



URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

Executive

4 December 2023

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
8.	(Pages 3 - 28)	Annual Monitoring Report 2023 Proposed changes to AMR	Planning Policy, Conservation & Design Manager, Principal Planning Policy Officer	Proposed changes to AMR

If you need any further information about the meeting please contact Natasha Clark, Democratic and Elections democracy@cherwell-dc.gov.uk, 01295 221534

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Note for Executive 4 December 2023

AGENDA ITEM 8: Annual Monitoring Report 2023

Schedule of proposed amendments and revised land supply table (attached)

This note sets out proposed changes to the draft 2023 AMR (Appendix 1 to the report).

The proposed changes are mainly necessary to ensure consistency with the Council's housing monitoring system. They include corrections to figures for sites where permissions had previously erroneously been assumed to have lapsed. A further change results from revised delivery assumptions for Wretchwick Green (South East Bicester). This has the consequence of reducing the Council's housing land supply from the 5.6 years as set out in paragraphs 3.2 and 3.4 (Table 1) of the published Executive report to 5.5 years. The necessary consequential changes to the AMR would be made with Members approval.

Page	Paragraph / table	Existing text/Issue	Proposed amendment
23	Table 16 of AMR	The total number of units completed in 2023 has been reported incorrectly as 19 for Graven Hill.	Amend this to 35 units.
24	Table 18 of AMR	Inconsistencies with land supply table at appendix 1 to the AMR.	<p>Revise totals in table 18 as follows:</p> <p>Banbury:</p> <ul style="list-style-type: none"> • Reduce strategic sites total by 7 units to eliminate a double count. • Reduce non-strategic sites by 26 units to delete a site that was incorrectly allocated to Banbury. • Total is consequently reduced to 1,870 dwellings with extant permission. <p>Bicester:</p> <ul style="list-style-type: none"> • Increase strategic sites total by 1,669 to reflect two omitted outline allocations and remove a double-count. • Decrease non-strategic sites by 10 to remove a lapsed permission. • Decrease Windfalls by 56 dwellings to remove a double count. • Total is consequently revised to 4,124.

			<p>Rest of District:</p> <ul style="list-style-type: none"> • Increase non-strategic sites by 26 units to add a site initially allocated to Banbury. • Move five units from windfalls to strategic sites. • Total is consequently revised to 2,007
Appendix 1 – Land supply table	Appendix 1 – Land supply table – South East Bicester (Wretchwick Green)	Supply of 50 dwellings included in year 5 of 5 year land supply for South East Bicester with limited evidence of deliverability.	<p>Remove 50 dwellings from year 5 of the supply and make consequential changes to the figures in this row and table totals. Change site to developable.</p> <p>Consequential changes to the Introductory commentary at Appendix 1 including the overall 5 year supply figure, reducing this to 5.5 years supply.</p> <p>Consequently change to main AMR at paragraph 4.8.</p>
Appendix 1 – Land supply table	Appendix 1 – Land supply table – North West Bicester phase 2 remainder	No dwellings are shown in the years after year 5.	Add 150 dwellings to North West Bicester phase 2 remainder for years 28/29 to 30/31 to make consistent with introductory commentary and make consequential changes to the figures in this row and table totals.
Appendix 1 – Land supply table	Appendix 1 – Introductory commentary	Introductory commentary at paragraph 37 should say years 6 to 9 not years 6 to 10 for delivery at North West Bicester.	Change to years 6 to 9 in the commentary at paragraph 37.
Appendix 1 – Land supply table	Final column heading	Total Completions and Projected Completions missing ‘ to 2031’	Add ‘to 2031’ after ‘Total Completions and Projected Completions’

Proposed Amended Table 16 Progress of Strategic Sites

Site	No. of developers (May 2022)	Completions								
		2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15
Bankside Phase 1, Banbury (Longford Park)	3	5	113	52	167	96	142	140	218	148
Land adjoining and West of Warwick Road, Banbury	2	17	74	105	93	11	0	0	0	0
Land East of Southam Road, Banbury (Local Plan Site Banbury 2)	1	19	63	46	82	122	100	99	6	0
Land South of Salt Way and West of Bloxham Road, Banbury (Local Plan Site Banbury 16)	1	75	53	49	52	42	0	0	0	0
North of Hanwell Fields, Banbury (Local Plan Site Banbury 5)	1	93	52	59	54	117	106	57	0	0
South of Salt Way – East (Local Plan Site Banbury 17)	1	131	51	0	3	16	62	37	27	0
West of Bretch Hill, Banbury (Local Plan Site Banbury 3)	1	83	74	45	51	85	93	14	0	0
Graven Hill, Bicester (Local Plan Site Bicester 2)	Primarily 1 with multiple self-builders	35	68	176	44	122	28	1	0	0
Kingsmere, South West Bicester Phase 1	1 (two sales outlets)	100	128	95	110	205	196	231	210	179
Kingsmere, South West Bicester Phase 2	4	251	147	155	12	0	0	0	0	0
North West Bicester Eco-Town Exemplar Project, Bicester (Local Plan Site Bicester 1)	2	0	32	46	41	29	65	0	90	0
Former RAF Upper Heyford (Local Plan Site Villages 5)	2	250	19	76	58	97	103	106	166	46

Proposed Amended Table 18 Breakdown of sites with extant permission (net) 2011 - 2023

	Banbury	Bicester	Elsewhere	District
Strategic Sites	1,508	3,851	1,376	6,735
Non-Strategic Sites	300	228	429	957
Windfalls (<10)	62	45	202	309
Totals	1,870	4,124	2,007	8,001

Appendix 1 - Five Year Land Supply Position Statement (Excluding sites completed at 31 March 2022)

Area	Category	Site name and address	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/23	Conclusion	Planning Permissions at 31/03/23 minus units built & recorded at 31/03/23 (net)	Completions to 31/03/23 - land supply sites (excludes historic completions)	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 to 2031	
Banbury	BANBURY 1 - BANBURY CANALSIDE	Canalside	18/00293/OUT Caravan site, Station Road	Allocation	Outline permission for 63 dwellings expired in June 2022. A new outline application for 63 dwellings (22/01564/OUT) at Station Road was approved in July 2023 subject to signing of a section 106 agreement. Site is part of a wider allocation in the adopted Cherwell Local Plan and the wider site is proposed to be allocated for mixed use development in the draft Local Plan Review 2040. Projection allows sufficient time (circa 3 years) for reserve matters submission and determination.	Lapsed	Deliverable	0	0	0	0	0	33	30	0	0	0	0	0	63
Banbury	BANBURY 1 - BANBURY CANALSIDE	Canalside	18/01569/F Robert Keith Car Sales	Allocation	Previous application has lapsed. However work has started on site with former buildings set to be demolished. A new application (23/00276/F) received in February 2023 to vary a condition was permitted in May 2023. This is a full application, allowing development to commence towards the beginning of the 5 year period.	Lapsed	Deliverable	0	0	0	9	10	0	0	0	0	0	0	0	19
Banbury	BANBURY 1 - BANBURY CANALSIDE	Canalside	Remainder of the Banbury 1 Allocation	Allocation	This is the remainder of the strategic allocation in the adopted Local Plan 2011-2031 for 700 homes (Banbury 1). Work on the Supplementary Planning Document has been put on hold. This is a developable site as planning permission has yet to be secured. Site to be kept under review through the Draft Local Plan Review. However, at the current time it remains allocated and developable should an application come forward.	Allocation	Developable	0	0	0	0	0	0	0	0	100	100	372	200	
Banbury	BANBURY 2 - HARDWICK FARM, SOUTHAM ROAD (EAST AND WEST)	Land East of Southam Road	13/00159/OUT Multiple Full and RMs	Allocation Reserved matters	Complete	Complete	Complete	0	537	0	0	0	0	0	0	0	0	0	0	537

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Banbury	BANBURY 17 - SOUTH OF SALT WAY	South of Salt Way - East	21/03639/F	Allocation	Planning application 21/03639/F for a re-plan of the western parcel of 19/00895/REM for 107 dwellings, that is an additional 23 dwellings to the 84 already consented for this part of the site, was approved subject to legal agreement in May 2022. Two house builders on site means that the site will be completed within the 5 year period.	Granted	Deliverable	0	0	0	0	23	0	0	0	0	0	0	0	23
Banbury	BANBURY 17 - SOUTH OF SALT WAY	South of Salt Way - East	14/01932/OUT	Allocation Outline	Outline permission for the 1000 homes is secured. This covers the remaining area of the site which is the majority of the strategic allocation. Reserved matters for two of the development parcels (22/02068/REM) were permitted in April 2023 for 237 dwellings. Reserved matters has also been granted for a spine road (20/03702/REM) and link road (20/03724/REM) serving the school and a foul water pumping station (21/03950/REM). No known delays in developers starting on site, conditions discharged, S106 obligations varied to allow early road construction to facilitate speedier development (21/00653/M106), ground works in place. Infrastructure will be delivered based on the number of occupations meaning that there will be no significant delays in delivering the homes permited. Persimmon homes are developing the 237 homes in Phases 1 & 3. Discussions are underway on reserve applications for further phases. Charles Church is currently preparing an application (anticipated Dec. '23) for the Phase 2 land (south of Phases 1 & 3 – zoned for 110-122 dwellings). Projection is consistent with build rates on this site and in Banbury generally in recent years. There are two house builders on site. A significant proportion of the site is forecast to be completed within the 5 year period. Developer has indicated that development is likely to be delivered in line with the projection.	Granted	Deliverable	1000	0	50	75	75	100	100	100	100	100	100	300	700
Banbury	BANBURY 18 - DRAYTON LODGE FARM	Drayton Lodge Farm	18/01882/OUT	Allocation Outline	Outline permission for up to 320 dwellings is secured. The site was acquired by Vistry Group which consist of Bovis Homes and Linden Homes in November 2020. Reserved matters application (22/02357/REM) has now been approved in May 2023. Most conditions have now been discharged. Projection is consistent with build rates in Banbury generally in recent years. Developer has estimated that the majority of the site will be built out in 5 year period and they will start on site in early 2024.	Granted	Deliverable	320	0	0	50	50	75	75	70	0	0	0	320	

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Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	Magistrates Court, Warwick Road, Banbury	20/01317/F	Full	Complete	Complete	Complete	0	23	0	0	0	0	0	0	0	0	0	0	23
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	Land to the rear of 7 and 7A High Street	18/00487/F	Full	This is a small brownfield site in a very sustainable location. Full planning permission was secured but has now lapsed.	Lapsed		0	0	0	0	0	0	0	0	0	0	0	0	0
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	OS Parcel 6372 South East Of Milestone Farm, Broughton Road, Banbury	21/03644/OUT	Outline	Outline planning application (21/03644/OUT) for up to 49 dwellings, associated open space, sustainable urban drainage systems, and access was approved in June 2022. The application was submitted by Lone Star Land and will be delivered by Orbit homes. Reserved matters application, pursuant to the outline planning permission granted under reference 21/03644/OUT for the erection of up to 49 dwellings permitted in August 2023. This site has a relatively small number of dwellings to deliver during the 5 year period. Projection is consistent with build rates in Banbury generally in recent years.	-	Deliverable	49	0	0	0	0	49	0	0	0	0	0	0	49
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	Land Opposite Hanwell Fields Recreation, Adj To Dukes Meadow Drive, Banbury	21/03426/OUT	Outline	Outline planning application (21/03426/OUT) for up to 78 dwellings and associated open space was approved subject to legal agreement in April 2022. The application was submitted on behalf of a housebuilder, Manor Oak Homes, who will be developing the site. Signing of section 106 agreement is imminent. Projection is consistent with build rates in Banbury generally in recent years.	-	Deliverable	0	0	0	0	0	28	50	0	0	0	0	0	78
Banbury	BANBURY - UNALLOCATED SITES (10 or more dwellings)	Land Adjoining Withycombe Farmhouse Stratford Road A422 Drayton	22/02101/OUT		Outline planning application for a residential development comprising up to 250 dwellings was permitted in February 2023 subject to the signing of a section 106 agreement which is expected imminently. Developer (Bloor homes) anticipates delivery of homes within the next 5 years and reserve matters application to be submitted imminently. Site is identified in the draft Local Plan Review 2040. Projection is consistent with build rates in Banbury generally in recent years.		Deliverable	0	0	0	0	0	0	50	75	75	50			250

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Bicester	BICESTER 1 - NORTH WEST BICESTER	North West Bicester Phase 2	14/02121/OUT	Allocation Outline	Outline planning permission for 1700 homes on land to the north of Middleton Stoney Road, forming part of the wider North West Bicester strategic allocation was secured by P3EcoLtd on 30 January 2020. A Reserved Matters application (21/02339/REM) for 500 of the 1700 homes (forming phase 1) was submitted on behalf of Countryside Properties in July 2021 and was subsequently withdrawn. Applications continue to be submitted for Discharge of Conditions (including Phasing Plan and Design Code) and Reserved Matters for access arrangements, road layouts and a first residential phase of 123 dwellings (23/00214/REM, 23/00170/REM, 23/01493/REM and 23/01586/REM and 23/00207/DISC, 23/01496/DISC and 23/01558/DISC). The active engagement between developer (Cala homes) and Council relating to delivery of Reserved Matters are separate to restrictions imposed by infrastructure delivery as 500 dwellings are permitted on the site for 1700 dwellings prior to strategic infrastructure needing to be in place. Cala homes have submitted a phasing plan which indicates development will start in 2024. Due to the absence of reserved matters permission the site will not deliver homes before 2026/27.	Granted	Deliverable	1700	0	0	0	0	50	50	50	50	50	50	1450	250

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Bicester	BICESTER 1 - NORTH WEST BICESTER	North West Bicester Phase 2 (Remainder)	17/00455/HYB RID 21/01630/OUT 21/04275/OUT Hawkwell Village	Allocation Outline	Outline application 14/01675/OUT for employment development and 150 dwellings on land to the south west of the railway line was allowed at appeal in November 2017. Application 17/00455/HYBRID for highways and residential development (150 dwellings), submitted on behalf of Albion Land was approved on 7 August 2017. Application for employment uses (21/3177/F) was approved in July 2022. Employment development has been built in the south east corner of the north west Bicester site. Application 14/01641/OUT for 900 dwellings was approved subject to legal agreement in October 2015. Application made by Hallam land management in December 2021 for 3100 homes but has yet to be determined. To support NW Bicester, 2 bridges were installed under the railway at the start of April 2021. The delivery of roads is to follow and work is ongoing to resolve any funding gaps. The Council is working closely with the promoters of the site and other agencies to move the site forward and provide the necessary infrastructure and funding to unlock the remaining phases. However, this site can only be considered developable at this stage. Part of the wider site granted at appeal for 530 dwellings in July 2023 could also be delivered prior to strategic infrastructure being in place and there is some prospect that this could see delivery starting within 5 years.		Developable	0	0	0	0	0	0	0	50	50	50	3738	150
Bicester	BICESTER 2 - GRAVEN HILL	Graven Hill	16/01802/OUT Outline remainder	Allocation Outline	Outline application has lapsed meaning that dwellings are not expected to be delivered during the 5 year period.	Lapsed	Developable	0	0	0	0	0	0	0	50	50	50	945	150

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Bicester	BICESTER 3 - SOUTH WEST BICESTER PHASE 2	South West Bicester Phase 2	19/02225/RE M Parcels J, L and M	Allocation Reserved matters	The site is currently under construction by Barratt David Wilson with nearly all of the homes already built. Developer anticipates that the site will be built out early in the 5 year period.	Under construction	Deliverable	29	197	29	0	0	0	0	0	0	0	0	0	226
Bicester	BICESTER 10 BICESTER GATEWAY BUSINESS PARK	Bicester Gateway Business Park, Wendlebury Road, Bicester	20/00293/OUT	Allocation Outline	Outline planning permission in place for allocated site. Reserved Matters applied for in respect of employment (knowledge cluster) elements (22/02025/REM) 21/02723/OUT – planning permission for variation of condition of 20/00293/OUT to remove co-working hub – Planning permission granted 12 October 2021. Will de-link the delivery of the hub and residential development allowing for faster delivery. The residential scheme indicated blocks of apartments which would enable swifter delivery due to the nature of the development. Discussions occurring with developer, who is the landowner, on developing site for new homes.	Granted	Deliverable	273	0	0	0	0	0	50	50	50	23	100	173	
Bicester	BICESTER 12 SOUTH EAST BICESTER (WRETCHWICK GREEN)	South East Bicester (Wretchwick Green)	16/01268/OUT	Allocation Outline	Site is promoted by Boyer Planning on behalf of Redrow Homes. Outline planning permission is recently secured and conditions are being discharged indicating ongoing commitment to delivery. Discharge of Conditions application relating to the Design Code in progress with active engagement to reach agreement with landowners and way forward on highways and drainage. Pioneer Roundabout now constructed. Legal Agreement signed spring 2022. Reserved matters application expected in 2024. The expected delivery rates allow sufficient lead-in time for Reserved Matters approvals and construction.	-	Developable	1500	0	0	0	0	0	0	50	50	50	1350	150	
Bicester	BICESTER 13 GAVRAY DRIVE	Gavray Drive	-	Allocation	Outline application (21/03558/OUT) for up to 250 dwellings was submitted on behalf of land promoter (L&Q Estates) in October 2021 and is pending consideration. Section 106 agreement discussions are continuing. This is a developable site and will be kept under review.	-	Developable	0	0	0	0	0	0	0	50	50	50	100	150	

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Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	15/01357/F	Allocation	A full application for 89 homes on a greenfield site within the strategic allocation by Pye Homes was approved subject to legal agreement in January 2022. Application permitted in September 2023 with the section 106 signed. Application (22/03063/F) now submitted by David Wilson homes resulting in additional dwellings and expected to be determined shortly. Anticipated legal agreement in line with existing agreement. Further developer interest indicates delivery within the 5 year period.	-	Deliverable	0	0	0	19	30	40	0	0	0	0	0	0	89
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	18/00825/HYBRID 22/02255/REM	Allocation Hybrid Reserved matters	A new Hybrid application for 1175 dwellings was approved in September 2022. Reserved matters (22/02255/REM) is approved for phase 10 for 138 dwellings. The Council's latest monitoring shows that foundations are in place for the majority of the homes with some near completion. Recent history of delivery on the site with 250 dwellings completed in 2022/3. Dorchester is a long standing and active developer on the site and there are two developers at Heyford Park. Dorchester Living are in partnership with Picture Living who will deliver private rented dwellings. Over the last five years an average of 100 new homes per year were built at Heyford Park. It is anticipated that this level of delivery will continue. Dorchester anticipate that they will deliver over 150 dwellings per year going forward including delivering phase 10 at the same time as future phases. They do not identify any infrastructure constraints to delivery. Discussions are occurring with the developer concerning future reserved matters applications which are expected shortly. Dorchester's website indicates a range of new homes for sale.	-	Deliverable	1175	0	38	100	75	125	150	100	100	100	100	387	788
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Former RAF Upper Heyford	21/03523/OUT	Allocation	An outline application for 31 homes on land within the allocation by Pye Homes was approved in September 2023. The expected delivery rates allow sufficient lead-in time for Reserved Matters approvals and construction time. Application (22/03063/F) now submitted by David Wilson homes resulting in additional dwellings and expected to be determined shortly. Anticipated legal agreement in line with existing agreement. Further developer interest indicates delivery within the 5 year period.	-	Deliverable	0	0	0	0	0	10	21	0	0	0	0	0	31
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	OS Parcel 2778 Grange Farm North West Of Station Cottage Station Road Launton	21/04112/OUT	Outline	Outline application for the erection of up to 65 dwellings granted following an appeal in November 2022. The expected delivery rates allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time. Greencore homes are developing and are advertising the site. A reserved matters application is expected imminently.	Granted	Deliverable	65	0	0	0	0	30	35	0	0	0	0	0	65

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Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris	18/01894/OUT	Reserved matters	Reserved Matters application (21/02893/REM) was approved in June 2022. Most conditions have been discharged. Gade homes have passed development of the site to Deanfield homes. The site is under construction and the developer indicates the new homes will be available shortly. No technical constraints expected to prevent delivery on site.	Granted	Deliverable	25	0	0	15	10	0	0	0	0	0	0	0	25
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of Station Road, Bletchingdon	13/00004/OUT 14/01141/RE M 16/00362/F	Reserved matters	Complete	Complete	Complete	0	61	0	0	0	0	0	0	0	0	0	0	61
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land North of The Green and adj. Oak Farm Drive, Milcombe	15/02068/OUT 19/00046/RE M 20/03609/F	Reserved matters	Complete	Complete	Complete	0	44	0	0	0	0	0	0	0	0	0	0	44
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	Land South and Adj. to Cascade Road, Hook Norton	20/00286/F 22/01946/F	Full	An application (20/00286/F) was permitted in March 2022 and the section 106 has been agreed. A Variation of conditions application was approved in April 2023. Greencore homes are developing and advertising homes on the site.	Granted	Deliverable	12	0	4	8	0	0	0	0	0	0	0	0	12
Other Areas	OTHER AREAS - UNALLOCATED SITES (10 or more dwellings)	OS Parcel 3489 Adjoining And South West Of B4011, Ambrosden	22/01976/OUT		Outline application for 75 homes permitted in February 2023 subject to section 106. With permission granted over 9 months ago, the section 106 is expected to be signed shortly.		Deliverable	0	0	0	0	0	25	35	10	0	0	0	0	75

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Other Areas	OTHER AREAS - SMALL SITES (1 to 9 dwellings)	-	-	WINDFALL	Small sites with permission	Small sites	Deliverable	202	876	70	70	62	0	0	0	-	-	-	1078
Windfall	Small sites windfall	District-wide small sites windfall allowance	-	WINDFALL	Windfall completions on small sites have averaged 140 per year since 2011.	Small sites	Deliverable	-	-	0	0	0	125	125	100	100	100	-	550
Windfall	Large sites windfall	District-wide large sites windfall allowance	-	WINDFALL	Windfalls expected from large sites		Deliverable	-	-	0	0	0	0	0	100	100	100	-	300
										853	761	703	890	914					

TOTALS	8001	9448	853	761	703	890	914	969	989	1033	9457
											4121

5.5 years supply

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