2 IDP Update Banbury Projects

No. Project	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Update
<b>Transport and movement</b>				
(3) Comp.	Multi-storey car parks to serve Banbury railway station (700 space)	Deliver new railway station car park without increasing traffic congestion	Desirable	Completed
(3) Comp	Calthorpe Street Multi-storey car park	Rationalisation of existing car parking sites to be replaced with new multi-storey parking integrated into the planned commercial and employment areas	Necessary	Completed
(10a) Comp.	Delivering bus stop improvements to a Premium Route standard: Routes S4	New or improved bus services Improve the transport and movement networks into and through the town	Necessary	Completed
(10b) Comp.	Delivering bus stop improvements to a Premium Route standard: Routes B1, B2, B5 and B8	New or improved bus services Improve the transport and movement networks into and through the town	Necessary	Completed
(16b) Comp.	Vehicle charging point installed at Banbury Railway Station	To reduce pollution from road traffic.	Desirable	Completed
(14) Comp.	Grimsbury environmental improvements - East Street and Centre Street	Improvements to public realm	Necessary	Completed in February 2013.
(9a) Comp.	Bus service from Bankside developments (Longford Park)	New or improved bus services	Critical	Completed, service commenced in November 2017.
(5) Comp	Developing interurban services through enhancements or new services: Improving the Oxford to Banbury bus service (especially on the Banbury to Deddington section) and quality of bus, along with equipping vehicles with real-time information equipment Improve the frequency of the Deddington to Banbury bus service.	New or improved bus services	Necessary	Completed
(8) Comp	Improve the frequency of the Bloxham to Banbury bus service	New or improved bus services	Desirable	Frequency has been stabilised at one bus per hour
(9b) Comp	Bus link between Bridge Street and Tramway Road to better serve the railway station, Canalside redevelopment and Longford Park (Bankside);	New or improved bus services Improve the transport and movement networks into and through the town	Necessary	Completed
(9c) Comp	Bus service from Hardwick Farm/Southam Road to town centre	New or improved bus services Improve the transport and movement networks into and through the town	Necessary	Completed
(9d) Comp	Bus service linking development sites to the town centre via Highlands and Longelandes Way	New or improved bus services Improve the transport and movement networks into and through the town	Necessary	Completed
18a Comp	Provide pedestrian and cycle facilities along the length of Bankside.	Improving cycling and walking routes Provide sustainable movement routes for pedestrians and cyclists	Desirable	Completed
(19b) Comp	Provide footways and cycleways from all Strategic Sites: Improve track from Hanwell Fields to A361 Southam Road with surface and safety improvements for walking and cycling.	Improving cycling and walking routes Provide sustainable movement routes for pedestrians and cyclists	Desirable	Completed

No. Project	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Update
(22) Comp	Potential crossing upgrades. Cycle and pedestrian way on Dukes Meadow Drive and Southam Road	Improving cycling and walking routes Provide sustainable movement routes for pedestrians and cyclists	Desirable	Completed
17a New	Park & Charge infrastructure at Compton Road and Windsor Street Car Parks	To reduce pollution from road traffic.	Desirable	Expected completion by end of March 2022.
24a NEW	<b>Banbury Health routes.</b> <b>Two routes in Grimsbury and Breatch Hill</b> Improvements to active travel infrastructure and engagement on healthy lifestyles. Including removing barriers to active travel by improvement of pavements and street furniture	Improving cycling and walking routes	Desirable	Commenced, due completion by March 2022.
Pipeline	Banbury Local Cycling and Walking Infrastructure Plan (LCWIP)	Improving cycling and walking routes	Necessary	Work on LCWIP commenced. Project development in progress.
Pipeline	Increasing long term highway capacity: Link Road East of M40 J11 (Overthorpe Road to A422)	Improving capacity of the highways network and anticipated traffic growth at M40 Junction 11	TBC	To revisit in LTCP
Pipeline	Increasing long term highway capacity: Potential link road crossing from Tramway to Higham Way or a South East Link Road	Improving capacity of the highways network and anticipated traffic growth at M40 Junction 11	TBC	To revisit in LTCP
Pipeline	Increasing long term highway capacity. New M40/Southam Road slip roads		TBC	To revisit in LTCP
<b>Education</b>				
(32) Comp	2FE primary school - Bankside Phase 1 & 2 (Longford Park Primary School)	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Longford Park Primary School opened in September 2017 as a 1.5 FE school. Expansion to 2FE not yet scheduled. It will depend on housing delivery.
(36) Comp	School expansions at Hanwell Fields Primary School and Hill View Primary School	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed
(35) Comp	School expansion to 2 FE at Queensway Primary School	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed
33a New	New 100-place special school at Bloxham, also serving the Banbury area.	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Necessary	Due to open in 2023
<b>Utilities</b>				
(34) Comp	Waste water treatment - foul drainage Upgrading sewage treatment works near Horton and Horley	Ensure utilities infrastructure grows at the same rate as communities	Critical	Completed

No. Project	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Update
Pipeline	Heat network Mapping and Masterplanning project across CDC with emphasis on Banbury	Ensure utilities infrastructure grows at the same rate as communities	Necessary	This project investigates where heat networks could operate
Pipeline	Potential water conservation measures resulting from emerging Water Cycle Study supporting new Local Plans	Ensure utilities infrastructure grows at the same rate as communities and respond to Climate change and Water Stress	Necessary	New schemes to be explored
<b>Flood risk</b>				
(42) Comp	Banbury Flood Alleviation scheme	Reduce probability of flooding	Critical	Completed in 2012
<b>Emergency and rescue services</b>				
(51) Del	<b>Relocation of Banbury Fire Station</b>	Ensure emergency and rescue infrastructure grows at the same rate as communities	Necessary	No longer progressed
<b>Health</b>				
OCCG reconfiguration of health schemes 53 (52) and 54				
<b>Community Infrastructure</b>				
(59) Comp	Improvements to Woodgreen Leisure Centre	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed
(58) Comp	Improvements to the Sunshine Centre Phase 1 – Internal works	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed
(65) Comp	Expansion of the Health & Wellbeing Centre - Stanbridge House Re-provision of Banbury Resource Centre as part of new extra care	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed
(57b) Comp	Community facility/centre - Bankside (Longford Park) It may be preferable for Bankside Phase 2 to contribute towards enhancements of community facilities as part of Bankside Phase 1	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed in 2019/20.
(58a) Comp	Improvements to the Sunshine Centre Phase 2 – extension and internal landscaping	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed 2019/20
(63) Comp	Provision of public art to enhance the quality of the place, legibility and identity: Installation of public artwork at Oxford and Cherwell College, Broughton Road, Banbury	Improve health, social and cultural wellbeing	Desirable	Completed in 2019/20
(65) Comp	Provision of public art to enhance the quality of the place, legibility and identity: Installation of public artwork at Broughton Road, Banbury	Improve health, social and cultural wellbeing	Desirable	Completed in 2019/20
(61) Del	Adult Learning Service – Spiceball Development Area	Project DELETED - No longer pursued by County Council, it does not directly affect implementation of local plan policies.		
(62) Del	Early Intervention Centre – Increase of 15m2 at two centres	Project DELETED - No longer pursued by County Council, it does not directly affect implementation of local plan policies.		
(63) Del	Registration Service – Bodicote House	Project DELETED - No longer pursued by County Council, it does not directly affect implementation of local plan policies.		
(65) Del	Increased floor area of community facilities built to support increased demand for Adult Learning 40 m2 increased floor space at one centre	Project DELETED - No longer pursued by County Council, it does not directly affect implementation of local plan policies.		
(66) Del	Early Years Facility Increased floor area of community facilities 30 m2 increased floor space at 4 centres	Project DELETED - No longer pursued by County Council, it does not directly affect implementation of local plan policies.		

No. Project	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Update
(57a) Del	Community facility/centre - Hardwick Farm, Southam Road	Project DELETED from IDP as it is no longer required. Funding diverted to updating Hanwell Fields Community Centre.		
(59b) Del	Exploring the potential for a swimming pool cover/telescopic roof at Woodgreen Leisure Centre to enable all year-round use	Project DELETED from IDP as benefits analysis reviewed and option not to be pursued.		
(64) Del	Provision of public art to enhance the quality of the place, legibility and identity: Installation of public artwork at Crown House, Bridge Street, Banbury	Project DELETED from IDP as it is no longer required as public art programme cut to ensure scheme viability		
57a New	<b>New Community Facility - South of Saltway</b>	Ensure social infrastructure grows at the same rate as communities	Necessary	
57b New	<b>New Community Facility - Drayton Lodge</b>	Ensure social infrastructure grows at the same rate as communities	Necessary	
<b>Open space, recreation and biodiversity</b>				
(76d) Comp	Sports provision – North of Hanwell Fields 1 Junior football pitch	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Completed in 2019/20
(72a) Comp	Provision of 1 adult and 2 junior football pitches, sports pavilion and multi- use games area (MUGA) at Longford Park	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Completed
(72c) Del	<b>Provision of Sports Hall, Artificial Grass Pitches, grass pitches and tennis courts</b> at Banbury Academy for educational and community use	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Project deleted
66b New	<b>Community Garden projects</b> <b>Two locations in Banbury - The Hill Community Centre and Grimsbury/Burchester Place area</b> Improving access to green spaces and opportunities for food growing or enhancing green spaces or bio-diversity Increasing opportunities for participation and reducing social isolation Improved health and wellbeing for residents	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Part delivered in 2021. Completion in 2022.
70b New	Provision of sport pitches and pavilion - Saltway (Banbury 17)	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	
70c New	Community Sport pitches - Bankside Phase 2 (Banbury 4)	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	

### 1.3 IDP Update Kidlington and Rural Areas Projects

No. Project	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Update
<b>Transport and movement</b>				
(3a) Comp	Oxford Parkway - New station at Water Eaton as part of the East West Rail Phase 1 (Evergreen 3 project) The station is served every 30 minutes by trains running in both directions between Oxford and London Marylebone.	Supporting economic growth and new homes with better access to the national rail network.	Desirable	Completed
(3b) Comp	Improved Park & Ride and highway to support the new stations	Supporting economic growth and new homes with better access to the national rail network.	Desirable	Completed
(4a) Comp	Integration of bus and rail transport: Extending the existing Oxford Plus bus zone to include Water Eaton station	Ensuring delivery of high-quality public transport. Integration of rail and bus transport	Desirable	Completed
(4b) Comp	Integration of bus and rail transport: Bus link to the rail network (probably via Water Eaton station)	Ensuring delivery of high-quality public transport. Integration of rail and bus transport	Necessary	Completed
(4c) Comp	Direct bus services from Kidlington and/or Water Eaton to serve Oxford's Eastern Arc	Ensuring delivery of high-quality public transport. Integration of rail and bus transport	Necessary	Completed.
(4c) Comp	Kidlington Wayfinding project/Animal trail	Improvements to active travel infrastructure and engagement on active lifestyles	Desirable	Completed
(4b) New	Cycle parking infrastructure in the 5K area Providing and installing 2 cycle racks per Parish with opportunity for PCs to invest in more racks.	Improvements to cycling infrastructure.	Necessary	Commenced, to be complete by end of March 2022.
(4c) New	Park & Charge infrastructure at Curtis Place Car Park	To reduce pollution from road traffic.	Desirable	Expected completion by end of March 2022.
Pipeline	Kidlington Local Cycling & Walking Implementation Plan (LCWIP). Kidlington and Gosford urban area and links to immediately surrounding villages of Hampton Poyle, Islip, Yarnton, Begbroke, Thrupp, Shipton-on-Cherwell and Bunkers Hill	Improving cycling and walking routes	Necessary	Consultation on Draft LCWIP completed in November 2021
Pipeline	New rural bus route project. Possible Cherwell routes: A. Otmoor – linking to Wheatley and Bicester D. Cherwell Valley - linking to Bicester E. North Oxfordshire – linking to Banbury J. Bicester – Kidlington	Enhancing rural public transport network	Necessary	Pending outcome of Bus Service Improvement Plan (October 2021) bid to DfT.
Pipeline	Oxford Corridor Phase 2 Project Nationally significant improvements to the 'corridor' Didcot to Banbury / Leamington, linking to other main 'arteries' at Birmingham/Coventry / Nuneaton The project is also an 'enabler' via works in the Oxford station area for East West Rail 2 trains from Oxford to Bicester/Bletchley/Milton Keynes/Bedford.	Delivering increased train paths which will allow more trains to run and with less conflict/delay between trains. Ensure that the level crossing risk overall on the 'corridor' is less going forward. The increased number of trains cannot be achieved without closure of Yarnton Lane and Sandy Lane Automatic Half Barrier (AHB) crossings AHB crossings	TBC	TBC
<b>Education</b>				
(17a) Comp	Heyford Park Free School - Providing 500 secondary and sixth form school places	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Completed



No. Project	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Update
		Provide opportunities for local people to improve the quality of their life: Skills, training and education.		
(21) Comp	Expansion of Christopher Rawlins CE (VA) Primary School, Adderbury	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Critical	Completed
(23) Comp	Expansion of Warriner School, Bloxham	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed in 2019/20
(20) Comp	<b>Expansion of Chesterton CE (VA) Primary School, Chesterton</b>	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed in 2020
<b>Utilities</b>				
28 New	<b>Rural Gigabit Hub Site Programme.</b> Enable full fibre infrastructure installation at village/community centres, schools and health sites. <i>Refer to list of locations in 2.3 IDP Update Kidlington and Rural Areas Projects</i>	Provision of digital infrastructure to support community services which are dependent on highspeed connectivity.	Necessary	
Pipeline	Heating Upper Heyford Looking at the opportunities to end reliance on oil heating	Ensure utilities infrastructure grows at the same rate as communities	Desirable	Study commissioned by Upper Heyford PC with support from OCC
<b>Flood risk</b>				
No new projects or completions				
<b>Emergency and rescue services</b>				
No new projects or completions				
<b>Health</b>				
OCCG reconfiguration of health schemes 33 (34), 34 (35) and 36				
<b>Community Infrastructure</b>				
Comp	Chester ton Community Hall	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in 2016
Comp	Chesterton Community Hall – Provision of a new community hall	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in 2016
Comp	Retained sports hall at Former RAF – Upper Heyford for educational and community use	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed
(37c) Comp	Improvements to Ellen Hinde Hall, Bloxham	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed

No. Project	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Update
(39) Comp	The provision of public art to enhance the quality of the place, legibility and identity. Installation of metal sculpture on the Sainsbury's roundabout in Kidlington	Improve health, social and cultural wellbeing	Desirable	Completed
37b Comp	Extension to The Windmill Centre, Deddington	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in 2019/20
37c Comp	Improvements to Ex-Servicemen's Community Hall, Bloxham	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in 2019/20
(37b) Comp	<b>Extension to Jubilee Hall, Bloxham</b>	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed in 2021
<b>Open space, recreation and biodiversity</b>				
Comp	Refurbishment and increase of community use including daytime use and functions at Stratfield Brake	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Completed in September 2017
38b) Comp	Expansion of the Windmill Centre's multi use games area (MUGA), Deddington	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Completed, September 2018
47) Comp	Provision of multi-use games area (MUGA) at Warrinor School, Bloxham for educational and community use	Ensure play and sports infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Completed
45 New	<b>Community Garden projects</b> <b>Two locations in Kidlington- Ron Groves and Park Hill Recreation Ground</b> Improving access to green spaces and opportunities for food growing or enhancing green spaces or bio-diversity Increasing opportunities for participation and reducing social isolation Improved health and wellbeing for residents	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Desirable	Ron Groves completed in June 2021.
55b New	Kidlington Biodiversity Projects: St Mary's Fields Nature Reserve. Lyne Road Green (hedgerow planting).	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Desirable	

## 1.4 LPPR Oxford Unmet Needs Projects

No.	Projects	Main aim	Priority Critical Necessary Desirable	Update
<b>Transport and movement</b>				
Pipeline	Exploring the signalisation of Kidlington roundabout to reduce peak-hour delays to buses passing southbound through Kidlington - Bus Strategy Implementation Plan (2021)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Indicative cost c.£6 (c.£1m from GD and c.£5m to be funded by BSIP)
<b>Education</b>				
No new projects or completions				
<b>Utilities</b>				
No new projects or completions				
<b>Flood risk</b>				
Pipeline	Betterment scheme to attenuate land drainage run off on PR9 site and address risk of surface water runoff in the wider Yarnton area.	Reduce probability of flooding	Critical	Progressed as part of outline planning application for site PR9
<b>Emergency and rescue services</b>				
No new projects or completions				
<b>Health</b>				
CCG reconfiguration of health scheme 50				
<b>Community Infrastructure</b>				
66a New	Conversion of grass pitch into 3G pitch at Stratfield Brake to increase year-round use of facilities	Improve health, social and cultural wellbeing	Desirable	
<b>Open space, recreation and biodiversity</b>				
No new projects or completions				

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## Appendix 7 – Monitoring Framework

### Plan Monitoring Schedule

Policy Reference	Policy Title	Local Plan Indicators	Targets
PR1	Achieving Sustainable Development for Oxford's Needs	4,400 homes – commitments and completions Delivering the Vision, objectives and Policies in the Plan Delivery of the Infrastructure Schedule and Infrastructure Plan requirements	Deliver the requirements of Policy PR1:  Sites delivered by 2031  Delivery of Infrastructure requirements
PR2	Housing Mix, Tenure and Size	Net affordable housing completions/acquisitions per tenure, mix and size that specifically meet the needs of Oxford City.  -80% affordable/social rent -20% intermediate affordable -25 -30% - 1 bed -30 -35% - 2 bed -30 -35% - 3 bed -5 -10% - 4+ beds  Mix of sizes of market homes – create socially mixed and inclusive communities  Provision for key workers as part of both affordable and market homes  Self-build or self –finish housing	Deliver the requirements of Policy PR2.
PR3	The Oxford Green Belt	Removal of areas of land in association with the strategic development sites  PR6a – 32.09 ha PR6b – 31.5 ha PR7a – 20.7 ha PR7b – 5.2 ha PR8 – 111.79 ha PR9 – 27.2 ha  PR3a – 7.5 ha PR3b – 0.7 ha PR3c – 12.77 ha PR3d – 9.2 ha PR3e – 14.7 ha  Safeguarding of land identified in the policy	Safeguarding of land beyond plan period for development  Establish clear permanent boundaries to the Green Belt

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Targets</b>
PR4a	Sustainable Transport	<p>Strategic sites to provide proportionate financial contributions directly related to the development for:</p> <p>Highway improvements to Infrastructure and services for public transport</p> <p>Provision of land to support implementation of schemes in LTP4, A44/A4260 and other transport mitigation assessment</p> <p>Improved bus service</p> <ul style="list-style-type: none"> <li>• A44/A4144 corridor</li> <li>• A4260/A4165</li> <li>• Cross corridors: Langford Lane, Frieze Way.</li> </ul>	<p>Deliver policy PR4a:</p> <p>Secure proportionate financial contributions for sustainable transport from strategic sites.</p> <p>Identify schemes for delivery</p> <p>S106 legal agreements for transport delivery with timescales. Include transport provision in masterplans for strategic sites</p>
PR4b	Kidlington Centre	<p>Sustainable transport improvements</p> <p>Associated infrastructure</p> <p>Improve natural and built environment</p>	Deliver Policy PR4b and Kidlington Masterplan
PR5	Green Infrastructure	<p>Protect and enhance green infrastructure (GI)</p> <p>Incorporate existing GI in new layouts</p> <p>Connect existing and new GI</p> <p>Restore and/or recreate habitats in new development</p> <p>Protect existing trees and new planting</p> <p>Provide GI along movement corridors</p> <p>Maintain GI</p> <p>GI benefits to the Green Belt</p> <p>Multi-functioning GI</p>	<p>Deliver Policy PR5:</p> <p>Secure Green Infrastructure improvements</p>
PR6a	Land East of Oxford Road	Residential completions	<p>Deliver Policy PR6a:</p> <p>Preparation of Development Brief</p>
PR6b	Land West of Oxford Road	Residential completions	<p>Deliver policy PR6b:</p> <p>Preparation of Development Brief</p>

<b>Policy Reference</b>	<b>Policy Title</b>	<b>Local Plan Indicators</b>	<b>Targets</b>
PR6c	Land at Frieze Farm	Reservation of land for replacement golf facility if required	Deliver policy PR6c:  Preparation of Development Brief if required
PR7a	Land South East of Kidlington	Residential completions	Deliver policy PR7a  Preparation of Development Brief
PR7b	Land at Stratfield Farm	Residential completions	Deliver policy PR7b  Preparation of Development Brief
PR8	Land East of the A44	Residential completions	Deliver policy PR8  Preparation of Development Brief
PR9	Land West of Yarnton	Residential completions	Deliver policy PR9  Preparation of Development Brief
PR11	Infrastructure Delivery	Projects contained in the Infrastructure Schedule accompanying the adopted LPI PR and their delivery according to its phasing Prepare and provide Infrastructure Schedule updates in cooperation with relevant infrastructure partners	Key Infrastructure to be delivered in accordance with LPI PR Infrastructure Schedule
PR12a	Delivering Sites and maintaining Housing Supply	Ensuring delivery of sites and demonstrating a 5 year housing land supply	Monitoring of housing delivery and progress of sites in the Council's AMR including 5 year housing land supply calculations
PR12b	Sites Not Allocated in the Partial Review	If delivery of LPI PR housing falls below 95% of the LPI PR housing target for a period of 3 years, CDC will publish an action plan and will indicate whether the requirements of Policy PR12b should be triggered.	Deliver LPI PR site policies in accordance with the Plans Housing Trajectory

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