

**URGENT BUSINESS AND SUPPLEMENTARY INFORMATION**

**Executive**

**1 November 2010**

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*If you need any further information about the meeting please contact James Doble, Legal and Democratic Services james.doble@cherwell-dc.gov.uk (01295) 221587*

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# Annual Monitoring Report 2010



## Alternative Formats

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01295 227001



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## Chapter 1 Introduction

### *Purpose of the AMR*

- 1.1** This Annual Monitoring Report (AMR) reviews progress on preparation of the Council's Local Development Framework (LDF) and provides monitoring information on business (employment generating) development and town centres, housing, environmental quality, and car parking and transport for the period 1 April 2009 to 31 March 2010. It is the sixth AMR that the Council has produced for submission to the Secretary of State.
- 1.2** The AMR has been prepared with reference to Government guidance including '*Local Development Framework Monitoring: A Good Practice Guide*' (2005).<sup>(1)</sup> The purpose of the AMR is to:
- review progress made in terms of Local Development Document (LDD) preparation against the timetable and milestones in the Local Development Scheme (LDS);
  - provide monitoring results using the updated 'Core Output Indicators' (COIs) as required and defined by the Government;
  - set out a framework for monitoring policies, to assess their performance and to identify where review is required;
  - set out actions for future AMRs.
- 1.3** The AMR forms part of the Local Development Framework but is not a Local Development Document and does not itself establish policy. The AMR is not a consultation document but your comments on the information and evidence contained within this report would be welcomed using the AMR questionnaire available on our website at <http://www.cherwell.gov.uk/index.cfm?articleid=3238>.

### *Content of this AMR*

- 1.4** **Chapter 2** of the AMR presents the key findings from the monitoring work undertaken during this monitoring year.
- 1.5** **Chapter 3** explains the monitoring framework to be used to monitor the effectiveness of future LDF policies.
- 1.6** **Chapter 4** summarises progress on the Local Development Framework since the publication of the last AMR in December 2009.
- 1.7** **Chapter 5** sets out the monitoring results in detail using the 'Core Output Indicators' for 2010 on business development and town centres, housing, environmental quality, car parking and transport, and local services. It also presents information using indicators previously identified as 'Core Output Indicators' but since removed by the Core Output Indicator Update 2/2008.<sup>(2)</sup>
- 1.8** **Chapter 6** explains how we intend to develop the monitoring framework alongside progress on the Local Development Framework, so that the implementation of LDF policies can be assessed.
- 1.9** As the Council does not yet have adopted Local Development Framework policies, there are no LDF policies for the AMR to review at this time. As the LDF progresses, future AMRs will consider whether new policies are meeting objectives and enabling targets to be met, whether they are having unintended

1 Available at <http://www.communities.gov.uk>. Other relevant guidance considered includes CLG's 'Using Evidence in Spatial Planning' (March 2007) at

<http://www.communities.gov.uk/publications/planningandbuilding/spatialplanspracticelessons>

2 Available at <http://www.communities.gov.uk>.

consequences, and whether they require review. Whilst the performance of the saved policies of the Adopted Cherwell Local Plan is not assessed in this AMR, the monitoring results will enable review of their effectiveness in the preparation of LDF policies. The saved policies are set out in Appendix 3.

*More Information*

- 1.10** For more information on the contents of this document or on the Local Development Framework, please contact the Planning Policy team on 01295 227985 or email [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

## Chapter 2 Key Findings

2.1 This chapter sets out the key findings of the Annual Monitoring Report for 2009-10. The results are presented and discussed in more detail in Chapter 5.

### *Progress on the Local Development Framework*

- Production of a revised Local Development Scheme in November 2009
- Evidence base: significant progress on several key areas of this
- Core Strategy: publication of the Draft Core Strategy in February 2010 and the subsequent public consultation on this. Further progress on the Core Strategy has been held up by the revocation of the Regional Spatial Strategy and the need for the Council to review the aspects of its LDF evidence base particularly as these relate to determining appropriate levels of housing growth for the plan period
- Canalside: public consultation on a draft Supplementary Planning Document for this site during November and December 2009.

### *Business Development and Town Centres*

- 44,692m<sup>2</sup> (gross) of business development (offices, industry, or storage and distribution) was completed in Cherwell during 2009-10 (26,691m<sup>2</sup>) net. An average of 64% of this floorspace was on previously developed land.
- Measuring availability using a new methodology (non 'built out' allocations + extant permissions), employment land availability is 107.67ha. It is considered that this is an overestimation of the situation in reality (see Chapter 3).
- 1.42ha of employment land has been lost to other uses, including on land identified in the Employment Land Review
- 26,415m<sup>2</sup> (gross) of 'town centre uses' (shops, financial and professional services, offices and leisure) was completed in Banbury, Bicester and Kidlington centres, with 62,770m<sup>2</sup> (gross) completed across the district

### *Housing*

- The district has returned to a five year rolling supply of deliverable sites with a 5.1 supply for 10/11 (2010 to 2015) and a 5.9 supply for 11/12 (2011-2016)
- There were 438 net housing completions in 09/10 (484 gross)
- 70% of net housing completions were on previously developed land
- Total housing completions since 2006 have been 2172, an average of 543
- Housing completions in 10/11 are expected to be very low at about 172 dwellings, due to recent economic conditions and a time-lag effect in housebuilding
- Work has started on the development of the district's next strategic housing site at South West Bicester. Housing completions are expected to rise again in 11/12 as homes begin to be built on that site and others recently permitted
- The total existing housing land supply from 2006-2026 is estimated to be 8461, i.e a supply of 6289 from deliverable and developable sites in addition to 2172 completions. This makes no allowance for other emerging LDF sites or small unidentified windfalls
- Net affordable housing completions in 09/10 were 97, (199 gross including acquisitions) compared to the minimum average annual target of 100 dwellings set by the Council's Housing Strategy.

### *Environmental Quality*

- There have been no planning applications granted contrary to Environment Agency advice on flooding or water quality grounds
- 5 renewable energy schemes have been permitted in 2009-10, a decrease from 13 schemes in 2008-9
- There are no open spaces in the district managed to Green Flag Award standards
- There has been a net loss of the area of Local Wildlife Site in the district (formerly County Wildlife Sites) due to some areas being deselected, but an increase in the area of Sites of Special Scientific Interest (SSSI) with a new site (Ardley Trackways) having been designated
- There has been an increase in the 'priority species' present within Cherwell and an increase in the 'priority habitat' area. Priority species and habitats are derived from the UK Biodiversity Action Plan and are a priority for biodiversity and conservation action.

### *Car Parking and Transport*

- 65% of the applicable schemes recorded as complete during 2009-10 exceeded the maximum car parking standards.

**2.2** The next chapter describes the monitoring framework and the indicators used to obtain the results provided within this report.

## Chapter 3 Monitoring Framework

- 3.1 This chapter describes the Council's current monitoring framework (which will be revised as the LDF progresses). The framework is based on an objectives-targets-indicators approach: LDF policies will be monitored using indicators and targets to ensure they are meeting the LDF objectives.

### Objectives

- 3.2 Draft Strategic Objectives for Cherwell's Local Development Framework were identified in the Draft Core Strategy (February 2010) in order to meet the vision for Cherwell for 2026 and to address the key issues within the District<sup>(3)</sup> and are set out in Chapter 5. These have evolved as work on the LDF has progressed. Targets and indicators will be used to determine whether these objectives are being achieved.

### Types of Indicators Used

- 3.3 There are various types of indicators used to measure the performance of policies. Detailed guidance on indicators can be found in the Government's 'Good Practice Guide to Monitoring Local Development Frameworks' (2005) and the 'Core Output Indicators Update 2/2008'.<sup>(4)</sup> The different types of indicators are discussed below:

#### *Core Output Indicators*

- 3.4 This AMR uses the Core Output Indicators (COIs) as recommended in the Government's Core Output Indicators Update 2/2008. The COIs measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. They cover topics such as business development, housing and environmental quality.
- 3.5 The Core Output Indicators Update 2/2008 removed some of the indicators that we have been required to report on in previous AMRs, and also added some new ones. We have continued to report on the 'former' Core Output Indicators, as they still provide locally specific contextual information which will be useful in formulating LDF policies.

#### **Core Output Indicator**

The 'updated' Core Output Indicators are shown throughout this AMR in a green box similar to this

#### **'Former' Core Output Indicator**

The 'former' Core Output Indicators are shown throughout this AMR in a blue box similar to this

3 Available at <http://www.cherwell.gov.uk/localdevelopmentframework>

4 Both available at <http://www.communities.gov.uk>

### *Local Indicators*

- 3.6** Local indicators should monitor the outputs of planning policies not covered by the Core Output Indicators. The selection of these indicators will vary according to particular local circumstances and issues but sufficient numbers of local indicators should be developed to ensure a robust assessment of the implementation of local planning policies. Draft local indicators have been listed in previous AMRs (available at <http://www.cherwell.gov.uk/index.cfm?articleid=3238>). These were drafted according to early iterations of the strategic objectives for the emerging Core Strategy. As set out in para 3.2, the objectives will continue to evolve as work on the LDF progresses (particularly as a result of the most recent consultation on the Draft Core Strategy), and so we have not yet finalised the set of local indicators to be used to monitor the Core Strategy. A detailed monitoring framework will need to be in place by the time the Core Strategy is adopted.

### *Contextual Indicators*

- 3.7** Contextual indicators measure changes in the wider social, economic and environmental background within which planning policies operate. Examples include information about the health of the population and the environmental characteristics of an area. Detailed contextual information is contained in the first AMR of 2005, and is also presented as baseline data for the Council's Sustainability Appraisal (SA). Both the 2005 AMR and the SA work undertaken so far are available on the Council's website at <http://www.cherwell.gov.uk/localdevelopmentframework>.
- 3.8** The Council has also more recently published 'Living in Cherwell', a profile of the district containing comprehensive contextual data on population, housing, education, deprivation, the economy, transport and local services ([http://www.cherwell.gov.uk/media/pdf/i/g/Living\\_in\\_Chерwell\\_FULL\\_MMCL\\_July\\_2010.pdf](http://www.cherwell.gov.uk/media/pdf/i/g/Living_in_Chерwell_FULL_MMCL_July_2010.pdf)). A new Sustainable Community Strategy has also recently been produced by the Cherwell Local Strategic Partnership which provides the overall strategic direction and vision for Cherwell District until 2030. The document is backed by evidence and analysis, and as such is also an important source of information (<http://www.cherwell.gov.uk/index.cfm?articleid=1376>).

### *Relationships with Corporate Performance Management, and National Indicators*

- 3.9** The Council's performance is measured through the Performance Management Framework. Central to this is the Corporate Scorecard, which is made up of the Council's priority performance targets across seven areas - performance against the Local Area Agreement and the Community Strategy, the Corporate Plan promises, National Indicators, priority service indicators, finance, human resource, and customer satisfaction targets. Several of these targets are relevant to spatial planning and will be considered as part of the contextual evidence base for the Local Development Framework. The Council is required to report on a range of National Indicators for example, three of which - net additional homes, affordable homes and deliverable housing sites - are the same as Core Output Indicators and so are reported on within this AMR. A report detailing Cherwell's 'End of Year Performance' for 2009/10 is available online at <http://www.cherwell.gov.uk/index.cfm?articleid=1503>

### *Sustainability Appraisal*

- 3.10** Sustainability Appraisal (SA) is linked to the plan making process and aims to ensure plans are based on the principles of sustainable development by assessing their social, economic and environmental effects. Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) will often require SA and throughout their development, the sustainability implications of each document will be monitored through a series of SA indicators (see 'Significant Effects Indicators', below). The

SA reports which the Council has produced so far for its Local Development Documents (the collective terms for DPDs, SPDs and the Council's Statement of Community Involvement) and are available on our website: <http://www.cherwell.gov.uk/localdevelopmentframework>.

### *Significant Effects Indicators*

- 3.11** Significant Effects Indicators are devised using the work undertaken for Sustainability Appraisal (above). They are indicators which demonstrate the significant effects of policies and should relate to the subject areas set out in the Strategic Environmental Assessment (SEA) Directive including biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors and heritage (further guidance is available from Communities and Local Government (CLG) at <http://www.communities.gov.uk>). An example of a significant effects indicator may include information on air quality in a particular area of the district. These indicators will be used in future AMRs to report on the implementation of DPDs or SPDs.

### **Targets**

- 3.12** As work on the LDF progresses, targets will be devised so that we can determine whether policies are meeting the LDF objectives, and subsequently, if the policies require changing or removing. Targets should be SMART - specific, measurable, achievable, realistic and time bounded - and can be national and local. Targets will be set out in LDDs as work on the LDF progresses, and will be reported on in future monitoring reports. So far, targets have been devised for housing monitoring and these are discussed in Chapter 5.

## **A COORDINATED MONITORING FRAMEWORK**

- 3.13** Government guidance (see paragraph 3.3) states that the monitoring framework used for the LDF should reflect the new spatial planning approach, in being closely related to other plans and strategies produced at a national and local levels. Therefore, the following indicators will also be considered in developing Cherwell's monitoring framework:

- Indicators to reflect information collected at the national level
- Indicators recommended by the County Council
- Indicators already used by the Council such as the National Indicators (see paragraph 3.9) and those used in the new Sustainable Community Strategy. Links between the Sustainable Community Strategy and the Local Development Framework continue to be strengthened.
- The recommendations and suggested indicators within the Royal Town Planning Institute's (RTPI's) report 'Measuring the Outcomes of Spatial Planning in England' (available at <http://www.rtpi.org.uk/download/4357/Measuring-Outcome-Main-P4.pdf>).

## **DATA SOURCES**

- 3.14** The evidence base for this AMR is derived from various sources:
- A housing monitoring system involving regular collation of residential planning permissions from the Uniform Development Control database. Residential commencements are monitored using National House Builders Council (NHBC) data as well as site visits. Residential completions are determined mainly by site visits and Building Control NHBC data, supported where necessary by aerial photography and Geographical Information Systems (GIS) data. The results are then inputted to the 'CDPSmart' monitoring system, used by the authorities across Oxfordshire. CDPSmart enables a high standard of reporting, analysis and querying and links with GIS databases;

- For other topic areas, internal monitoring was undertaken using the Uniform Development Control database to ascertain relevant planning applications during the monitoring period. Site visits and Building Control records have again been used to determine completions, and the CDPSmart system is again used for reporting and analysis;
- Data provided directly by other external organisations, such as the Thames Valley Environmental Records Centre which provides biodiversity information.

**3.15** The next chapter presents the results and analysis of progress on the preparation of the Local Development Framework.



## Chapter 4 Local Development Framework Progress

- 4.1** As required by the Regulations, this chapter discusses how the Council's Local Development Framework (LDF) is progressing against the targets set in the current Local Development Scheme (LDS) which was approved by Cherwell District Council on 2nd November 2009 and by the Government Office for the South East (GOSE) on 13th November 2009.
- 4.2** Planning Policy Statement 12 (PPS12) states that AMRs should:
1. Report progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme.
  2. Report progress on the policies and related targets in local development documents, including progress against any relevant national and regional targets.
  3. Include progress against core output indicators including information on net additional dwellings and an update of the housing trajectory
  4. Indicate how infrastructure providers have performed against the programme of infrastructure set out in the Core Strategy.

### Evidence Base

- 4.3** Significant progress has been made during the monitoring year, and since, on the evidence base for the LDF. Key areas where work has been undertaken include the following:-
- Level 2 Strategic Flood Risk Assessment for the district including work to consider the issues affecting the Canalside proposal (currently underway)
  - Strategic Housing Land Availability Assessment (currently underway)
  - Affordable Housing Viability Study (completed)
  - Renewable Energy / Climate Change Study (completed)
  - Landscape Sensitivity and Capacity Assessment (completed)
  - Habitat Regulations Assessment (Appropriate Assessment) of the Draft Core Strategy (currently underway)
  - A review of the 2006 PPS6 Assessment (currently underway)
  - A review of the 2006 Employment Land Review (currently underway)

### Core Strategy Development Plan Document (DPD)

- 4.4** The Core Strategy DPD will set out the strategic policy framework for the District to 2026.
- 4.5** Following the public consultation on "reasonable alternatives for directions of growth and strategic sites" ("Options for Growth") between September and November 2008, the Council published its Draft Core Strategy in February 2010. The public consultation on this document took place between February and April 2010. The intention (contained within the current Local Development Scheme) was to publish the Core Strategy in September 2010 and then allow a period for formal representations during September and October before submitting the Core Strategy to the Secretary of State in December 2010.
- 4.6** This timetable has been affected by the announcement of the new Secretary of State in July 2010 to revoke Regional Spatial Strategies including the South East Plan. This has (amongst other matters) removed the strategic housing requirement within the district. Cherwell District Council is currently reviewing its existing evidence base and undertaking some further work to enable it to take a view

on an appropriate level of growth to recommend for the district. In doing this, councillors have reaffirmed their commitment to progressing (a) the Core Strategy, and (b) the eco-development at North West Bicester within this.

- 4.7 The Council hopes to indicate soon a revised timetable for the Core Strategy, which may include additional public consultations. At this time it will consider revising its Local Development Scheme accordingly.

#### **Delivery Development Plan Document (DPD)**

- 4.8 Aside from the Core Strategy, the Council's original intention was to produce three separate DPDs covering site allocations (identifying a range of sites capable of meeting the strategic requirements of the District of a number of land uses) for the Banbury and North Cherwell area, for the Bicester and Central Oxfordshire area, and development control policies for the District. Taking into account advice from GOSE, the Council has decided to combine these into a single Delivery DPD, which will have a number of advantages including a more simplified, efficient and readily understood process.

- 4.9 The Delivery DPD will therefore contain site allocations for the whole District (except for those strategic allocations contained within the Core Strategy), and development control policies. The following "issues and options" consultations have been undertaken to support this DPD:-

- Banbury and North Cherwell Site Allocations DPD (July and November 2006)
- Bicester and Central Oxfordshire Site Allocations DPD (May 2007)
- Supplementary consultation on Site allocations (covering both parts of the district) (February 2008)

- 4.10 Further work on this DPD has not taken place in view of the need to prioritise work on the Core Strategy, and in particular the strategic allocations. The earlier work and consultation on the site allocations DPDs has been helpful in informing the selection and consideration of strategic sites for the Core Strategy.

- 4.11 It was hoped to produce a draft of the Delivery DPD in January 2011, however this has been affected by the slippage in the Core Strategy (see above). Once this has been resolved, a revised timetable for the Delivery DPD will be included in a revised Local Development Scheme.

#### **Comprehensive Planning Brief for Upper Heyford Supplementary Planning Document (SPD)**

- 4.12 The Council has adopted an SPD and Sustainability Appraisal Report for the Former RAF Upper Heyford Airbase (in March 2007). The SPD sets out the Council's policy for the development of the former airbase.

- 4.13 Outline application 08/00716/OUT was granted on appeal on 11 January 2010 for a new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure. The site has since been acquired by the Dorchester Group and a new outline application with masterplan is expected before the end of 2010.

- 4.14 The Sustainability Appraisal Report for the SPD sets out a number of 'significant effects indicators' to be used to monitor the sustainability impacts of the proposals in the SPD. It is proposed that these are monitored upon commencement of development on the site (currently anticipated by the end of 2011, so baseline data could be presented in the 2011 AMR).

### Planning Obligations SPD

- 4.15** The Supplementary Planning Document (SPD) on Planning Obligations has been produced to provide guidance on the main requirements for infrastructure and facilities, which will be required as a consequence of development within the Cherwell District. It also sets out the financial contributions which will be sought by the Council from applicants seeking planning permission for new development in order to fulfil the relevant infrastructure and facility needs that the new development generates.
- 4.16** The current LDS indicates that the draft SPD would be produced in September 2010. There has been some slippage in this programme, however the Draft SPD is scheduled to be considered by the Council's Executive in December 2010 and then to be published for public consultation early in 2011.

### Canalside SPD

- 4.17** This will set a detailed framework to guide the regeneration of this area of Banbury. This document is currently in preparation. A draft SPD was approved for public consultation in October 2009 and consultation undertaken during November and December 2009. Progress on the document has been held up whilst further technical information is sought, relating in particular to flooding and deliverability issues. A revised draft of the SPD is scheduled to be produced early in 2011.

### Building in Harmony with the Environment SPD

- 4.18** This will set out the Council's approach to climate change mitigation and adaptation through the planning process. Work on this document was due to start in September 2010. There has been some delay to this process owing to delays to the timetable for the Core Strategy (see above). It is hoped that work will begin in 2011 and this will be set out in any revision to the Local Development Scheme.

### Statement of Community Involvement (SCI)

- 4.19** The SCI sets out how the Council will consult local communities and stakeholders in preparing the Local Development Framework and during the consideration of planning applications. The Council adopted its SCI in July 2006, which is available on the Council's website. Monitoring of the SCI is being undertaken to regularly review the methods and techniques of community engagement and consultation, taking into account continuous learning and experience. The Council will publish a consultation statement to accompany each DPD, which will include any changes to the approach in the SCI as a result of monitoring and review.

### PLAN OF ACTION

- 4.20** The LDS includes three Development Plan Documents (the Core Strategy, the Delivery DPD and the Proposals Map DPD) and three Supplementary Planning Documents (Planning Obligations, Canalside and Building in Harmony with the Environment).
- 4.21** During the forthcoming monitoring period (i.e. from 1st April 2010 - 31st March 2011), work is set to continue on the Core Strategy with a view to submitting later during 2011. Further work on the Delivery DPD and on the SPDs will flow from this.
- 4.22** The Council is taking several steps in order to keep to the revised LDS timetable. These include:-
- Maintain regular liaison with GOSE and the Planning Inspectorate to ensure that all documents within the LDF are "sound" in accordance with legislation, regulations and good practice.

- Regular reviews of progress being made on the LDF
- Increased communication between the LDF Team and Members of the Council through regular meetings of the 'LDF Advisory Panel' to discuss progress on the LDF.

## Chapter 5 Monitoring Results

- 5.1** This chapter presents the monitoring results for 2009-10. It is ordered by the themes within the Government's Core Output Indicator guidance (which, until recently, the Council has been required to monitor). With the change of Government, we are now no longer required to report on each Core Output Indicator. The emphasis now is on using indicators that provide information of local value and interest. This report also includes information on the former Core Output Indicators (indicators removed from the 'Core Output Indicator' list in previous years) that continue to provide useful monitoring information.
- 5.2** These indicators will be among those used to monitor the effectiveness of Local Development Framework (LDF) policies when they are adopted. Strategic Objectives have been drafted that will guide the LDF policies, and particularly the Core Strategy, and these are set out in the boxes below. Please note that these objectives are likely to continue to evolve as further evidence emerges and consultation results are considered. The Draft Core Strategy 2010 also included a number of local objectives specific to Banbury, Bicester, Kidlington and the rural areas. The Draft Core Strategy is available at <http://www.cherwell.gov.uk/index.cfm?articleid=3282>.

### Draft LDF Objectives

#### Economic Objectives

1. To facilitate economic growth and a more diverse local economy with an emphasis on attracting and developing higher technology industries
2. To support the diversification of Cherwell's rural economy
3. To help disadvantaged areas, improve the built environment and make Cherwell more attractive to business by supporting regeneration
4. To maintain and enhance the vitality, viability, distinctiveness and safety of Cherwell's urban centres

#### Community Objectives

5. To accommodate new development so that it maintains or enhances the local identity of Cherwell's settlements and the functions they perform
6. To meet the housing needs of all sections of Cherwell's communities, particularly the need to house an ageing population and to meet the identified needs of Gypsies and Travellers and Travelling Showpeople, in a way that creates sustainable, inclusive and mixed communities
7. To improve the affordability of housing in Cherwell and to provide social rented and intermediate housing to meet identified needs whilst ensuring the viability of housing development and a reliable supply of new homes
8. To improve the availability of housing to newly forming households in rural areas
9. To seek a balance between economic growth, the development of new homes and the provision of sufficient, good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation and other community needs

## Draft LDF Objectives

### Environmental Objectives

10. To incorporate the principles of sustainable development in mitigating and adapting to climate change impacts including increasing resource efficiency, minimising carbon emissions, promoting decentralised and renewable or low carbon energy where appropriate, and ensuring that the risk of flooding is not increased
11. To focus development in Cherwell's sustainable locations, making efficient and effective use of land, conserving and enhancing the countryside and landscape and the setting of its towns and villages
12. To reduce dependency on the private car as a mode of travel, increase the attraction of and opportunities for travelling by public transport, cycle and on foot, and to ensure high standards of accessibility for people with impaired mobility
13. To provide high quality, locally distinctive and well designed environments which increase the attractiveness of Cherwell's towns and villages as places to live and work and which contribute to the well-being of residents
14. To protect and enhance the natural environment and Cherwell's core assets, maximising opportunities for improving biodiversity and minimising pollution in urban and rural areas.

- 5.3** The remainder of this chapter is separated into the monitoring results for 'Business Development and Town Centres', 'Housing' and 'Environmental Quality'.

## Business Development and Town Centres

- 5.4 The Core Output Indicators recommended by the Government are listed below. We have chosen to continue reporting on all of these as they provide useful information on local conditions within the district. These indicators may continue to be used as we progress with the Local Development Framework (LDF), although when LDF policies are finalised we will be able to develop 'local indicators' more directly relevant to our specific policies.

### Core Output Indicator

**BD1:** Total amount of additional employment floorspace - by type

**BD2:** Total amount of employment floorspace (gross) on previously developed land - by type

**BD3:** Employment land available - by type

**BD4:** Total amount of floorspace for 'town centre uses'

- 5.5 'Business development' for the purposes of the AMR includes offices, industrial and storage/distribution (B1, B2 and B8 use classes) whilst 'town centre uses' include shops, financial and professional services, offices, and leisure (A1, A2, B1a and D2 use classes). Further information about all of the use classes referred to in this AMR is provided in Appendix 2. No size thresholds have been used in selecting developments to monitor for these indicators. Further detail on the methodology is provided in Chapter 3.

*BD1: Completed Floorspace and BD2: Completed Floorspace (gross) on Previously Developed Land*

- 5.6 Table 1 overleaf shows commercial floorspace completed during 2009-10 (gross and net), and the proportion of the gross floorspace completed on previously developed land (PDL). The 'net' figures reflect the overall completion totals taking into account any losses, including changes of use away from commercial use.
- 5.7 The table shows a similar amount of completed gross floorspace in this monitoring period compared to last year (44692m<sup>2</sup> compared to 42961m<sup>2</sup> last year). It should be noted however that this year's total includes a number of 'amendments', schemes that were physically completed in earlier years but are only now being reported. It is anticipated that as the monitoring system becomes more accurate, the presence of 'amendments' in next year's figures will be reduced, and we can begin to see the effects of the economic downturn in the commercial completions figures. This notwithstanding, the emerging 'Employment Land Study' for the district (underway) indicates that the district has fared relatively well in surviving the worst effects of the recession.
- 5.8 In terms of the types of commercial use being built, the table shows that:
- Compared to last year, a slightly lower proportion of the gross completed floorspace (27%) was for offices, research and development, and light industry (B1) uses (35% last year)
  - There has been a small decrease in the proportion of gross completions for general industrial (B2) use, at 8% this year compared to 13% last year
  - There has been an increase in the proportion of completions for storage & distribution (B8) use, at 40% this year compared to 22% last year.

- 5.9** In fact, a high proportion of the storage and distribution schemes reported as complete during 2009-10 were actually physically completed in previous years but have not been included in previous years' figures. Nonetheless, it does indicate that storage and distribution use plays an important part in the commercial activity in the district and there is an emerging trend in rural areas where large farm units (former barns) are converted to commercial storage.
- 5.10** The lower proportion of 'office based' (B1) completions and the higher proportion of 'warehouse based' (B8) completions, may at first glance conflict with the Council's long held strategy of encouraging 'high density' job creation (with more jobs per floorspace typically created by office and manufacturing uses, than storage/distribution). However, work on the emerging 'Employment Land Study' for the district indicates that structural changes in the economy are resulting in higher job densities on storage/distribution land. Cherwell District is particularly well located to offer advantages to warehousing/distribution occupiers including good transport links with the M40. The emerging Study projects significant demand for warehouses and logistics to 2026, and so we may continue to see a high proportion of 'B8' completions in future.
- 5.11** There is a relatively healthy level of commercial completions in the rural areas of the district. Surprisingly, a high proportion of the completions in rural areas were on previously developed land, where we might have expected to see a lower proportion of 'PDL' use. Examples include the last of the live/work units at Enslow (06/00762/F), and changes of use at farm diversification schemes from one commercial use to another (for example at Home Farm, Caversfield).
- 5.12** Finally, the 'net' completion figures are slightly higher than last year (26691m<sup>2</sup> compared to 20036m<sup>2</sup>) indicating a slightly lower level of losses of commercial use compared to last year.

**Table 1 BD 1 & 2: Completed Business Development 2009-10 (sqm)**

	Gross B1a	Gross B1b	Gross B1c	Gross B1 MIX <sup>(5)</sup>	Gross B2	Gross B8	Gross B MIX <sup>(6)</sup>	Gross B Class	Net B1a	Net B1b	Net B1c	Net B1 MIX	Net B2	Net B8	Net B MIX	Net B Class
<b>Banbury</b>	3412	0	975		3055	1512	0	9257	1126	0	975	303	2967	1512	-2328	4555
% PDL	100%	N/A	17%	58%	56%	12%	N/A	61%								
<b>Bicester</b>	5	0	0	0	0	2950	11321	14276	5	0	0	0	0	-7689	10998	3314
% PDL	100%	N/A	N/A	N/A	N/A	100%	100%	100%								
<b>Kidlington</b>	6416	0	0	0	0	6164	0	12580	6416	0	0	0	0	6164	0	12580
% PDL	0%	N/A	N/A	N/A	N/A	0%	N/A	0%								
<b>Rural Areas</b>	578	0	330	0	414	7257	0	8579	284	0	287	0	414	5257	0	6242
% PDL	88%	N/A	100%	0	57%	96%	N/A	94%								
<b>TOTALS</b>	<b>10411</b>	<b>0</b>	<b>1305</b>	<b>303</b>	<b>3469</b>	<b>17883</b>	<b>11321</b>	<b>44692</b>	<b>7831</b>	<b>0</b>	<b>1262</b>	<b>303</b>	<b>3381</b>	<b>5244</b>	<b>8670</b>	<b>26691</b>

- 6 B MIX refers to applications where the floorspace breakdown between B1, B2 and B8 uses is not stated  
 5 B1 MIX refers to applications where the floorspace breakdown between B1a, B1b and B1c is not stated



*BD3: Employment Land Available*

- 5.13** During this monitoring year, we have been able to monitor employment land availability slightly differently than in previous years. The new method has been used to help inform the update of the Employment Land Study, and to submit data to the County Council to fulfil their monitoring requirements, and has been facilitated by improvements in the monitoring software used for commercial development (see Chapter 3).
- 5.14** To summarise, the guidance defines this Core Output Indicator as:
- Employment land available = remaining allocated land + all extant planning permissions outside of allocated land
- 5.15** Please note that the indicator refers to employment land availability by type, i.e offices, industrial, storage. However, whilst the Non Statutory Cherwell Local Plan contains recommendations as to the appropriate uses of allocated employment sites, the sites were not allocated for individual uses but for mixed employment. Therefore we do not report on a breakdown of availability per use class.

Step 1 - Remaining Allocated Land

- 5.16** Uptake of each of the sites allocated for employment (not mixed use) development in the Non Statutory Cherwell Local Plan 2011 has been monitored to establish which sites are still undeveloped. For the purposes of this indicator, sites are only considered 'no longer available' once development onsite has been completed. This is in accordance with the Core Output Indicator guidance which states that 'availability' should include 'sites which may be under construction but are not yet completed'. Sites 'committed' for development (i.e with planning permission) are still considered, for the purposes of this indicator, to be 'available' since it is possible that the permission may expire unimplemented or may be superseded by another. Examples are noted in the 'comments' column below.

**Table 2 Remaining Allocated Land (ha)**

Location	Remaining Allocated Area	Comments
Banbury	29.24	The majority of this 'remaining area' consists of the site allocated as 'Land to the south of Overthorpe and west of M40' (part of which is known as the 'Origin' site and has planning permission (08/02352/OUT refers)).
Bicester	22.76	The majority of this 'remaining area' consists of 22ha at land east of A41, Oxford Road (permitted just outside of the 2009-10 monitoring period (07/01106/OUT refers)).  The total excludes land at Gavray Drive, which, using a strict interpretation of the indicator methodology, would continue to be considered 'available' until the residential development allowed at appeal (04/02707/OUT) is physically completed onsite. The total also excludes the employment allocation at Bicester Airfield. The recently produced Planning Brief for RAF Bicester sets out which parts of the site may be suitable for employment in light of the heritage value of the site. Realistically therefore the total 'available' area may be slightly higher.
Kidlington	1.18	Remaining allocation at Oxford Spires Business Park and Langford Locks
Rural Areas	5.37	The majority of this 'remaining area' consists of what is left at the site allocated as Banbury Business Park in Adderbury (off Aynho Road).
<b>TOTAL</b>	<b>58.55</b>	

Step 2 - Extant Planning Permissions

- 5.17** As set out in 5.14, the Core Output Indicator guidance recommends adding the total site area of all extant planning permissions (granted and started schemes) for employment development onto the 'available' allocated site area. To avoid double counting, we should not include permissions on allocated sites. The total (gross) site area of extant permissions on non allocated land is shown in Table 3 below. This includes the site area of permissions for a change of use from one employment use to another (which would not in reality result in a gain of employment floorspace), but excludes the site area of permissions resulting in a change of use away from employment. The total site area of extant permissions in Banbury is significantly higher than in other areas due to a larger number of extant permissions (more than twice the combined number in Bicester and Kidlington).

**Table 3 Extant Planning Permissions (Site Area, ha)**

Location	Site Area
Banbury	23.75
Bicester	6.50
Kidlington	5.40
Rural Areas	13.47 <sup>(7)</sup>
<b>TOTAL</b>	<b>49.12</b>

Step 3 - Remaining Allocated Land + Extant Planning Permissions

This is shown in Table 4 below:

**Table 4 BD3: Overall Employment Land Available (ha)**

Location	Remaining Allocated Area	Extant Planning Permissions	Total
Banbury	29.24	23.75	52.99
Bicester	22.76	6.50	29.26
Kidlington	1.18	5.40	6.58
Rural Areas	5.37	13.47	18.84
<b>OVERALL TOTAL</b>	<b>58.55</b>	<b>49.12</b>	<b>107.67</b>

- 5.18** As indicated in Table 2, it is considered that this indicator methodology results in an overestimation of the employment land availability because it allows for sites with planning permission, or even under construction, to be considered 'available'.
- 5.19** The update of the Employment Land Study will produce new data on employment land 'clusters' in the district (i.e not just allocated sites) that have undeveloped land and/or vacant buildings and will make recommendations on the sites to be allocated in the Local Development Framework. We expect

7 This excludes the extant outline permission for redevelopment at the former RAF Upper Heyford as the large site area would skew the figures significantly.

that this report will be finalised by the end of 2010. It will be an important source of evidence in the formulation of LDF policies on employment development, and will form an important part of the baseline data for the 2011 AMR.

*BD4: Completed Floorspace for 'Town Centre Uses'*

- 5.20** The Core Output Indicator requires information on completed development for 'town centre uses' within town centres and within the district as a whole.
- 5.21** 'Town centre uses' are defined as retail, financial and professional services, offices, and leisure (A1, A2, B1a and D2 uses as set out in Appendix 2).
- 5.22** For the purposes of this report, we define 'town centres' according to the Town Centre Shopping Area, the Town Centre Commercial Area and the Primary Shopping Frontage in Banbury, the Town Centre Boundary and the Primary Shopping Frontage in Bicester, and the Primary Shopping Frontage in Kidlington (shown in the Non Statutory Cherwell Local Plan 2011, available at <http://cherweb.cherwell-dc.gov.uk/local%20plan/>). Town centre areas for Banbury, Bicester and Kidlington were also more recently set out in the Draft Core Strategy, although there are few differences between these new, draft, boundaries and the boundaries set out in the Non Statutory Cherwell Local Plan.

**Table 5 BD4: Completed Floorspace for 'Town Centre' Uses (sqm)**

		A1	A2	B1a	D2	Total
Gross	'Town Centres'	24237	700	1265	213	26415
Gross	District	40270	945	10411	11094	62720
Net	'Town Centres'	24109	640	943	213	25905
Net	District	39926	804	7831	11094	59655

- 5.23** Table 5 above shows that there has been a significant amount of floorspace completed (both gross and net) within town centres and the district as a whole for retail, office and leisure uses (a significant amount of this results from the Castle Quay shopping centre in Banbury, which had not previously been formally recorded as complete on the monitoring software). This is unlike last year, where overall there was a net loss of floorspace within town centres due to changes of use from 'town centre uses' to restaurants and cafés (A3 use), drinking establishments (A4), hot food takeaways (A5), health clinics or dentists (D1), to other uses such as tattooists (Sui Generis) or changes of use of the upper floors of shops to residential (C3). In particular, this year's figures show a high proportion of 'leisure' use having been built outside of town centres; this is largely due to the Council's sports centre modernisation programme that was completed across the district during 2009-10.

*Losses of Employment Land*

- 5.24** We are no longer required to report on losses of employment land to non employment (i.e. residential) uses, but we continue to do so since it provides useful contextual information as we prepare the LDF.

### 'Former' Core Output Indicator

Losses of employment land in (i) employment/regeneration areas and (ii) local authority area (*note: we have defined 'employment areas' as the areas identified within the Employment Land Review and regeneration areas according to the Banbury Regeneration Area boundary in the Non Statutory Cherwell Local Plan 2011*).

Amount of employment land lost to residential development

- 5.25** The tables below show losses of employment land (B use classes) to 'non employment uses' (retail (A), residential (C), healthcare or leisure (D) or a use falling outside of other use classes (Sui Generis). These are losses resulting from completed schemes (not planning permissions) and the figures reflect total site area rather than floorspace.

**Table 6 Losses of Employment Land in the ELR to Other Uses (site area in hectares)**

Non Employment Completions on ELR Sites	A Use Classes	C Use Classes (including residential development)	D Use Classes	Sui Generis <sup>(8)</sup>	Total
2008-9	0.06	0.00	0.00	0.33	0.39
2009-10	0.00	0.00	0.20	0.14	0.34

**Table 7 Losses of Employment Land in Other Parts of the District (site area in hectares)**

Non Employment Completions on Non ELR Sites	A Use Classes	C Use Classes (including residential development)	D Use Classes	Sui Generis	Total
2008-9	0.55	0.13	0.69	0.01	1.38
2009-10	0.56	0.34	0.18	0.00	1.08

- 5.26** Changes of use from employment to other uses have occurred on Employment Land Review (ELR) sites (Table 6) and non ELR sites (Table 7). The ELR identifies the most significant employment sites in the district and so it is to be expected that changes of use away from employment will be lower on ELR sites than non ELR sites (0.34 hectares compared to 1.08 hectares).
- 5.27** Changes of uses from employment use on non ELR sites are not a major cause for concern. Non ELR sites are likely to be town centre locations or small sites in rural areas. Table 7 above shows 'losses' to retail, leisure or other uses that would be expected in these types of locations.
- 5.28** What is of interest are the changes of use from employment to other uses (0.34 hectares in total) on established employment sites. There is no policy to protect employment land in the Local Plan, other than on existing employment sites within or adjoining villages (Non Statutory Cherwell Local Plan Policy EMP5).

8 Sui Generis refers to uses that do not fall within the four main use classes including petrol filling stations, car showrooms, taxi businesses, laundrettes etc

*Further Information on Business Development*

**5.29** For further contextual information please see the following:

- Office for National Statistics (<http://www.ons.gov.uk>)
- National statistics on land use, commercial and industrial floorspace and rateable values, and areas of town centre activity and retail cores (<http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/>)
- Oxfordshire Data Observatory (<http://www.oxfordshireobservatory.info/>)
- Cherwell Performance Management Framework (<http://www.cherwell.gov.uk/index.cfm?articleid=1503>)
- Cherwell District Employment Land Review, URS (2006), at [http://www.cherwell.gov.uk/media/pdf/s/1/Employment\\_Land\\_Review\\_-\\_Final\\_Report\\_-\\_July\\_2006\\_-\\_lr.pdf](http://www.cherwell.gov.uk/media/pdf/s/1/Employment_Land_Review_-_Final_Report_-_July_2006_-_lr.pdf)
- Cherwell 'PPS6 Assessment' (retail trends and forecasts), at [http://www.cherwell.gov.uk/media/pdf/7/d/PPS6\\_Assessment.pdf](http://www.cherwell.gov.uk/media/pdf/7/d/PPS6_Assessment.pdf)
- Cherwell District Economic Development Strategy (update forthcoming) available from the Council's Economic Development team
- Cherwell Commercial Property Register (Cherwell - M40 Investment Partnership), available via <http://www.cherwell-m40.co.uk/>
- 'Living in Cherwell' [http://www.cherwell.gov.uk/media/pdf/C/4/Living\\_in\\_Chерwell\\_2010.pdf](http://www.cherwell.gov.uk/media/pdf/C/4/Living_in_Chерwell_2010.pdf)

## Housing

### *The Need for New Housing*

- 5.30** There is a need to continue to provide new housing in Cherwell to meet national and local needs. On 6 July 2010, the South East Plan was revoked and the Secretary of State for Communities and Local Government advised that Local Planning Authorities will be responsible for establishing the right level of housing provision in their areas and identifying a long term supply of housing land. He stated that some authorities may decide to retain existing housing targets set out in the revoked Regional Strategies (13,400 for Cherwell from 2006 to 2026) and that others may decide to review their housing targets.
- 5.31** The Secretary of State advised that local authorities should continue to collect and use reliable information to justify their housing supply policies and defend them during the LDF examination process. He stated that authorities could base revised housing targets on the level of provision submitted to the original Regional Strategy examination (11,800 for Cherwell), supplemented by more recent information as appropriate, if it was the right thing to do for the area. However, he emphasised that any target selected may be tested during the examination process, especially if challenged, and authorities will need to be ready to defend them.
- 5.32** On 19 July 2010, following a Member motion, the Council resolved that officers be instructed to *"...continue work on a Local Development Core Strategy, but to progress on the basis of meeting the locally proposed housing target originally endorsed by Councillors and included in the submission of the draft plan to Government (11,800 to 2026)..."*
- 5.33** This will require testing, along with other housing growth options, through the continued preparation of the Core Strategy.

### *Background to Housing Supply in Cherwell*

- 5.34** Following a period of under-delivery, it was acknowledged in a report taken to the Council's Executive on 17 January 2005 that the Council needed to *"...do all that it can to put housing delivery back on track"*. Members resolved that, pending the results of a review of the housing delivery assumptions contained in policy H1b of the Non-Statutory Cherwell Local Plan 2011 and the completion of a new Urban Housing Potential Study,
- "Officers be instructed to work with the development industry, with the local communities and with other interested parties to bring forward proposals for the development of the sites allocated in the non-statutory Cherwell Local Plan 2011 with a view to increasing the rate of housing delivery in the district."*
- 5.35** In 2005, a new Urban Housing Potential Study was produced and assumptions about future residential development, as specified in Policy H1b of the Non-Statutory Cherwell Local Plan 2011, were thoroughly examined in order to undertake a 'plan, monitor and manage' review of housing delivery.
- 5.36** A report on the results of the Urban Housing Potential Study and the 'plan, monitor and manage' review was presented to the Council's Executive on 5 September 2005. The results indicated that there was a need to bring forward proposals for the development of sites identified for residential development in the non-statutory Local Plan. Members resolved that the Council:

*"...continues to bring forward proposals for the delivery of sites identified for residential development in the Non-Statutory Cherwell Local Plan 2011..... and that officers be instructed to work with the development industry, local communities and other interested parties in order to do this with a view to increasing the rate of housing delivery to levels required by the (former) adopted Structure Plan 2011, and subsequently, the Oxfordshire Structure Plan 2016".*

- 5.37** In the interests of maintaining delivery, this resolution was re-affirmed by the Council's Executive each year from 2005 to 2009 upon consideration of Annual Monitoring Reports.
- 5.38** Since 2005, most of the Council's non-statutory allocations have progressed to completion, permission or resolution to approve. The annual rate of housing completions increased significantly but has since declined again as the effects of economic recession have been felt.

### 2009/2010 MONITORING

- 5.39** This Annual Monitoring Report includes a comprehensive review of housing delivery and housing land supply taking into account planning permission and housing completion data for the period 1 April 2009 to 31 March 2010 and new information (September/October 2010) on the deliverability and developability of housing sites. It specifically addresses the following monitoring areas and relevant 'Core Output Indicators':

- Housing Requirements
- Housing Delivery
- Market Signals
- Future Housing Supply
- Use of Previously Developed Land
- Accommodation for Travelling Communities
- Affordable Housing

### Core Output Indicator

- H1:** Plan period and housing targets  
**H2 (a):** Net additional dwellings - in previous years  
**H2 (b):** Net additional dwellings - for the reporting year  
**H2 (c):** Net additional dwellings - in future years  
**H2 (d):** Managed delivery target  
**H3:** New and converted dwellings - on previously developed land  
**H4:** Net additional pitches (Gypsy and Traveller)  
**H5:** Gross affordable housing completions

*Note: there is no report on H6: Housing Quality - Building for Life Assessments as the Council does not presently have a CABE accredited assessor*

#### *Housing Requirements (Core Output Indicator H1)*

- 5.40** Revocation of the South East Plan means that at the present time there is no official housing target for the district to meet. At the time of publication of this Report, a formal review of what the target should be has not been completed. It will be for the Core Strategy process to justify an appropriate

level of housing growth for the district. In the meantime, the former South East Plan figure of 13,400 (2006 to 2026) continues to be used as working figure for housing land supply calculations in the absence of a justified alternative. The South East Plan itself is no longer material.

*Housing Delivery (Core Output Indicators H2a & H2b)*

**5.41** The following tables provide housing completion data since 1996 and 2006 and a breakdown by the sub-areas identified in the revoked South East Plan. Continued preparation of the Core Strategy will include a review of whether or not these sub-areas remain appropriate. Figure 1 in Appendix 4 shows which parishes fall within which sub-area.

**Table 8 Housing Completions (NET) Since 1996**

	BANBURY				BICESTER				REMAINING AREAS				TOTALS	PDL%
	Windfalls		Allocated		Windfalls		Allocated		Windfalls		Allocated			
	PDL <sup>(9)</sup>	G <sup>(10)</sup>	PDL	G	PDL	G	PDL	G	PDL	G	PDL	G		
96/97	29	7	32	17	1	53	1	253	98	102	11	69	<b>673</b>	<b>26</b>
97/98	64	97	144	40	5	4	0	72	62	73	36	68	<b>665</b>	<b>47</b>
98/99	41	21	125	40	6	0	0	131	54	55	0	27	<b>500</b>	<b>45</b>
99/00	72	0	60	22	5	9	0	318	45	22	0	0	<b>553</b>	<b>33</b>
00/01	26	0	9	35	16	57	0	360	36	40	21	0	<b>600</b>	<b>18</b>
01/02	36	0	0	53	62	3	0	249	69	50	2	9	<b>533</b>	<b>32</b>
02/03	27	0	19	128	8	-2	0	184	54	18	0	0	<b>436</b>	<b>25</b>
03/04	24	0	0	140	3	0	0	175	32	25	10	0	<b>409</b>	<b>17</b>
04/05	34	0	41	203	3	0	0	269	95	18	14	0	<b>677</b>	<b>28</b>
05/06	55	0	166	237	79	0	0	0	477	31	22	0	<b>1067</b>	<b>75</b>
06/07	122	0	243	121	73	0	0	0	202	45	0	47	<b>853</b>	<b>75</b>
07/08	45	0	73	89	10	9	12	0	107	55	15	40	<b>455</b>	<b>58</b>
08/09	57	6	82	59	29	0	0	0	94	48	0	51	<b>426</b>	<b>62</b>
09/10	41	0	180	0	8	0	0	0	77	77	0	55	<b>438</b>	<b>70</b>
<b>TOTALS</b>	<b>673</b>	<b>131</b>	<b>1174</b>	<b>1184</b>	<b>308</b>	<b>133</b>	<b>13</b>	<b>2011</b>	<b>1502</b>	<b>659</b>	<b>131</b>	<b>366</b>	<b>8285</b>	<b>46</b>

10 Greenfield

9 Previously Developed Land



**Table 9 Banbury and North Cherwell (BNC) Housing Completions (NET) Since 2006**

	BANBURY					ELSEWHERE IN NORTH CHERWELL					BANBURY AND NORTH CHERWELL TOTALS
	Windfalls		Allocated		Sub Totals	Windfalls		Allocated		Sub Totals	
	PDL	G	PDL	G		PDL	G	PDL	G		
2006/07	122	0	243	121	486	68	30	0	27	125	611
2007/08	45	0	73	89	207	38	30	0	19	87	294
2008/09	58	5	82	59	204	52	40	0	27	119	323
2009/10	41	0	180	0	221	52	28	0	32	112	333
<b>TOTALS</b>	<b>266</b>	<b>5</b>	<b>578</b>	<b>269</b>	<b>1118</b>	<b>210</b>	<b>128</b>	<b>0</b>	<b>105</b>	<b>443</b>	<b>1561</b>

**Table 10 Bicester and Central Oxfordshire (BCO) Housing Completions (NET) Since 2006**

	BICESTER					ELSEWHERE IN CENTRAL OXFORDSHIRE					BICESTER AND CENTRAL OXFORDSHIRE TOTALS
	Windfalls		Allocated		Sub Totals	Windfalls		Allocated		Sub Totals	
	PDL	G	PDL	G		PDL	G	PDL	G		
2006/07	73	0	0	0	73	134	15	0	20	169	242
2007/08	10	9	12	0	31	69	25	15	21	130	161
2008/09	29	0	0	0	29	42	8	0	24	74	103
2009/10	8	0	0	0	8	25	49	0	23	97	105
<b>TOTALS</b>	<b>120</b>	<b>9</b>	<b>12</b>	<b>0</b>	<b>141</b>	<b>270</b>	<b>97</b>	<b>15</b>	<b>88</b>	<b>470</b>	<b>611</b>

- 5.42** In 09/10 housing completions were 438, a slight increase on 426 in 08/09. However, this remains a low level of housebuilding, caused by economic recession and delay in the commencement of strategic sites. Average completions since 1996 have been 592 per annum, and since 2006, 543.
- 5.43** The 2009 AMR estimated that there would be at least 369 completions in 09/10 as projected by the housing trajectory. Delivery has therefore exceeded this by 69 dwellings. This reflects the fact that no allowance has been made in projections of future delivery for small (less than 10 dwellings), unidentified windfalls.
- 5.44** Table 9 and Table 10 show that since 1996 most housing development has been in Banbury and the rural areas (including Kidlington). Little residential development has occurred in Bicester since completion of its last urban extension in 2004/05.
- 5.45** Table 26 in Appendix 4 provides a site by site breakdown of gross and net housing completions for 2009/10. Gross completions (i.e. not accounting for losses) were 484.

- 5.46** Table 27 in Appendix 4 lists the Council's housing allocations and windfall assumptions as specified in policy H1b of the Non-Statutory Cherwell Local Plan 2011. It shows completion and permission data as at 31 March 2010. 8260 dwellings were planned to be built from 1 April 2001 to 31 March 2011. 5294, or 64%, have been delivered.

*Market Signals*

- 5.47** The Council's Housing Market Update (September 2010) obtained from Hometrack provides a brief insight into current market conditions. It notes that average house prices have risen since 2009 but that affordability has fallen. The update notes that in 2009, there were 3,309 people on the Housing Register compared to 3,023 in 2002. The key facts on property prices are:
- the simple average house price in Cherwell is currently (July 2010) £262,800 compared to £231,976 in July 2009 and a regional average (July 2010) of £303,700
  - the lower quartile house price is currently (July 2010) £174,300 compared to £157,833 in July 2009 and regional average (July 2010) of £174,000
  - the average price of a new build flat is currently £134,700 compared to a regional average of £188,700
  - the average price of a new build house is currently £236,500 compared to a regional average of £334,600.

*Future Housing Supply (Core Output Indicators H2c & H2d)*

- 5.48** Table 28 in Appendix 4 is a Housing Delivery Monitor (October 2010) which is the main tool for monitoring the district's housing land supply. It shows the results of a comprehensive review of delivery expectations involving consultation with individual developers, agents and landowners as well as other Council officers in Development Control and Housing Services. The Housing Delivery Monitor informs the Housing Land Supply Position (Table 29) and Housing Trajectory (Picture 1) at Appendix 4 and the calculation of the rolling supply of deliverable sites over the next five years.
- 5.49** The Housing Delivery Monitor identifies all known deliverable and developable housing sites (10 or more dwellings) for Banbury, Bicester and remaining areas and distinguishes these from other housing potential. PPS3 requires land supply to comprise specific deliverable and developable sites only, whenever possible. Deliverable sites are those considered to be available, suitable and achievable. Developable sites are those in a suitable location and where there is a reasonable prospect that they will be available, and could be developed, at the point envisaged. PPS3 requires a continuous 5 year rolling supply of deliverable housing sites to be maintained. It states that that a 'windfall' allowance (i.e. for unidentified sites) should not be included in the first 10 years of land supply unless there are genuine local circumstances that prevent specific sites being identified. Where it is not possible to identify specific sites for years 11-15 (of a 15 year land supply) in Local Development Frameworks, broad locations for future growth should be indicated.
- 5.50** The Housing Land Supply Position (Table 29, Appendix 4) is based upon the housing delivery assumptions in the Housing Delivery Monitor. It shows the current working housing figure of 13,400 (in the absence of a justified alternative), completion figures for 2001 to 2010, and projections of future supply from deliverable and developable sites. It compares supply to the working housing figure of 13,400, identifies the annual housing requirement taking account of past and projected completions and shows the current and projected calculations of the rolling supply of deliverable housing sites.
- 5.51** Table 11 below provides a summary of the district's current housing supply position:

**Table 11 Housing Land Supply Summary 2001-2026**

a	Working Housing Figure	13,400
b	Completions (2001-2010)	2,172
c	Working Housing Figure minus Completions (a-b)	11,228
d	Future Supply from Deliverable (Available, Suitable and Achievable) Sites	5,463
e	Future Supply from Developable Sites	826
f	Total Housing Land Supply 2001-2026 (b+d+e)	8,461
g	<i>Other Identified Housing Potential (not taken into account)</i>	634
h	<i>Total Housing Land Supply plus Other Identified Housing Potential (f+g)</i>	9,095

- 5.52** The table above demonstrates that the current total housing land supply for the district from 2006 to 2026, based upon Planning Policy Statement 3 (PPS3) definitions of deliverability and developability, is calculated to be 8,461. This does not take into account additional housing potential, specifically projections for small, unidentified windfalls (less than 10 dwellings), other specific sites with housing potential (not yet deliverable or developable), nor emerging LDF allocations (other than the North-West Bicester Eco-Town Exemplar Project which is being progressed ahead of the main development).
- 5.53** These figures will change over time as housing supply is monitored and new considerations are taken into account (for example, completion of the Council's Strategic Housing Land Availability Assessment).

#### Five Year Rolling Supply

- 5.54** Planning Policy Statement 3 (PPS3) requires a five year rolling supply of deliverable housing land and the monitoring and managing of housing supply. It requires scenario and contingency planning to identify different delivery options, in the event that actual housing delivery does not occur at the rate expected. Policies and proposed management actions are expected to reflect the degree to which actual performance varies from expected performance, as indicated in housing trajectories. Paragraph 64 states that where actual housing delivery performance, compared with the trajectories, is within the acceptable ranges (for example within 10-20 per cent), and future performance is still expected to achieve the rates set out in the trajectories, PPS3 states that there may be no need for specific management actions at that time and that Local Planning Authorities (LPAs) will wish to continue to monitor and review performance closely and consider the need to update the five year supply, of deliverable sites where appropriate.
- 5.55** Where LPAs cannot demonstrate an up-to-date five-year supply of deliverable sites, paragraph 71 of PPS3 states that they should consider favourably planning applications for housing, having regard to the policies and considerations in the PPS.
- 5.56** The Council is required to report to Government on the five-year supply by completing a 'National Indicator' (NI) return. NI159 "...provides a forward look in terms of there being enough deliverable sites to meet planned housing provision over a 5 year period. So, for AMRs submitted in December 2008, the 5 year period will be April 2009 to March 2014, and so on..." The relevant period for the next NI159 return is therefore 2011 to 2016 i.e. the forward supply calculated for 2011/12.

- 5.57** Table 12 below provides a summary of the district's rolling supply of deliverable (available, suitable and achievable) housing sites over the periods 2010 to 2015 and 2011 to 2016 when measured against the current working housing figure of 13,400. It is informed by the Housing Delivery Monitor and reflects the position shown in Table 29, Appendix 4. The five year rolling supply excludes developable sites (i.e not yet deliverable) and other housing potential.

**Table 12 Calculation of Housing Land Supply from Deliverable Sites**

		Five Year Period 2010-2015	Five Year Period 2011-2016
a	Working Housing Figure	13,400 (2006-2026)	13,400 (2006-2026)
b	Completions / projected completions	2172 (2006-2010)	2172+172= 2344 (2006-2011)
c	Indicative remaining requirement (a-b)	11,228	11,056
d	Annualised requirement over remainder of plan period (c/years)	701.8 (over 16 years)	737.1 (over 15 years)
e	Annualised requirement over next 5 years (dx5)	3509	3686
f	Supply from deliverable (available, suitable and achievable sites) over the next 5 years	3587	4315
g	Total years supply over the next 5 years (f/d)	5.1	5.9

- 5.58** Between 2006 and 2009, the district was able to maintain a five year rolling supply of deliverable housing land as required by PPS3. However, a review of land supply for the 2009 AMR showed that for the first time the supply of deliverable sites had fallen below five years.

- 5.59** Since that time a number of planning applications have been considered which have increased the supply of deliverable sites over the course of 2010. These are:

- 20 dwellings (net) at Orchard Way Shopping Parade, Banbury (09/01776/F)
- 61 dwellings on land south of Milton Road, Bloxham (09/01811/F)
- 17 dwellings on land at Arcott Farm, Buchanan Road, Upper Arcott (10/00806/OUT)
- 50 dwellings on land south west of Orchard Close and adjoining Murcott Road, Upper Arcott (10/00807/OUT)
- 70 extra care dwellings at Old Stanbridge Hall, Banbury School, Ruskin Road, Banbury (10/00907/F)
- 10 flats at Miller Road, Banbury (10/01053/F)

- 5.60** A further two developments, although not yet permitted, have been the subject of detailed pre-application discussions and are considered to be deliverable. These are:

- Approximately 400 homes through the North West Bicester Eco-Town Exemplar Project (application imminent, a milestone project for the delivery of North-West Bicester)
- An additional 46 dwellings at the South West Bicester urban extension (current application 10/01381/OUT for development on a reserve school site now surplus to requirements)

**5.61** A third site, also considered to be deliverable with accompanying engineering works, is the subject of two current planning applications:

- 140 homes on land south of Talisman Road, Bicester (09/01592/OUT & 10/01316/F)

**5.62** These sites have been fed into a comprehensive review of housing land supply for this AMR (see Table 28 in Appendix 4). As Table 29 in Appendix 4 shows, the supply of deliverable sites for the period 2010 to 2015 is now calculated as 5.1 years, rising to 5.9 years for the period 2011 to 2016 (the latter being the relevant period for the next NI159 return). The calculation takes no account of two on-going appeals: for 65 homes on land south of Milton Road, Adderbury (10/00270/OUT) and for 63 dwellings on land next to The Green, Chesterton (10/00547/OUT) and places no reliance on small (less than 10 dwellings), unidentified windfalls for which there is planning permission for some 310 dwellings.

**5.63** It is considered therefore that paragraph 71 of PPS3, which requires planning applications for residential development to be considered favourably where a 5 year supply cannot be demonstrated, no longer applies to the district's supply situation. This marks the end of a period since the 2009 AMR, when the Council has been considering applications with a view to increasing supply.

*Use of Previously Developed Land (Core Output Indicator H3)*

**5.64** From Table 8 above it can be seen that the percentage of new housing (net) built on previously developed land (PDL) in 09/10 was very high at 70%, an increase on 62% in 08/09 and significantly higher than the overall total since 1996 (46%). The development of brownfield sites allocated in the non-statutory local plan (e.g. land north of Castle Street, former Bridge Motors, and the Cattle Market, all at Banbury) has continued in the absence of any major urban extensions. As new, permitted, village extensions and the strategic site at South West Bicester generate housing completions over the next two years, it is likely that the previously developed percentage will fall significantly. The 2009 AMR set a target of achieving at least 70% of net housing completions on previously developed land in 09/10 which was met. The Housing Delivery Monitor (Table 28 at Appendix 4) suggests that 47% should be achievable in 10/11. Table 26 at Appendix 4 shows that in 09/10 73% of gross completions (i.e. not accounting for losses) were on previously developed land, an increase on last year's 65%.

*Gypsies and Travellers and Travelling Showpeople (Core Output Indicator H4)*

**5.65** It had been expected that Regional Spatial Strategies would establish the level of accommodation provision that should be provided in each local authority area for the travelling communities. However the new Government considers that councils should be able to decide for themselves how many traveller pitches are necessary according to local need and historic demand. It has therefore announced its intention to revoke existing Government circulars providing planning advice on the issue and to replace these with 'light-touch' guidance outlining councils' statutory obligations. The Council will need to consider any new guidance in continuing to prepare the LDF.

**5.66** The tables overleaf show the number of pitches and plots presently available:

**Table 13 Gypsy and Traveller Pitches (Core Output Indicator H4)**

Site	Number of Pitches in 2006 <sup>(11)</sup>	Net Loss / Gain in 06/07	Net Loss / Gain in 07/08	Net Loss / Gain in 08/09	Net Loss / Gain in 09/10	Net Running Totals
Station Caravan Park, Banbury	10	0	0	0	0	10
Smiths Caravan Park, Milton	20	0	0	0	0	20
Bicester Trailer Park, Chesterton	18	0	0	-10	0	8
Corner Meadow, Farnborough Road, Mollington	0	0	0	1	1 <sup>(12)</sup>	2
OS Parcel 0006, Foxfield Farm, Station Road, Ardley	0	0	0	0	1 <sup>(13)</sup>	1
Totals	48	0	0	-9	2	41

**Table 14 Travelling Showpeople Plots**

Site	Number of Plots in 2008	Net Loss / Gain in 2008/09	Net Loss / Gain in 2009/10
Rose's Yard, Blue Pitts, Bloxham	3	0	0
Carousel Park, Bloxham	2	0	0
Faircare, Bloxham	6	0	0
Hebborn's Yard, Gosford	3	0	0
Totals	14	14	14

*Affordable Housing (Core Output Indicator H5)*

**5.67** As Table 15 overleaf shows, net affordable housing completions (excluding acquisitions by housing associations) were 97 in 09/10, an increase on 87 in 08/09. This exceeds the projected target of 91 anticipated by the 2009 AMR but, excluding acquisitions, is just below the minimum average annual target set by the Council's Housing Strategy (100 per annum). The net average since 2001 is now 101, and, since 2006, 121. The average since 2005 (the start of the Housing Strategy period) is 109 which is above minimum Housing Strategy levels. The Council therefore remains on track to meet the Housing Strategy target of at least 600 dwellings from 2005 to 2011 without taking acquisitions into account. Approximately 97 net completions are again expected for 10/11 and about 124 including acquisitions.

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- 11 A pitch is the area of land demarked for the use as accommodation by a single Gypsy and Traveller household  
 12 09/00622/F  
 13 personal permission only (09/01064/F)

**Table 15 Net Affordable Housing Completions**

	2009/10	2001-2010	2006-2010	2005-2010 (Housing Strategy Period)
<b>Banbury</b>	28	468	295	350
<b>Bicester</b>	0	266	41	45
<b>Remaining Areas</b>	69	179	147	149
<b>Totals</b>	97	913	483	544

**5.68** Table 30 in Appendix 4 provides a breakdown of the net completions shown above. Table 31, also in Appendix 4, shows that gross completions for 09/10 (Core Output Indicator H5 & National Indicator 155) were 199 (i.e. including acquisitions and not allowing for losses). This is significantly higher than the 122 recorded for 08/09.

**5.69** The Non-Statutory Cherwell Local Plan makes provision for at least 1605 affordable dwellings out of a total 5845 dwellings on identified sites (excluding Bicester Fields Farm and Slades Farm at Bicester) (i.e. 27%). From Table 27 (Appendix 4), it can be determined that 487 of the 1605 planned have been built since 2001. In addition 221 affordable homes have been delivered at Bicester Fields Farm and Slades Farm, and 205 on windfall sites. Council policy presently requires 30% affordable housing to be provided on qualifying sites. However, emerging LDF work supported by a viability study is suggesting that a higher requirement should be achievable in the future.

**5.70** From the Housing Delivery Monitor (Table 28, Appendix 4) it can be calculated that 6289 dwellings are expected to be delivered (from deliverable and developable sites only) from 2010 to 2016. A cautious 10% discount for sites that do not qualify to provide affordable housing would reduce this figure to 5660. Assuming, again in the interests of caution, that 27% of these are delivered as affordable homes (i.e. as for the Non-Statutory Plan), this would produce a total of 1528 affordable homes, equating to an average of 255 per annum to 2016. Compared to recent rates of delivery, these may seem high. However, delivery on approved strategic sites over the coming years should significantly boost delivery.

#### *Housing Targets*

**5.71** Table 16 below shows that all relevant projected targets were met:

**Table 16 Housing Target Performance 09/10**

	09/10 Target	09/10 Performance
T1	Achieve at least 369 housing completions (net) in line with the housing trajectory	438
T2	Achieve at least 91 net affordable housing completions and at least 132 gross	97 & 199
T3	Achieve at least 70% of net housing completions on previously developed land	70%
T4	<i>Achieve an average density of development of at least 50 dwellings per hectare</i>	<i>N/A (change to PPS3 in June 2010)</i>
T5	To increase the expected rolling supply of deliverable sites for 2010/11 above 4.5 years	5.1 (09/10) 5.9 (10/11)

**5.72** This year's targets reflect the commentary in this Housing section of the AMR:

**Table 17 Housing Targets 10/11**

	Targets for 10/11
T1	Achieve at least 172 housing completions (net) in line with the housing trajectory
T2	Achieve at least 97 net affordable housing completions and at least 124 gross
T3	Achieve at least 47% of net housing completions on previously developed land
T4	To maintain a 5 year rolling supply of deliverable housing sites

*Other Information on Housing*

**5.73** For further contextual information please see the following:

- Office for National Statistics (<http://www.ons.gov.uk>)
- Government Housing Statistics (<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/>)
- Oxfordshire Data Observatory (<http://www.oxfordshireobservatory.info/>)
- LDF housing evidence (<http://www.cherwell.gov.uk/index.cfm?articleid=3244>)
- Cherwell Performance Management Framework (<http://www.cherwell.gov.uk/index.cfm?articleid=1503>)
- Cherwell District Housing Strategy (<http://www.cherwell.gov.uk/index.cfm?articleid=3533>)
- 'Living in Cherwell' [http://www.cherwell.gov.uk/media/pdf/C/4/Living\\_in\\_Chерwell\\_2010.pdf](http://www.cherwell.gov.uk/media/pdf/C/4/Living_in_Chерwell_2010.pdf)



## Environmental Quality

- 5.74** The Core Output Indicators for the theme of 'Environmental Quality' currently encompass flooding, biodiversity and renewable energy issues, as follows:

### Core Output Indicator

**E1:** Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

**E2:** Change in areas of biodiversity importance

**E3:** Renewable energy generation

#### *E1: Flood Protection and Water Quality*

- 5.75** Using the Council's development control database ('Uniform') we have identified 63 planning permissions granted between 1 April 2009 and 31 March 2010 where the Environment Agency (EA) was consulted. If the EA objected to the application or if they recommended conditions be attached to the permission, this was compared to the decision notice for the application to identify permissions granted contrary to their advice.
- 5.76** There have been no applications granted contrary to Environment Agency objections on flood risk or water quality grounds.
- 5.77** Flooding issues will be considered in the preparation of the Local Development Framework, and a Strategic Flood Risk Assessment of the District (together with West Oxfordshire) has now been produced to inform decisions about directions of growth and specific site allocations as we progress with the LDF.

#### *E2: Changes in Areas of Biodiversity Importance*

- 5.78** Information on biodiversity has been provided by the Thames Valley Environmental Records Centre (TVERC).
- 5.79** We are required to report on losses or additions to areas of biodiversity importance. These are areas recognised for their intrinsic environmental value of international, national, regional, sub-regional or local significance, including Sites of Special Scientific Interest and Local Wildlife Sites (previously called County Wildlife Sites).
- 5.80** Changes in the area of Local Wildlife Sites (LWS) in the district and the county as a whole have occurred during the monitoring period. Local Wildlife Sites are selected, de-selected and extended in area on a regular basis by a site selection panel. Extensions of LWS were agreed to the existing sites at Temple Mill Quarry (The Sibfords) (4.05ha) and The Meanders and Peat Marsh (Wigginton) (5.20ha). The Slinket LWS (Hook Norton) (2.96ha) was de-designated, whilst there were net losses to Cradle and Grounds Farm Banks (Hook Norton) (1.37ha), Meadows north west of Blackthorn Hill (0.36ha), Horley (6.82ha) and Stratton Audley Quarry (0.19ha) by virtue of compartments being de-designated or boundaries adjusted.

- 5.81** The Local Geological Site project site selection panel also met during 2010 to assess surveys of sites undertaken in 2009. This panel meeting resulted in one site in Cherwell (Cassington Gravel Pits, 0.73ha) being de-selected as a Local Geological Site.
- 5.82** Finally, there has been an increase in the Site of Special Scientific Interest (SSSI) resource in the district, with a new site - Ardley Trackways - having been designated.

**Table 18 Changes in Areas of Biodiversity Importance**

Designated Site	Area 2009 (ha)	Area 2010 (ha)	As a percentage of Cherwell district
Site of Special Scientific Interest (SSSI)	543.4	605.5	1.03%
Special Areas of Conservation (SACs)	83.0	83.0	0.14%
Local Wildlife Sites	979.0	976.54	1.66%
Local Nature Reserves	15.6 (2 sites)	15.6 (2 sites)	0.03%
Regionally Important Geological or Geomorphological Sites (RIGs)	34.0 (8 sites plus 5 unmapped sites)	135.7 (10 sites plus 3 unmapped sites)	Not known

- 5.83** TVERC has also provided information on the 'Former Core Output Indicator' below:

### 'Former' Core Output Indicator

Change in Priority Habitats and Species by type

- 5.84** Priority habitats and species were defined in the UK Biodiversity Action Plan BAP and represent a priority for conservation action, with action plans produced for each.
- 5.85** Information on changes in priority habitats in Cherwell and in Oxfordshire is provided in Table 19 below.

**Table 19 Changes in Priority Habitats by Type**

UK BAP priority habitat type	Area (ha) 2008-9	Area (ha) 2009-10	County context 2008-9	County context 2009-10
Arable field margins	Not known	Not known	Not known	Not known
Coastal and floodplain grazing marsh	355.3	1544.15	355.3	4750.90
Eutrophic standing water	64.18	65.47	931.91	933.20
Hedgerows	Not known	Not known	Not known	Not known
Lowland beech and yew woodland	0.0	0.0	792.14	777.36
Lowland calcareous grassland	78.57	78.62	733.36	732.71
Lowland dry acid grassland	5.36	5.34	49.01	48.75

UK BAP priority habitat type	Area (ha) 2008-9	Area (ha) 2009-10	County context 2008-9	County context 2009-10
Lowland fens <sup>(14)</sup>	39.6	39.68	142.89	142.96
Lowland heathland	0.22	0.22	2.96	2.96
Lowland meadow	482.49	482.46	1081.22	1081.27
Lowland mixed deciduous woodland	1040.17	1045.37	4602.91	4518.41
Open mosaic habitats on previously developed land	Not known	Not known	Not known	Not known
Ponds	Not known	2.57	Not known	3.79
Purple moor grass and rush pastures	4.75	4.75	14.09	14.09
Reedbeds	19.84	19.84	25.82	25.82
Rivers	Not known	Not known	Not known	Not known
Traditional orchards	31.36	31.97	324.11	326.21
Wet woodland	36.49	35.73	138.69	137.94
Woodpasture and parkland	492.26	488.87	1860.50	1858.82
Total area of BAP priority habitat	2730.67	3845.04	11029.12	15329.37

- 5.86** As in previous years, the information presented in the table reflects improvements in knowledge of the existing habitat resource, rather than the results of habitat creation. This has resulted in relatively minor changes to some of the habitat resource at both local and county level.
- 5.87** Considerable effort was made in 2009 to map Coastal and Floodplain Grazing Marsh, based on a new, more generous, definition of the priority habitat developed by the national habitat working group. This mapping has led to a significant increase in the amount of this mapped habitat resource. As this particular habitat can also coincide with other priority habitats – land can be both lowland meadow and coastal and floodplain grazing marsh priority habitat – the review led to changes in some of the data held on other priority habitats. In addition, TVERC undertook land use and priority habitat mapping of the Swere and Upper Stour Conservation Target Area during 2009 (see 5.89).
- 5.88** Table 20 below shows there has been a net increase of five priority species recorded in the district since last year's report. Three of these species are moths, records of which were added from a site at Merton. The fourth was sea trout (at Horley Valley Complex) and Black Oil Beetle (at Upper Wardington). It is of note that over half (57%) of the priority species recorded in Oxfordshire are located in Cherwell. A detailed list of the priority species recorded in the district, as well as the year and location of the recording, has been compiled by TVERC and can be made available on request via the Council (contact details are in Chapter 1).

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14 Combined figure of Fen and Reedbed resource

**Table 20 Changes in Priority Species**

	2008-9	2009-10
Numbers of BAP priority species	126	131

Conservation Target Areas

- 5.89** There are a number of Conservation Target Areas (CTAs) within or extending into the district, which are based around areas of priority habitat and species within SSSIs and Local Wildlife Sites. The CTAs have been identified as the areas of greatest opportunity for biodiversity improvement in the district. These areas are to be targeted for conservation action and biodiversity enhancement through the maintenance, restoration and creation of BAP priority habitats. The Oxfordshire Nature Conservation Forum coordinates annual monitoring of the quality of the CTAs in terms of the area of BAP Habitat within each CTA. Targets are also set out, including targets relating to the area of created or restored priority habitat within each CTA by 2015. This data would provide an excellent indicator by which we can measure the success of Core Strategy policies on biodiversity enhancement in CTAs. A complication is that because CTAs extend beyond the district boundaries, the data is not strictly contained to the district level. Enquiries are underway to determine whether district level data on the quality of habitat within CTAs could be provided. In the meantime, the data represents a useful source of baseline information as we progress with the Core Strategy. More details are available at <http://www.oncf.org.uk/biodiversity/cta.html>
- 5.90** Detailed information on other local indicators including 'Condition of SSSIs', 'Distribution and Status of Water Vole' and 'Distribution and Status of Farmland Birds in Oxfordshire' has been provided by TVERC and is included in Appendix 5.

*E3: Renewable Energy Generation*

- 5.91** We continue to use a 'proxy' indicator to report on Core Output Indicator E3. Monitoring the number of planning permissions granted for renewable energy schemes is far more practicable than monitoring whether how many renewable energy schemes have been implemented and how much energy they actually supply. Furthermore, some renewable energy schemes in some locations are classified as Permitted Development, and as such would not require an application for planning permission.
- 5.92** The Council's development control database ('Uniform') has provided information on all planning applications for renewable energy schemes.
- 5.93** There have been 5 renewable energy applications permitted in the district during this monitoring period (a decrease from 13 schemes in 2008-9). As with previous years, these are primarily small scale householder schemes for solar panels, with one scheme for a larger number of panels at a village community centre. There were two refused schemes in the monitoring period (with one later allowed at appeal).
- 5.94** The important contribution of renewable energy in tackling climate change is being considered in the preparation of the Local Development Framework. Policies on climate change, renewable energy, and sustainable construction will be informed by the Strategic Flood Risk Assessment and the Renewable Energy and Sustainable Construction Study, both of which are available online at <http://www.cherwell.gov.uk/index.cfm?articleid=3244>.
- 5.95** The Council's Environmental Strategy for a Changing Climate (available at [http://www.cherwell.gov.uk/media/pdf/4/4/Environmental\\_Strategy.pdf](http://www.cherwell.gov.uk/media/pdf/4/4/Environmental_Strategy.pdf)) recognises the increased corporate priority given to reducing harmful emissions and preparing to adapt to the impacts of climate

change. The Council has made a corporate promise to reduce its carbon emissions by 22% over five years (reported on using National Indicator 185: the percentage carbon dioxide reduction from local authority operations). Targets have been missed for the first two years primarily due to the reopening of the redeveloped/refurbished sports centres opening. However, reductions in future years are on track due to improvements in other Council buildings, fleet and business mileage.

### Open Space

#### 'Former' Core Output Indicator

*Amount of eligible open spaces managed to Green Flag Award standard*

- 5.96** The Green Flag award is open to any freely accessible park or green space, and applications are made annually for the award. Winners are judged in criteria including whether the open space is 'A Welcoming Place', 'Healthy, Safe and Secure', 'Clean and Well Maintained', 'Sustainable' (i.e. minimal pesticide use, resource conservation measures etc), and consideration is given to 'Conservation and Heritage (both natural and built), 'Community Involvement', 'Marketing' (including the good provision of information to users) and 'Management'.
- 5.97** There are no open spaces within the District managed to Green Flag Award standard.
- 5.98** We consider this to be a narrow indicator to report on the availability and quality of open spaces in the District. When LDF policies are adopted, we will use more detailed and locally appropriate indicators to monitor open space provision. LDF policies themselves will be informed by the Council's Open Space, Sport and Recreation Facilities Needs Assessment Audit (the 'PPG17 Study'), the Green Space Strategy and the Playing Pitch Strategy (all of which are available in the LDF Evidence Base section of our website at <http://www.cherwell.gov.uk/index.cfm?articleid=3244>).

#### Other Information on 'Environmental Quality'

- 5.99** For further information on environmental quality in Cherwell, please see the following:
- Office for National Statistics (<http://www.ons.gov.uk>)
  - Environment in Your Pocket (<http://www.defra.gov.uk/evidence/statistics/environment/eiyp/index.htm>)
  - Oxfordshire Data Observatory (<http://www.oxfordshireobservatory.info>)
  - Cherwell Performance Management Framework (<http://www.cherwell.gov.uk/index.cfm?articleid=1503>)
  - The Sustainability Appraisal Scoping Reports produced for the LDF so far (and references therein) (<http://www.cherwell.gov.uk/localdevelopmentframework>)
  - Cherwell's Environmental Strategy for a Changing Climate (and references therein) ([http://www.cherwell.gov.uk/media/pdf/4/4/Environmental\\_Strategy.pdf](http://www.cherwell.gov.uk/media/pdf/4/4/Environmental_Strategy.pdf))
  - 'Living in Cherwell' [http://www.cherwell.gov.uk/media/pdf/C/4/Living\\_in\\_Cherwell\\_2010.pdf](http://www.cherwell.gov.uk/media/pdf/C/4/Living_in_Cherwell_2010.pdf)

## Car Parking and Transport

- 5.100** The 'former' Core Output Indicator relating to car parking and transport is set out below. It is considered that this is a narrow indicator for measuring the sustainability of new development. We will develop additional local indicators to help us measure the performance of planning policies in this area as work on the LDF progresses.

### 'Former' Core Output Indicator

Amount of completed non residential development complying with car parking standards

- 5.101** Car parking standards are set out in the Non Statutory Cherwell Local Plan 2011. They limit parking provision, using maximum standards, for sustainability reasons and apply to developments over a certain size threshold. The standards vary between use classes (see Appendix 2) and according to location within the district.
- 5.102** Only completed new schemes have been monitored for this indicator, not extensions to existing development, and the floorspace created by the development has been measured, not the full application site area. Where applications resulted in a net loss of floorspace (i.e. demolitions) or were for a change of use away from commercial use, these have not been included.
- 5.103** Using this criteria, 65% of the applicable schemes completed during 2009-10 (including 'amendments' that should have been reported in previous years) exceeded the maximum parking standards.
- 5.104** The merits of applications are considered on a case by case basis, and parking provision may sometimes deviate from the standards to take account of other planning considerations - this may explain the number of schemes exceeding the parking standards. Parking standards are also currently being reviewed by Oxfordshire County Council to ensure that they remain relevant to more up to date circumstances and guidance.

### Accessibility

- 5.105** In previous years we have reported on another former Core Output Indicator - "amount of new residential development within 30 minutes of key services (by public transport)". This data has not been provided this year. The updated Core Output Indicator guidance suggested that National Indicator 175 "Access to services/facilities by public transport, walking and cycling" may instead provide useful information in monitoring accessibility. This indicator is monitored at a County level and targets have been set as part of the Local Area Agreement (including a target of 77.10% during 2009-10). Progress has been made on this indicator but the Oxfordshire Partnership's 2009-10 performance management report notes that "It is not anticipated that this target will be met without significant changes to the relevant services. Initial discussions identified a range of improvements to the service that would improve performance, but these seem unlikely to be forthcoming". The report is available via <http://www.oxfordshirepartnership.org.uk/wps/wcm/connect/occ/OxfordshirePartnership/Meetings/Public+Service+Board/OP++LAA++meetings+previous>.

### Other Information on 'Car Parking and Transport'

- 5.106** For further information on 'Car Parking and Transport', please see the following:
- Office for National Statistics (<http://www.ons.gov.uk>)

- Oxfordshire Data Observatory (<http://www.oxfordshireobservatory.info>)
- Integrated Transport and Land Use Studies for Banbury, Bicester (draft) and the Cherwell Rural Areas (<http://www.cherwell.gov.uk/index.cfm?articleid=3244>)
- 'Living in Cherwell' [http://www.cherwell.gov.uk/media/pdf/C/4/Living\\_in\\_Cherwell\\_2010.pdf](http://www.cherwell.gov.uk/media/pdf/C/4/Living_in_Cherwell_2010.pdf)

**5.107** The next chapter sets out recommendations to feed into the LDF preparation and the 2011 Annual Monitoring Report.





## Chapter 6 Future Monitoring

- 6.1** Government guidance states that authorities should take a forward looking approach to monitoring<sup>(15)</sup> and should consider how to better develop the monitoring framework and the content of AMRs over time. This chapter sets out how the Council proposes to develop its monitoring framework and the AMR in future, and discusses how the monitoring results can be used to inform the LDF.

### *Monitoring Framework*

- 6.2** As Development Plan Documents are adopted, the emphasis of AMRs will shift from one of primarily monitoring current characteristics within an area, to a greater emphasis on monitoring the effects of policies and proposals (Using Evidence in Spatial Planning, DCLG, 2007).<sup>(16)</sup> The monitoring framework needs to be developed accordingly, with local indicators and targets identified which are closely linked to key DPD policies, to help us assess the impact of policies. Local indicators have been drafted and reported on in previous AMRs (available at <http://www.cherwell.gov.uk/index.cfm?articleid=3238>) and will be refined further as the Core Strategy approaches the Submission stage.
- 6.3** In developing the monitoring framework, we will consider the best practice guidance in 'Monitoring: A Good Practice Guide' (ODPM, March 2005)<sup>(17)</sup> and elsewhere, including the RTPI's study into combining or 'bundling' indicators in partnership with other authorities (Measuring the Outcomes of Spatial Planning in England, RTPI, July 2008).<sup>(18)</sup> We will develop the monitoring framework in the following ways:
- Developing linkages between the AMR and Sustainability Appraisal processes, including reporting on significant effects indicators to monitor the significant environmental impacts that the Sustainability Appraisal has identified
  - Developing linkages with other monitoring activities at district or county levels, and with Council strategies including the Sustainable Community Strategy and other strategies that share common targets with the LDF
  - Further develop internal monitoring practices including our new monitoring and reporting system, CDPSmart, and GIS (electronic mapping) to improve the efficiency and accuracy of our monitoring.
- 6.4** The next AMR will build upon this AMR and will aim to provide further information on the monitoring framework established for the LDF, in particular for the Core Strategy Development Plan Document.

### *Actions*

- 6.5** In future AMRs the Council will continue to report on the Core Output Indicators that it considers provide important local information. Additional monitoring requirements will be determined by progress on the LDF (for example the local indicators as discussed in para 6.2), or any future government requirements.
- 6.6** The data presented in this and future AMRs will form part of the evidence base for the LDF. Where relevant, it will also be a material consideration in the determination of applications for planning permission. There are some areas highlighted in this AMR for particular attention in the preparation of the LDF and future AMRs:

15 Available at <http://www.communities.gov.uk/publications/planningandbuilding/localdevelopmentframework>

16 Available at <http://www.communities.gov.uk/publications/planningandbuilding/spatialplanspracticelessons>

17 Available at <http://www.communities.gov.uk/publications/planningandbuilding/localdevelopmentframework>

18 Available at <http://www.rtpi.org.uk/download/4357/Measuring-Outcome-Main-P4.pdf>

- Need to develop a detailed set of local indicators once LDF policies have been finalised
- Need to maintain information on employment land availability: the new Employment Land Study currently underway will be used to inform the creation of LDF policies and will establish an up to date base line of 'available' employment land in the district on which to base future monitoring
- Consider developing a policy to protect employment land
- Need to build up increased 'trend' data in the Business Development section. For example, it may be beneficial in future AMRs to include additional information (potentially as local indicators) on employment space vacancy rates, and changes in rental values, to help assess the balance of supply and demand for different types of space in different areas
- Develop the monitoring system to incorporate spatial layers of data to ensure that future monitoring work is more efficient (i.e. the system will be able to automatically report on planning applications within a town centre rather than this having to be calculated manually)
- Continue to closely monitor losses of employment land, particularly losses to residential use
- Continue close monitoring of the supply of deliverable housing sites
- Continue to monitor planning permissions granted for renewable energy schemes. Renewable energy schemes in the district may increase as knowledge about the technology increases, or according to national or local policy developments before the 2011 AMR is published.

**6.7** Future progress with the Core Strategy Development Plan Document between the preparation of this AMR and the 2011 AMR will play a key role in identifying other policy areas where future monitoring will be important.

## Appendix 1 Glossary

Phrase	Definition
<b>Adoption</b>	The approval of the final version of a Local Development Document by the local authority for future planning policy and decision making.
<b>Affordable Housing</b>	Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.
<b>Annual Monitoring Report (AMR)</b>	A report submitted to Government by local planning authorities containing a review of progress in preparing Local Development Documents, showing what the planning policies are achieving, whether the impacts of those policies are as predicted and whether changes are needed.
<b>Appropriate Assessment</b>	A process required by European Directives (Birds Directive 79/409/EEC and Habitats Directive 92/43/EEC) to avoid adverse effects of plans, programmes and projects on Natura 2000 sites and thereby maintain the integrity of the Natura 2000 network and its features.
<b>Area Action Plan (AAP)</b>	A type of Development Plan Document focused upon a specific location or an area which will be subject to significant change.
<b>Core Strategy (CS)</b>	A Development Plan Document setting out a long term spatial vision and spatial strategy which will provide a strategic framework for more detailed Development Plan Documents.
<b>Development Plan</b>	The term used to represent the statutory plans/documents that apply to a particular area
<b>Development Plan Documents (DPDs)</b>	Documents which make up the LDF, including the core strategy and area action plans. All DPDs must be subject to public consultation and independent examination.
<b>Evidence Base</b>	The information and data gathered by local authorities to ensure the “soundness” of the policy approach set out in Local Development Documents.
<b>Examination</b>	The process by which an independent planning Inspector may consider whether a Development Plan Document or a Statement of Community Involvement is 'sound' before it can be adopted.
<b>European Union (EU)</b>	Union of European Member States
<b>GOSE</b>	Government Office for the South East
<b>Infrastructure</b>	Includes drainage, water supply, roads.
<b>Key Diagram</b>	A map showing the main features and proposals in the local authority area.
<b>Local Development Documents (LDDs)</b>	Documents which form part of the Local Development Framework, which include Development Plan Documents, Supplementary Planning Documents and a Statement of Community Involvement.
<b>Local Development Framework (LDF)</b>	The Local Development Framework is a folder of documents containing the local planning authority's Local Development Documents and other documents including the Annual Monitoring Report.
<b>Local Development Scheme (LDS)</b>	The local planning authority's programme/timetable for the preparation of Local Development Documents which must be agreed with Government.
<b>Local Plan</b>	The plan for the local area produced under the previous planning system. This will be replaced by the Local Development Framework.

Phrase	Definition
<b>Local Strategic Partnership (LSP)</b>	A group of people and organisations from the local community including from public, private, community and voluntary sectors within a local authority area, with the objective of improving the quality of life of the local community.
<b>Local Transport Plan</b>	A transport strategy prepared by the County Council.
<b>Planning &amp; Compulsory Purchase Act 2004</b>	This Act updates the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduced a new statutory system of regional and local planning.
<b>Planning Inspectorate</b>	The Government body responsible for providing independent inspectors for planning inquiries and examinations of development plan documents and statements of community involvement
<b>Planning Policy Guidance (PPG)</b>	Produced by central Government setting out national planning guidance. These will eventually all be replaced by Planning Policy Statements.
<b>Planning Policy Statement (PPS)</b>	Produced by central Government to replace existing Planning Policy Guidance.
<b>Proposals Map</b>	A map produced as part of the LDF to show where plans and proposals apply.
<b>Regeneration</b>	The economic, social and environmental renewal and improvement of rural and urban areas.
<b>Regional Spatial Strategy</b>	A long term strategy for a region providing the planning policy framework including priorities for housing, transport, infrastructure, economic development, agriculture, and minerals and waste treatment and disposal. Regional Spatial Strategies were revoked by the Government on 6 July 2010.
<b>Regulations</b>	This means "The Town and Country Planning (Local Development) (England) Regulations 2004" and the "Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008" unless indicated otherwise. Planning authorities must follow these when preparing Local Development Frameworks.
<b>Saved Policies</b>	Some policies in Local Plans are 'saved' and will therefore continue to be used until replaced by a Local Development Framework
<b>Soundness</b>	To be "sound" a DPD should be justified, effective and consistent with national policy. The examination into a DPD will assess this.
<b>South East Plan</b>	Formerly the Regional Spatial Strategy for the South East region. Regional Spatial Strategies were revoked by the Government on 6 July 2010.
<b>Spatial Planning</b>	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes and stakeholders which influence the nature of places and how they function.
<b>Statement of Community Involvement (SCI)</b>	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all DPDs and SPDs and development control decisions.
<b>Strategic Environmental Assessment (SEA)</b>	A process introduced by a European Directive which requires planning authorities to assess the potential environmental effects of a proposed plan.
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	The assessment of land within the district to explore its potential for housing.

Phrase	Definition
<b>Structure Plan</b>	A plan produced by the County Council under the previous planning system.
<b>Submission</b>	When a Development Plan Document is sent to the Secretary of State for independent examination.
<b>Supplementary Planning Document (SPD)</b>	A Local Development Document that adds detail to a DPD. There is no examination for an SPD.
<b>Supplementary Planning Guidance (SPG)</b>	Usually produced by local authorities under the old planning system and adds detail to a policy in a local plan.
<b>Sustainability Appraisal (SA)</b>	The process of assessing the economic, social and environmental effects of a proposed plan. This process covers the requirements of the SEA Directive.
<b>Sustainable Community Strategy (SCS)</b>	Sets an overall strategic direction and long-term vision for the economic, social and environmental wellbeing of an area. The SCS for Cherwell District has been prepared by the Cherwell Local Strategic Partnership
<b>Sustainable Development</b>	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".
<b>Windfalls</b>	Windfalls are sites which come forward for development which have not previously been specifically identified.



## Appendix 2 Use Classes

The following information is intended as a general guide only and is adapted from the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments (available via <http://www.planningportal.gov.uk/england/genpub/en/1011888237913.html>).

**Table 21 Use Classes**

Use Class	Use
<b>A1</b>	<b>Shops</b> - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops etc
<b>A2</b>	<b>Financial and professional services</b> - Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
<b>A3</b>	<b>Restaurants and cafés</b> - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
<b>A4</b>	<b>Drinking establishments</b> - Public houses, wine bars or other drinking establishments (but not night clubs).
<b>A5</b>	<b>Hot food takeaways</b> - For the sale of hot food for consumption off the premises.
<b>B1</b>	<b>Business</b> - Offices, research and development, light industry appropriate in a residential area.
<b>B2</b>	<b>General industrial</b>
<b>B8</b>	<b>Storage or distribution</b> - This class includes open air storage.
<b>C1</b>	<b>Hotels</b> - Hotels, boarding and guest houses where no significant element of care is provided.
<b>C2</b>	<b>Residential institutions</b> - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
<b>C2A</b>	<b>Secure residential institutions</b> - Prisons, young offenders institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation or military barracks.
<b>C3</b>	<b>Dwelling houses</b> - Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
<b>C4</b>	<b>Houses in multiple occupation</b> - small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
<b>D1</b>	<b>Non-residential institutions</b> - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
<b>D2</b>	<b>Assembly and leisure</b> - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
<b>SG</b>	<b>Sui Generis</b> - Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres, casinos.





## Appendix 3 Saved Policies

Under the provisions of new planning system, policies in the Cherwell Local Plan (adopted 1996) and the Central Oxfordshire Local Plan (adopted 1992) were “saved” for three years from the commencement of the Planning and Compulsory Purchase Act (28 September 2004). This allowed the Council to continue using policies in these Local Plans until 27 September 2007, unless the Secretary of State extended the life of such policies beyond that date.

In April 2007 the Council submitted a request to the Government Office for the South East (GOSE), indicating which policies the Council wished to extend (and policies which it did not wish to extend) beyond the initial three year period, based on criteria set out in paragraph 5.15 of the first PPS12 (2004). There were a number of policies which did not meet the criteria and which did not add anything to, or conflicted with, current government guidance and/or policy. Consequently there was no justification for the Council to request that the Secretary of State extend these policies. The reasons for policies not to be saved are set out in the report to the Council’s Executive on 5 March 2007.

On 25 September 2007 the Government endorsed our schedule of saved policies to be extended, apart from two policies (H2 housing monitoring and commitments and H24 gypsy caravan sites) which will not continue to be saved.

The policies listed in Table 22 and Table 23 will continue to be used by the Council until they are replaced by new policies within the Local Development Framework (LDF).

The Council will no longer be using the policies set out in Table 24. The subject areas covered by these policies will be considered in the preparation of the LDF. Some policies from the adopted Cherwell Local Plan were also deleted by the original LDS (March 2005). These are listed in Table 25.

The status of policies in the Non-Statutory Cherwell Local Plan 2011 is unaffected by this process.

**Table 22 Extended Saved Policies of the Cherwell Local Plan 1996**

Extended Saved Policy Number	Extended Saved Policy Title/Purpose
GB1	Development in the Green Belt
GB2	Outdoor Recreation in the Green Belt
GB3	Major Development Sites in the Green Belt
H1	Allocation of sites for housing
H4	Housing schemes for the elderly and disabled
H5	Affordable housing
H6	Rural exception sites
H12	Housing in the rural areas
H13	Residential development in category 1 settlements
H14	Residential development in category 2 settlements
H15	Residential development in category 3 settlements
H16	White land at Yarnton

Extended Saved Policy Number	Extended Saved Policy Title/Purpose
H17	Replacement dwellings
H18	New dwellings in the countryside
H19	Conversion of buildings in the countryside
H20	Conversion of farmstead buildings
H21	Conversion of buildings in settlements
H23	Residential caravans
H25	Sites for travelling showpeople
H26	Residential canal moorings
EMP1	Allocation of sites for employment generating development
EMP3	Employment generating development at Kidlington, Yarnton and Begbroke (East)
EMP4	Employment generating development in the rural areas
S2	Proposals for retail development in the shopping centre and town centre, Banbury
S3	Primary shopping frontages, Banbury
S8	Redevelopment of land north of Bridge Street and east of the inner relief road, Banbury, for recreational or cultural use
S9	Change of use of residential buildings in Banbury town centre
S10	Development in Banbury commercial areas
S12	Development proposals in Bicester town centre
S13	Primary shopping frontages, Bicester
S15	Redevelopment of land at Franklin's Yard, Bicester
S21	Development in Kidlington shopping centre
S22	Provision of rear servicing, Kidlington
S25	Retail development in the rural areas
S26	Small scale ancillary retail outlets in the rural areas
S27	Garden centres in rural areas
S28	Proposals for small shops and extensions to existing shops outside Banbury, Bicester and Kidlington shopping centres
S29	Loss of existing village services
TR1	Transportation funding
TR7	Development attracting traffic on minor roads
TR8	Commercial facilities for the motorist
TR10	Heavy Goods vehicles

Extended Saved Policy Number	Extended Saved Policy Title/Purpose
TR11	Oxford Canal
TR14	Formation of new accesses to the inner relief road and Hennef Way, Banbury
TR16	Access improvements in the vicinity of Banbury Railway Station
TR20	Reservation of land for road schemes at Bicester
TR22	Reservation of land for road schemes in the countryside
R1	Allocation of land for recreation use
R5	Use of redundant railway lines and disused quarries for recreation purposes
R7	Protection and enhancement of the recreational roles of the Oxford Canal and River Cherwell
R9	Facilities for canal users
R12	Provision of public open space in association with new residential development
R14	Reservation of land for community buildings in association with housing development at Hanwell Fields, Banbury and Slade Farm, Bicester
T2	Proposals for hotels, motels, guest houses and restaurants within settlements
T3	Land reserved for hotel and associated tourist or leisure based development, in vicinity of Junction 11 of the M40, Banbury
T5	Proposals for new hotels, motels, guest houses and restaurants in the countryside
T7	Conversion of buildings beyond settlements to self catering holiday accommodation
AG2	Construction of farm buildings
AG3	Siting of new or extension to existing intensive livestock and poultry units
AG4	Waste disposal from intensive livestock and poultry units
AG5	Development involving horses
C1	Protection of sites of nature conservation value
C2	Development affecting protected species
C4	Creation of new habitats
C5	Protection of ecological value and rural character of specified features of value in the District
C6	Development proposals adjacent to the River Thames
C7	Landscape conservation
C8	Sporadic development in open countryside
C9	Scale of development compatible with a rural location
C10	Historic landscapes, parks and gardens and historic battlefields
C11	Protection of the vista and setting of Rousham Park
C12	Development in the Cotswold Area of Outstanding Natural Beauty

Extended Saved Policy Number	Extended Saved Policy Title/Purpose
C13	Areas of High Landscape Value
C14	Countryside Management Projects
C15	Prevention of coalescence of settlements
C17	Enhancement of the urban fringe through tree and woodland planting
C18	Development proposals affecting a listed building
C21	Proposals for re-use of a listed building
C23	Retention of features contributing to character or appearance of a conservation area
C25	Development affecting the site of setting of a Scheduled Ancient Monument
C27	Development in villages to respect historic settlement pattern
C28	Layout, design and external appearance of new development
C29	Appearance of development adjacent to the Oxford Canal
C30	Design of new residential development
C31	Compatibility of proposals in residential areas
C32	Provision of facilities for disabled people
C33	Protection of important gaps of undeveloped land
C34	Protection of views of St Mary's Church, Banbury
C38	Satellite dishes in conservation areas and on listed buildings
C39	Telecommunication masts and structures
ENV1	Development likely to cause detrimental levels of pollution
ENV2	Redevelopment of sites causing serious detriment to local amenity
ENV6	Development at Oxford Airport, Kidlington, likely to increase noise nuisance
ENV7	Development affecting water quality
ENV10	Development proposals likely to damage or be at risk from hazardous installations
ENV11	Proposals for installations handling hazardous substances
ENV12	Development on contaminated land
OA2	Protection of land at Yarnton Road recreation ground, Kidlington, for a new primary school

**Table 23 Extended Saved Policies of the Central Oxfordshire Local Plan 1992**

Extended Saved Policy Number	Extended Saved Policy Title/Purpose
GB1	Development in the Green Belt

**Table 24 Expired Policies of the Cherwell Local Plan 1996**

Expired Policy Number	Expired Policy Title/Purpose
GB4	Extension or alteration of existing dwellings in the Green Belt
GB5	Conversion of buildings within the Green Belt
H2	Monitoring of housing completions and commitments
H9	Residential development within the built up limits of Kidlington, Yarnton and Begbroke (East)
H10	Proposals for minor development on small sites within the built up limits of Kidlington, Yarnton and Begbroke (East)
H22	Subdivision of existing dwellings
H24	Caravan sites for gypsies
EMP2	Allocation of sites for employment generating development - Bicester Airfield
EMP5	Working from home
S4	Control of major retail development outside the town centre
S5	New local shopping centre- Hanwell Fields
S7	Redevelopment south of Warwick Road and west of North Bar
S11	Future provision for major new food superstores or retail warehouses
S17	Retail, business or residential development rear of Chapel Street and Causeway
S18	Commercial development adjoining the town centre
S19	Redevelopment of the Cattle Market site at Victoria Road
S24	Superstores and retail warehouses - Kidlington, Yarnton and Begbroke (East)
TR2	Traffic management and highway safety
TR3	Traffic impact assessments for all major development proposals
TR4	Public transport
TR5	Parking and servicing provision
TR9	Road hierarchy in residential areas
TR17	Improved links between Grimsbury and the town centre for pedestrians and cyclists
TR21	Public transport facilities between the Kidlington areas and north of Oxford
R3	Golf courses, golf driving ranges and associated buildings
R4	Rights of Way and access to the countryside
R10	Proposals for new or extended sporting and recreation facilities
R11	Loss of sites used for sport and recreation within the built up limits of settlements
R13	School playing fields/grounds
R15	Local facilities in rural settlements

Expired Policy Number	Expired Policy Title/Purpose
T1	New or improved facilities for tourists and to improve the attractiveness of the area for tourism generally
T4	Hotel and association tourism, recreation or leisure based development on the corner of the Oxford Road and Middleton Stoney Road, Bicester
T6	Self catering accommodation within the limits of existing settlements
T8	Camping and caravan sites
AG1	Development proposals of agricultural land
C16	The urban fringe
C19	Alteration, demolition or extension of a listed building
C20	Development within the setting of a listed building
C22	Preservation of the character or appearance of Conservation Areas
C24	Promotion of the educational, recreational and tourist potential of archaeological sites and monuments
C26	Archaeological field evaluations
C35	Advertisements
C36	Advertisements in Conservation Areas
C37	Advertisements causing detriment to amenity or public safety
ENV3	Development sensitive to noise generated by road traffic
ENV4	Development sensitive to noise generated by rail traffic
ENV5	Development sensitive to vibration
ENV8	Intensification of development or land raising in areas at risk from flooding
ENV9	New development generating surface water run off or development in, under, over or adjacent to a watercourse
OA3	Land for new health centres north of Hardwick, Banbury and Slade Farm, Bicester

**Table 25 Cherwell Local Plan Policies Deleted by the Original LDS (2005)**

'Deleted' Policy Number	'Deleted' Policy Title/Purpose
H3	Mobility housing at Hardwick/Hanwell Fields (Banbury) and Slade Farm (Bicester)
H7	Phasing of development north of Hardwick Estate, Banbury
H8	Phasing of development at Slade Farm, Bicester
H9 (i)	Proposals for special local housing needs land at the southern edge of Kidlington
H11	Development at Adderbury House, Adderbury
S1	Redevelopment north of Bridge Street and West of the Canal, Banbury
S6	Business development to the north of George Street, Banbury

'Deleted' Policy Number	'Deleted' Policy Title/Purpose
S14	Redevelopment to the south of Market Square, Bicester
S16	Development between Sheep Street and Victoria Road, Bicester
S20	New local shopping centre on the Slade Farm housing site
S23	Pedestrianisation and environmental improvements for Kidlington
TR6	Contributions towards parking provision in the shopping/commercial areas of Banbury and Bicester
TR12	Dualling of Hennef Way, Banbury
TR13	New road link to link Castle Street with the Inner Relief Road
TR15	New road for the development north of Hardwick Estate, Banbury
TR18	Off street servicing in Banbury town centre
TR19	Overnight lorry parking facility at Castle Gardens
R2	Proposals for new sporting and recreation facilities in the countryside
R8	A long distance waterways trail based on the Canal towpath
C3	Proposals for schemes providing increased access to wildlife and geological sites
OA1	Land reserved for new primary schools at Slade Farm, Bicester





## Appendix 4 Housing Tables

### Housing Delivery

Figure 1 Banbury and North Cherwell and Bicester and Central Oxfordshire Area Boundaries



Table 26 Housing Completions: 01/04/09 to 31/03/10

Planning Permission	Site	Place	Gross units completed	Net units completed	Details	PDL or Greenfield	BNC/BOO	Completion Reference
08/00812/F	Coombe Hill Farm	Barford St John	1	1	Conversion of rural buildings to 1 no. dwelling including new open fronted garage, link to form breakfast/day room and construction of new access to highway	Greenfield	BNC	Site Visit
06/02490/F	Hall Farm, Spring Hill Road	Begbroke	2	2	Removal of existing modern farm buildings and structures. Conversion of existing Listed barns to form 2 No. dwellings. Erection of 3 No. dwellings. Garages, parking, landscaping and noise refuges. Reinstatement of land to open land.	Greenfield	BOO	Site Visit
05/01151/F	Manor Farm, Islip Road	Bletchinghamdon	3	3	Resubmission of 04/02789/F - Change of Use to convert barn and stables into 1 No. dwelling and construction of 2 No. dwellings	Greenfield	BOO	Site Visit
06/02309/F	Bloxham Grove Farm, Bloxham Grove Road	Bloxham	4	4	Extension to farmhouse, demolition of outbuildings, conversion of redundant farm building and substantial rebuilding of coach house to form 5 no. dwellings and annexe for The Barn with associated garaging, loose boxes, access track, hardstandings and landscaping	Greenfield	BNC	Site Visit
07/01653/REM	Land East Of Telephone Exchange, Adjoining And North Of Milton Road	Bloxham	32	32	Reserved Matters to OUTLINE 05/02103/OUT: 74 No. dwellings with associated pumping station, open space, car parking, landscaping and ancillary works (Resubmission of 07/00796/REM)	Greenfield	BNC	Site Visit
04/00341/F	Blue Barn Farm	Duns Tew	1	0	Demolition of existing farmhouse, outbuildings and removal of storage building. New replacement farmhouse with detached triple garage, barn, workshop and studio above.	Greenfield	BNC	Site Visit
07/01718/F	Land North East Of Gosford Farm, Bicester Road	Gosford	36	36	Affordable housing development comprising of mixed accommodation sizes	Greenfield	BOO	NHBC: 50459704 and Site visit
07/02666/F	Willowbrook Farm	Hampton Gay and Poyle	1	1	New dwelling-house	Greenfield	BOO	Site Visit
07/00942/F	Meadowsweet Farm, Hornton Road	Horley	1	1	Erection of 1 No. Agricultural dwelling and farm shop.	Greenfield	BNC	BC: 07/01023/DOMFP

Planning Permission	Site	Place	Cross units approved	Net units approved	Details	PDL or Greenfield	BNC/ECO	Completion Reference
08/00841/REM (05/01064/OUT, 08/00726/REM)	Land Adjoining And North Of Gossway Fields	Kirtlington	15	15	Reserve Matters to Outline 05/01064/OUT - Erection of 15 no. dwellings (6 no. four-bed, 5 no. three-bed and 4 no. two-bed including 4 no. affordable units). Alternate scheme to 08/00726/REM.	Greenfield	ECO	NHBC: 50464107 & Site Visit
09/00338/REM (07/01366/OUT)	Milcombe Hall Horton Lane	Milcombe	2	2	Reserved Matters (Outline Ref: 07/01366/OUT): Two dwellings with garages and access.	Greenfield	BNC	Site Visit
09/00622/F	Corner Meadow Adjoining And East Of Farnborough Road	Mollington	2	2	Change of use of land to use as a residential caravan site for two Gypsy families with a total of up to 6 caravans, access improvements, construction of a driveway and laying of a hardstanding	Greenfield	BNC	Site Visit
08/00351/F	Tythe Farm, Shutford Road	North Newington	1	1	Conversion of existing stone barn to 1 No. dwelling with extension to provide study and log store.	Greenfield	BNC	Site Visit
07/00246/F (01/01257/F)	Manor Farm Barns, Thame Road	Piddington	2	2	Conversion of redundant farm buildings into two dwellings	Greenfield	ECO	GIS
07/00920/F	Lower Farm, Thame Road	Piddington	1	1	Conversion of existing stable to one bedroom dwelling	Greenfield	ECO	Site Visit
98/01819/REM	Hill Farm, Thame Road	Piddington	1	1	RESERVED MATTERS APPLICATION (OUTLINE ref. 98/00701/OUT). New farm house and garage building	Greenfield	ECO	Google Street View\ GIS
05/00229/F	The Bungalow	Shenington and Alkerton	1	1	Change of use of attached barn to residential to be used with existing cottage. Convert small byre to boiler house and covered store. New access to highway	Greenfield	BNC	Site Visit
09/00197/CLUE	Slatters Barn, Epwell Road	Shutford	1	1	Certificate of Lawful Use Existing - Residential dwelling under use class C3 not restricted by any occupation condition.	Greenfield	BNC	BC: 09/00994/OT-BND
04/01064/F	Manor Farm, High Street	Souldern	3	3	Demolition of agricultural buildings and part of outbuildings, conversion of existing barns 1 and 2 to form 2 No. dwellings, conversion of outbuilding to form garaging and erection of 4 No. dwellings	Greenfield	BNC	Site Visit
08/01650/F	Manor Farm, High Street	Souldern	3	3	Amended house types to plots 3, 4 and 6 of previous permission 04/01064/F	Greenfield	BNC	Site Visit
09/00043/F	Manor Farm, High Street	Souldern	1	1	Conversion of the Granary to Residential Accommodation	Greenfield	BNC	Site Visit

Planning Permission	Site	Place	Gross units completed	Net units completed	Details	PDL or Greenfield	ENC/ECO	Completion Reference
02/00833/F	Home Farm	Stratton Audley	1	1	Proposed conversion of 2 barns to two separate dwellings	Greenfield	ENC	Google Street View\ GIS
08/00035/F	Hunt Kennels, Bicester Road	Stratton Audley	3	3	Alteration and extension to existing kennels and stables to form 3 no. dwellings and garaging for staff	Greenfield	ENC	Site Visit
09/00012/F	The Hunt Stables, Bicester Road	Stratton Audley	2	2	Conversion of stable building into two dwellings - proposed amendments to 05/00895/F	Greenfield	ENC	Site Visit
01/02227/F	Swalcliffe Grange	Swalcliffe	1	1	Conversion of part of barn to accommodation for groom working in adjoining stables	Greenfield	ENC	Site Visit
07/00700/REM	Land South Of Greenfields	Upper Arncoft	8	8	Reserved Matters to Outline 06/01213/OUT - Residential development for 41 no. houses, including open space, car parking and landscaping	Greenfield	ECO	Site Visit
08/00853/F	Land South Of Buchanan Road	Upper Arncoft	2	2	2 No. two bedroom dwellings with associated landscaping and car parking.	Greenfield	ECO	Site Visit
08/02321/F	Two Trees Farmhouse, High Street	Upper Heyford	1	1	Amendments to permission 07/01212/F to convert existing barns into 1 No. dwelling	Greenfield	ENC	Site Visit
99/01524/F	Westfield Barn House North Lane	Weston on the Green	1	1	Construction of single dwelling and outbuilding on land to the east	Greenfield	ECO	Google Street View\ GIS
07/02135/F	Oxfordshire Cheshire Homes, Greenhill House	Adderbury	39	39	Demolition of Greenhill House and erection of 48 No. two bedroom apartments and 5 No. four bedroom town houses	PDL	ENC	Site Visit
97/01015/F	3 Le Hall Place Manor Road	Adderbury	1	0	Subdivision of existing flat into two flats.	PDL	ENC	Google Street View\ GIS
08/02117/F	The Old Chapel, Merton Road	Ambrosden	2	2	Demolition of redundant chapel and erection of 2 no. semi-detached two storey dwellings with associated gardens and parking	PDL	ECO	Site Visit

Planning Permission	Site	Place	Cross units approved	Net units approved	Details	PDL or Greenfield	BNC/ECO	Completion Reference
03/00246/F	Grooms Cottage, Foxfields Farm, Station Road	Ardley	1	0	Replace existing cottage with new single storey dwelling	PDL	ECO	Site Visit
05/00528/F	The Old Post Office	Balscote, Wroxton	1	1	Conversion and first floor over existing garage to create dwelling	PDL	BNC	Google Street View\ GIS
02/00119/F	10 West St	Banbury	1	0	Convert and extend (at rear) existing house into 3 no self contained flats	PDL	BNC	Google Street View\ GIS
05/00870/F	84 High Street	Banbury	3	3	Change of Use - To convert the upper three floors to 3 No. self contained flats	PDL	BNC	Google Street View\ GIS
05/01118/F	78 Withycombe Drive	Banbury	1	1	Erection 1 No. detached dwelling	PDL	BNC	Site Visit
05/01431/F	Neithrop House, 39 Warwick Road	Banbury	7	7	Resubmission of 03/00972/F - Conversion and two and three storey extensions to create 13 No. apartments and 1 No. house	PDL	BNC	Contact with agent
05/01591/F	Spirit Motors Dealership And Buildings To The Rear, Southam Road	Banbury	86	86	56 No. assisted living apartments for the frail elderly. 30 No. category II sheltered apartments for the elderly. 30 No. units affordable housing. 1 No. Scout hut	PDL	BNC	NHBC: 50407317
06/01332/F	Former Bridge Motors Site, Middleton Road	Banbury	24	24	Proposed erection of a part 2.5 and 3 storey block for a mixed use development of 24 no. flats (13 no. one bed and 11 no. two bed) with off street car parking together with 324 sqm of ground floor commercial floorspace (A1/A2/A3) involving construction of a loading bay on Middleton Road	PDL	BNC	Site Visit
07/00086/F	79-80 High Street	Banbury	6	6	Divide first, second and third floors into 3 no. one bed and 3 no. two bed apartments with alterations to first floor rear window	PDL	BNC	Google Street View\ GIS
07/00310/F	Mawle Court, George Street	Banbury	2	0	Change of Use of No.7 Mawle Court from 1 no. one bed flat to 2 no. bedsits and No.15 Mawle Court from 1 no. bed flat to 2 no. bedsits	PDL	BNC	Google Street View\ GIS
07/00771/F	Buildings And Yard At Rear Of 128 Warwick Road	Banbury	1	1	Change of use and conversion/extension of garage/outbuilding to 1 No. residential dwelling	PDL	BNC	BC: 07/009100THFPD

Planning Permission	Site	Place	Class units created	Net units created	Details	PDL or Greenfield ECO	BNC/ECO	Completion Reference
07/01641/F	11 Old Parr Road, 10a And 10b Calthorpe Road	Banbury	0	-2	Amendments to permission 06/00328/F (Two storey rear extension to nursing home, demolition of 2 no. dwellings, 6 no. outbuildings and alterations of access and parking)	PDL	BNC	BC07004010THPP
07/01788/F	39 Beaumaris Close	Banbury	1	1	Conversion of existing extension to form dwelling.	PDL	BNC	Site Visit
07/02088/F	127 Merton Street And Adjacent Land	Banbury	20	20	Resubmission of 07/00600/F - Mixed use development incorporating 20 residential units, A1/A2 use with associated car parking, access, bin/cycle storage	PDL	BNC	Site Visit
08/00258/F	19, 21 And 23 Castle Street	Banbury	12	7	Conversion to form 12 studio apartments to include alterations to roof	PDL	BNC	Site Visit
08/01044/F	Wykham Mill Farm, Bloxham Road	Banbury	1	1	Change of use of office unit to one residential dwelling.	PDL	BNC	BC: 09006240THBND
08/01265/REM	265 Warwick Road & 88 Cromwell Road	Banbury	4	2	Reserved Matters to Outline 05/01693/OUT - Erection of 4 No. flats with associated parking	PDL	BNC	Site Visit
08/01297/REM	Garage Block Adjacent And South Of 17, Appleby Close	Banbury	6	6	Reserved Matters to Outline application 05/01694/OUT for the erection of 4 No. three bedroom dwellings and 2 No. two bedroom dwellings with associated parking and supplementary parking	PDL	BNC	Site Visit
08/01991/F	8 Calthorpe Road	Banbury	4	3	Extension/conversion of existing house to 4 no. one bedroom flats	PDL	BNC	Site Visit
08/02056/F	45 High Acres	Banbury	1	1	Demolition of garage and erection of single storey side extension to existing dwelling and erection of a separate detached dwelling	PDL	BNC	Site Visit
08/02180/F	Formerly Cattle Market Midland Marts, Merton Street	Banbury	43	43	2 no. residential blocks (blocks 10 & 11), providing 59 no. houses and apartments; from 1/2 bed apartments to 2 & 3/4 bed houses, across two and three storey development. Re-plan of phase 2 development previously granted permission	PDL	BNC	Site Visit
08/02225/F	Barclays Bank, 33 Horse Fair	Banbury	4	4	Change of use of first and second floors and conversion to 3 No. two bedroom flats and 1 No. one bedroom flat with replacement windows to flats on rear elevation.	PDL	BNC	Site Visit

Planning Permission	Site	Place	Cross units comp leted	Net units comp leted	Details	PDL or Greenfield	BNC/ECO	Completion Reference
08/02448/F	18 West Bar Street	Banbury	1	1	Change of use from B1 office to residential	PDL	BNC	Site Visit
09/00140/F	69 Neithrop Avenue	Banbury	1	1	Change of use of first floor offices to first floor flat.	PDL	BNC	BC09003880THFD
09/00785/F	26 West Bar Street	Banbury	1	1	Change of use from business to domestic	PDL	BNC	BC: 09/00840OTHEND and Site Visit
99/02262/F	63-67 Broad Street	Banbury	2	2	Change of use from A1 (retail) to A3 (cafe/bar) together with three residential units	PDL	BNC	Site Visit
CHN/630/94	13 Grimsbury Road/Gibbs Road	Banbury	2	2	Demolition of coal merchants store and erection of two houses with carparking. Conversion of existing house into two flats with car parking	PDL	BNC	Google Street View\ GIS
01/00381/F	20 Fernhill Rd	Begbroke	1	0	Demolition of existing dwelling and erection of new detached dwelling	PDL	BOO	Google Street View\ GIS
03/00805/F	28 Bernwood Road	Bicester	1	0	Demolition of existing dwelling and erection of new 4 bedroom dwelling	PDL	BOO	Google Street View\ GIS
03/02371/F	28 Bernwood Road	Bicester	2	1	Division of house to form 2 No. dwellings	PDL	BOO	Google Street View\ GIS
05/00488/F	17 The Causeway Known as Vine cottages	Bicester	3	0	Demolition and Construction of 3 No. dwellings	PDL	BOO	Google Street View\ GIS
06/00861/F	1 Priory Terrace, Priory Lane	Bicester	1	1	Demolition of existing garage and erection of two storey 3 No. bed house with detached garage and parking. Renewal of 01/01394/F.	PDL	BOO	BC:07/00873/IN (NHBC:50446874)
08/00756/F	2 Leach Road	Bicester	1	1	Change of use from college playing field verge to private garden; Subdivision of side and rear garden and erection of end terrace two-bedroom house with on plot parking accessed from Ashby Road	PDL	BOO	Site Visit
08/00967/F	Land Adjacent To No 53 Hudson Street	Bicester	1	1	1 no. three bedroom house with parking area	PDL	BOO	Site Visit

Planning Permission	Site	Place	Gross units approved	Net units created	Details	PDL or Greenfield	ENC/ECO	Completion Reference
08/00970/F	29 Keble Road	Bicester	1	1	1 no. three bed dwelling with access off Keble Road	PDL	ECO	NHBC: 50474754
09/00523/F	Adjacent 32, Garage Block, Langford Gardens	Bicester	3	3	Demolish 2 garage blocks and erect 3 no. three bed houses. Alterations to street layout	PDL	ECO	Site Visit
08/00008/F	16 St Giles,	Bletchington	1	1	1 no. two bed dwelling with parking	PDL	ECO	Site Visit
99/00018/F	Southrepps, Steeple Close	Bloxham	1	0	Erection of new dwelling and detached garage involving the demolition of the existing dwelling	PDL	ENC	Site Visit
00/00223/F	47-49 Molyneux Drive	Bodicote	3	3	47 & 49 Molyneux Drive, demolition of existing supermarket building, erection of 3 houses, conversion of store to 1 no. flat & garage for existing post office & associated parking	PDL	ENC	Google Street View\ GIS
06/02104/F	Land To The Rear Of The Nook Weeping Cross	Bodicote	2	2	Erection of 2 no. residential dwellings	PDL	ENC	Site Visit
07/02642/F	Land To The Rear Of Sundial, Weeping Cross	Bodicote	1	1	Erection of 1 no. dwelling	PDL	ENC	Site Visit
09/00315/F	Bodicote Post Office And Stores, 43 Molyneux Drive	Bodicote	2	2	Part Retrospective - Extend existing Post Office and construct two new flats over, with two parking spaces. Renovate and reconfigure two existing flats including new roof. Amendments to planning consent ref: 04/01317/F.	PDL	ENC	Google Street View\ GIS
09/01521/F	Cuckoo Cottage, Fringford Road	Caversfield	1	1	Change of use from first floor garage storage space to independent residential flat.	PDL	ECO	Site Visit
07/01993/F	Cumberland House, Church Lane	Charlton On Otmoor	1	1	Alterations to existing annexed building and to change from ancillary domestic to separate dwelling	PDL	ECO	Site Visit
04/01030/F	1 And 2 Chesterton Court	Chesterton	4	2	Refurbishment of existing 2 No. dwelling units and conversion of remainder of building to form 8 No. new dwelling units	PDL	ECO	Google Street View\ GIS



Planning Permission	Site	Place	Cross units approved	Net units approved	Details	PDL or Greenfield	BNC/ECO	Completion Reference
98/01337/F	Land West Of 4 Green Lane	Chesterton	1	1	New cottage with car parking/turning area adjacent to 4 Green Lane	PDL	ECO	Google Street View\ GIS
08/01899/F	Out Building Adjacent To No 3 Holly Tree Cottages, Earls Lane	Deddington	0	-1	Change of use of flat from residential to use as a Chiropractic clinic for 2/3 mornings per week	PDL	BNC	Site Visit
09/00490/F	Ash Cottage & Adj Plot, Chapel Close, Clifton	Deddington	1	1	2No. detached dwellings and domestic garages	PDL	BNC	Site Visit
06/00762/F	Ingleby Farm, Station Road	Enslow	1	1	Demolition of kennels. Construction of 7 no. new dwellings each with integral B1 office/craft unit and construction of new access	PDL	ECO	Site Visit
09/00783/F	Garage Block To Rear Of 1 - 5 Kings Lodge, Mere Road	Finnere	1	1	First floor of garage block to be used as a separate dwelling with insertion of high level windows and velux roof lights	PDL	BNC	NHBC: 50502345
06/01412/F	Bailiffs House, Pimlico Farm, Tusmore	Hardwick with Tusmore	1	0	Demolition of existing dwelling, construction of 1 no. dwelling and detached double garage with store	PDL	BNC	Google Street View\ GIS
99/02156/F	Tusmore House Tusmore Park	Hardwick with Tusmore	1	0	Construction of new dwelling house, new driveway, plinth, landscape and associated works	PDL	BNC	Google Street View\ GIS
07/02188/F	Corner Cottage, High Street	Hook Norton	1	0	Demolition of cottage and reconstruction including rear single storey extension	PDL	BNC	Site Visit
CHN/1859/95	Croft End, Southrop Road	Hook Norton	1	0	Replacement dwelling	PDL	BNC	Google Street View\ GIS
09/00665/F	Mill Cottage, Wroxton Lane	Horley	1	1	Variation of condition 2 of 00/01314/F to allow property to be used as a permanent dwelling.	PDL	BNC	Site Visit
08/01837/F	Post Office Stores, Horton Hill	Horton Cum Studley	1	1	1 No. coach house one bed flat (fifth unit) over covered parking.	PDL	ECO	Site Visit
04/00386/F	Red Bungalow Brill Road	Horton Cum Studley	1	0	Demolish existing bungalow, garage/workshop and outbuildings. Erection of 1 No. dwelling.	PDL	ECO	Site Visit

Planning Permission	Site	Place	Class units approved	Net units created	Details	PDL or Greenfield	ENC/ECO	Completion Reference
06/02305/F	Land Adjoining And To The Rear Of 68 Queens Avenue	Kidlington	1	1	1 no. two bed house, first floor in roof space with off road parking and turning space	PDL	ECO	Site Visit
08/00061/F	Land Adjacent 4 Petre Place	Kidlington	1	1	Erection of 2 no. detached single storey bungalows with integral garages and new access of Petre Place	PDL	ECO	BC: 09/00103/DOMFP
08/00680/F	Woodlands, 2 Mill End	Kidlington	1	0	Replacement dwelling with detached garage	PDL	ECO	Site Visit
08/01761/F	Former Blenheim Centre, Blenheim Road	Kidlington	3	3	2 No. plot substitutions (plots 9 & 10), additional dwelling (plot 15) with associated works and substitution of double garage to single on plot 8	PDL	ECO	Site Visit
08/02148/F	Garage Block Adjacent 120, Mill Street	Kidlington	2	2	Demolition of existing garage block and erection of 2 no. dwelling houses and parking areas	PDL	ECO	Site Visit
08/02307/F	30 Springfield Road	Kidlington	1	1	New two storey, two bed house adjacent to 30 Springfield Road	PDL	ECO	Site Visit
09/00354/F	20A The Parade, Oxford Road	Kidlington	0	-1	Change of use from domestic to Beauty Salon.	PDL	ECO	Site Visit
01/00061/F	Brew House Store Kirtlington Park	Kirtlington	1	1	Conversion of ground floor of the brewhouse store into a self-contained bed sitting room suite	PDL	ECO	Google Street View\ GIS
07/02598/F	Land Adjacent Sundown, Crowcastle Lane	Kirtlington	1	1	1 no. three bedroom chalet bungalow	PDL	ECO	Site Visit
07/00856/REM	Little Bourton Service Station, Southam Road	Little Bourton	2	2	Reserved Matters to Outline 06/00698/OUT - (Siting, Design, Layout, External Appearance and Landscaping) For redevelopment of garage site to provide 15 no. open market dwellings, 6 no. affordable dwellings and shop with flat above	PDL	ENC	CDC Housing Services

Planning Permission	Site	Place	Cross units approved	Net units created	Details	PDL or Greenfield	BNC/ECO	Completion Reference
08/00690/F	Warren Lodge, Middle Aston Road	Middle Aston	1	0	Replacement dwelling (as amended by drawing numbered P08 and amplified by drawing numbered P09 both received 18/08/08 with agents letter dated 15/08/08)	PDL	BNC	Site Visit
07/02000/F	Villiers Park, School Lane	Middleton Stoney	1	0	Retrospective - Erection of new house and swimming pool enclosure (Amendments to 06/01979/F)	PDL	BOO	Site Visit
07/02099/F	March House, Main Street	Mollington	1	0	Demolition of existing house and garage block and replacement with two storey dwelling with integral garage. Works to trees subject to TPO 5/93	PDL	BNC	BC: 08/00278/DOMFP
07/01345/F	15, Fiveacres	Murcott	1	1	3 no. detached dwellings with garages.	PDL	BOO	Site Visit
07/02124/F	Tally Ho View, Banbury Road	North Newington	1	0	Resubmission of 07/01359/F - Replacement dwelling and garage	PDL	BNC	Site Visit
01/01953/F	The Cedars, Upper Campsfield Rd	Shipton on Cherwell	1	0	Demolition of existing bungalow and garage. Erection of two storey dwelling and garage. Construction of new pedestrian and vehicular access. (Amendment ridge height 01/00170/F)	PDL	BOO	Google Street View\ GIS
98/02077/F	The Bear Public House	Souldern	1	0	Change of use from Licensed Premises to private dwelling	PDL	BNC	Site Visit
07/01646/F	Land Adjacent To No 20 Green Lane	Upper Arncott	1	1	1 No. two bedroom dwelling with parking provision	PDL	BOO	Site Visit
08/01527/F	34 Green Lane	Upper Arncott	1	1	Two storey 2-bed dwelling with parking	PDL	BOO	Site Visit
98/00174/F	Clifton View	Wigginton	1	0	Demolition of existing prefabricated bungalow and other buildings and erection of new bungalow and revocation of approval of CHN.125/94.	PDL	BNC	Google Street View\ GIS
04/02744/REM	Papaver, 13 Sandy Lane	Yarnton	1	0	Reserved Matters application ref: 04/01642/OUT - Demolition of dwelling and garage, erection of 2 no. 5 bedroom, 4 no. 4 bedroom, 1 no. 3 bedroom and 2 no. 2 bedroom dwellings with associated garages, parking and access	PDL	BOO	Site Visit
06/00472/REM	Land Between 129 And 131 Woodstock Road	Yarnton	1	-1	Reserved Matters to Outline 04/00487/OUT - Erection of 1 No. detached two storey dwelling and garage	PDL	BOO	Google Street View\ GIS

Planning Permission	Site	Place	Gross units completed	Net units completed	Details	PDL or Greenfield	ENC/ECO	Completion Reference
06/01544/F	69 Spencer Avenue	Yarnton	-1	-1	Change of use from office to residential flat	PDL	BOO	AMENDMENT: Was recorded completed 21/03/2007; it remains unimplemented, therefore amendment to our figures required
06/02283/F	152 - 156 Woodstock Road	Yarnton	5	5	Erection of 5 No. dwellings and construction of new access.	PDL	BOO	Site Visit
07/02136/F	184 Woodstock Road	Yarnton	1	0	Demolition of existing bungalow and construction of 1 No. two storey dwelling.	PDL	BOO	Site Visit
09/00501/F	152 Woodstock Road	Yarnton	2	0	Demolish 2 existing dwellings. Erect 2 replacement dwellings with associated gardens and detached garage to no.152	PDL	BOO	Site Visit

### Housing Development 09/10 - Gross and Net Completions on PDL or Greenfield

	Gross		Net	
	Total	%	Total	%
PDL	351	72.5	306	69.9
Greenfield	133	27.5	132	30.1
<b>District Total</b>	<b>484</b>		<b>438</b>	

PDL = Previously Developed Land

**Sources:** (A) Cherwell District Council - Building Control completion reports 2009-2010; (B) NHBC housebuilding returns 2009-2010; (C) Site Visits; (D) GIS system; (E) Aerial Photographs / Gazetteer; (F) Cherwell District Council - NHBC Initial Notice files; (G) Cherwell District Council Uniform System; (H) Cherwell District Council Iclipse System; (I) Oxfordshire County Council - CDPSmart System.

**Table 27 Residential Development as Planned in the Non-Statutory Cherwell Local Plan 2011 (policy H1b) (as at 31/03/10)**

Non-Statutory Allocation / Windfall Assumptions	No. of units specified in policy H1b	Built 01/04/2001 to 31/03/2010	Permissions as at 31/03/2010 excluding units built
<b>Banbury</b>			
Former Cattle Market & Adjoining Land	410	508	15
South of Warwick Road & west of North Bar	80	70	0
Land north of Castle St & east of Southam Rd	100	122	0
Former Hartwell Ford Motors, Warwick Rd	60	68	0
Hanwell Fields	900	1016	0
Manor Farm (remaining to be built on former allocation)	16	14	0
Land west of Railway Station	165	12	0
Grimsbury Local Centre	40	24	14
Land rear of Hightown Road	10	0	8
Bretch Hill Farm	70	0	0
Bankside	950	0	1092
PDL Windfalls	470	441	354
Greenfield Windfalls (no assumption in plan)	0	6	20
<b>Banbury Sub-Totals</b>	<b>3271</b>	<b>2281</b>	<b>1503</b>
<b>Bicester</b>			
Cattle Market	40	0	0
OCC Highways Depot	30	0	60
West of Chapel St & Bryan House	20	0	0
Slade Farm & Bicester Fields Farm (remaining)	925	877 <sup>(19)</sup>	0
Bicester Town Railway Station	130	12	0
Land south of Church Lane	15	0	0
South west Bicester	1585	0	1585
Transco Depot, Launton Road	25	0	0
Bessemer Close/Launton Road	70	0	0

19 Completions at 31/03/01 were 778

Non-Statutory Allocation / Windfall Assumptions	No. of units specified in policy H1b	Built 01/04/2001 to 31/03/2010	Permissions as at 31/03/2010 excluding units built
PDL Windfalls	255	275	33
Greenfield Windfalls (no assumption in plan)	0	10	500
<b>Bicester Sub-Totals</b>	<b>3095</b>	<b>1174</b>	<b>2178</b>
<b>Remaining Areas</b>			
Tom Griffins, Adderbury	23	24	0
Former MOD Housing Estate, Ambrosden	50	24	0
Market Square, Kidlington	16	22	0
Thames Valley Police HQ, Kidlington	70	0	0
Land south of Aynho Road, Adderbury	10	19	0
West of west Hawthorn, Ambrosden	15	40	0
South of Buchanan Road, Arncott	15	12	4
South of Greenfields, Arncott	15	12	13
North of Milton Road, Bloxham	40	59	15
Land off Banbury Rd, Ells Lane, Bloxham	10	27	0
North of Gossway Fields (formerly Crutchmore Crescent), Kirtlington	15	15	0
Oak Farm, Milcombe	15	0	0
North of Cassington Road, Yarnton	135	0	168
Former RAF Upper Heyford	700	0	761
Completions relating to earlier adopted LP sites <sup>(20)</sup>	0	11	0
PDL Windfalls	600	1207 <sup>(21)</sup>	280
Greenfield Windfalls (assumption for commitments only)	165	367	75
<b>Remaining Area Sub-Totals</b>	<b>1894</b>	<b>1839</b>	<b>1316</b>
<b>Totals</b>	<b>8260</b>	<b>5294</b>	<b>4997</b>

20 Permission for 500 dwellings at Gavray Drive, Bicester (Land allocated for employment generating development)

21 Includes 314 retrospective completions at former RAF Upper Heyford

Table 28 Housing Delivery Monitor (October 2010)

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/10 minus units built & recorded at 31/03/10 (net)	Completions 01/04/06 to 31/03/10	Projected Completions																				Total Completions and Projected Completions 2006-2026	Details
						10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26						
<b>BANBURY</b>																											
<b>Banbury - Completed Identified Sites (10 or more dwellings)</b>																											
61-66 Calthorpe Street	Complete. 06/00221/F	0.04	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Conversion of upper floors to 14 no. one bed apartments. Complete				
Oxford Lodge, 51 Oxford Road	Complete. 00/02253/F	0.08	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Change of use from house in multiple occupation to 12 flats (net gain 11). Complete.				
108 Bretch Hill	Complete. 06/00237/F	0.01	PDL	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Demolition of existing shop and garages. Construction of 10 No. one bedroom flats. Complete.				
Spencer House, Britannia Road	Complete. 03/02159/F	0.42	PDL	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	Redevelopment. Complete.				
Hanwell Fields	Complete. Urban extension. Committed in the Non-Statutory Local Plan for 900 dwellings.	32.94	G	0	269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	269	Strategic site. 1016 completions (747 before 1/4/06). Complete.				
Land north of Castle Street & east of Southam Road	Complete. Non-statutory allocation. 05/01591/F & 08/00258/F.	1.24	PDL	0	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	Complete. 05/01591/F for 56 assisted living flats, 30 sheltered flats and 30 affordable housing units (McCarthy and Stone - 116 dwellings net) on northern part of the site. 08/00258/F for the conversion of 19, 21 and 23 Castle Street to form 12 studio apartments (7 net). One unit lost elsewhere (04/00641/F). Lapsed permission (07/00082/F) for 4 one bed flats and 4 two bed flats on adjacent builder's yard within the allocated area.				
South of Warwick Road & west of North Bar	Two parts of a non-statutory allocation complete (01/00588/F for 58 homes (before 1/4/06) and 05/01880/F for 12 with care home). Part of the allocation still available (see North Place). Non-statutory allocation for 110 dwellings.	0.82	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	70 dwellings and a care home complete on two parts of the non-statutory allocation (01/00588/F & 05/01880/F). 58 of these units completed before 1/4/06.				
Former Bridge Motors Site, Causeway	Complete. 06/01332/F. One part of non-statutory allocation for 40 dwellings.	0.19	PDL	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	New permission (06/01332/F) granted in Oct 06 for mixed use development including 24 flats on the former Bridge Motors site. Complete.				
Land adjoining and to the rear of 286 to 304 Broughton Road	Complete. 05/00173/OUT & 06/00376/REM	0.81	G	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Complete. 18 detached dwellings (Linden Homes).				
<b>Banbury - Completed Identified Sites Sub-Totals</b>				<b>0</b>	<b>548</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>0</b>	<b>548</b>					

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/10 minus units built & recorded at 31/03/10 (net)	Completions 01/04/06 to 31/03/10	Projected Completions																				Total Completions and Projected Completions 2006-2026	Details
						10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26						
<b>Banbury - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) (10 or more dwellings)</b>																										Site contributing to the 5 year rolling supply of deliverable sites e.g 2011-2016	
<b>Hanwell Fields Farm</b>	Under construction. 07/01886/REM, 08/00307/REM, 09/01000/F	0.85	G	20	6	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Former farm buildings and agricultural land remaining from the Hanwell Fields urban extension. Six completions recorded by 31/3/10. 07/01886/REM, 08/00307/REM & 09/01000/F—redevelopment of farm building and construction of new houses producing 26 new homes (net). 09/00239/F—application for 4 flats refused and appeal dismissed.	
<b>Orchard Way</b>	Resolution to approve (18/2/10) subject to legal agreement - 09/01776/F	0.44	PDL	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Proposed mixed use development including 4 shops and 33 social housing units (20 net). Sanctuary housing association. Funding being sought. Estimate start on site 11/12 with completion in 2013.	
<b>Old Stanbridge Hall, Banbury School, Ruskin Road</b>	Full permission granted on 20/9/10 (10/00907/F).	0.95	Mostly PDL	0	0	0	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	Conversion and extension of disused school building by Housing 21 to provide 70 extra care dwellings. Expected to be on site at the end of 2010 / beginning of 2011 with completion 11/12 to 12/13.	
<b>Former allotment, Miller Road</b>	Planning permission (10/01053/F) granted for 10 flats on 16/9/10	0.15	G	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Self-build project to develop 10 flats sub-contracted through Sanctuary housing association. Funding secured. Expected to be complete in Jan 2012. Partnership with Southwark Habitat for Humanity and the Council and supported by Oxford and Cherwell Valley College, Oxfordshire County Council and Connexions.	
<b>56-60 Calthorpe St</b>	Granted on appeal on 17 March 2009 - 07/02584/F & APP/C3105/A/08/2087474	0.11	PDL	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Redevelopment of site for retail use on ground floor with 14 residential units on three upper floors. Agent, Planning Works Ltd, (for Lionsgate Properties) considers (Sept 10) that the developers are likely to implement within the lifetime of the permission (i.e. by March 2012)	
<b>Former Cattle Market and adjoining land</b>	Main Cattle Market site reaching completion. 00/01832/F, 01/00210/OUT, 05/00070/REM, 04/02630/REM, 05/00768/REM, 04/02710/REM, 05/01631/REM, 06/02443/REM, 07/02088/F, 08/02180/F. Non-statutory allocation for 410 dwellings.	15.28	PDL	15	420	15	0	0	50	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	578	Non-statutory local plan allocation. 508 completions recorded (88 before 1/4/06). The final 15 completions on the main Cattle Market site are expected to be recorded in 10/11. Other remaining areas to be developed are the Cemex and Grundons sites comprising about 1.9ha. 75 dwellings per hectares considered to be a reasonable working assumption for these areas (about 143 dwellings) allowing for flats and houses. Development of these areas is dependent on the implementation of the Flood Alleviation Scheme (FAS). The outcome of the public inquiry into the compulsory purchase of land required for the FAS is awaited. Assuming the outcome becomes known in 2011, a start on site the same year should enable completion in 2012. The County Council has approved (06/00954/CM) a replacement waste management site for Grundons nearby subject to a legal agreement requiring use of the existing site to cease once the new development is built. Grundons confirm (Sept 10) that it is still their intention to dispose of the existing site for residential development. Best estimate for delivery of the remaining dwellings is 2013-15. Total expected yield now 666 (578 from 2006-2026).	
<b>The Autoshop, 38 Middleton Road</b>	Under construction. Full permission 07/01428/F for 14 homes.	0.1	PDL	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Delay reported in 2009 but now under construction and expected to be complete in 10/11.	



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					Completions 01/04/06 to 31/03/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26					
<b>Bankside</b>	Permission granted on 30/9/09 for 1070 homes (05/01337/OUT). Separate (but linked) permission for another 22 dwellings (net) (09/00939/F). Non-statutory allocation for an urban extension.	75.1	G	1092	0	0	52	110	250	250	250	180	0	0	0	0	0	0	0	0	0	0	0	0	1092	Permitted urban extension controlled by Hallam Land and Gallaghers. Condition 6 of 05/01337/OUT allows for up to 1070 dwellings. Planning permission (09/00939/F) also separately granted for 23 dwellings (22 net) at 33 Oxford Road and land to the rear of nos. 35 - 59 but this permission is linked to implementation of the main permission by condition 20. Discharge of condition for design code (including masterplan principles) attached to main permission presently being sought (10/00294/DISC). Revised delivery projections provided by agent (Stoneleigh Planning) for the main development in Sept 10. Linked permission likely to be implemented early as the Louis Group recently submitted an application (10/00635/F - since refused) to remove condition 20 of 09/00939/F to enable early delivery.
<b>Neithrop House, 39 Warwick Road</b>	Awaiting formal recording of remaining completions. Planning permission 05/01431/F for 14 dwellings.	0.08	PDL	7	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Conversion & extension. Listed building in conservation area. Conversion of building to 7 dwellings completed. Completion of the 7 new build awaited. Agents, Elder Lester Garland McGregor, advise (Sept 10) that they understand that the owner intends to implement the rest of the permission as the market picks up over the next couple of years.
<b>Junction of Warwick Road &amp; Foundry Street, 92-94 Warwick Road</b>	Planning permission 03/02616/F granted in February 2005.	0.13	PDL	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Planning permission granted for 19 flats and 3 maisonettes. Previous agents West Waddy: ADP advised in Sept 2009 that the scheme should be implemented in the next 12 months. Not yet delivered but some on-site activity seen and a number of conditions were discharged in 2010 (10/00018/DISC). Others outstanding. Delivery put back a year to allow for delay. Agent now Demarcation.
<b>42 South Bar Street</b>	Planning Permissions 05/01452/F & 07/01457/F.	0.04	PDL	13	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Two permissions both of which expire in October 2010. 05/01452/F for conversion to 9 flats and 07/01457/F for 13. Agents (Cleford Essex Associates) advise (Sept 10) that the current owners are working on the basis of the scheme for 9 dwellings and will shortly be making an application to renew the 2005 permission. The owners are also in negotiation over the possible sale of the site. The agents advise that that the site is relatively straight forward and should be complete within 2 years.
<b>Orchard Fields Primary School</b>	Under Construction. Full permission (08/02066/F) granted on 29/12/08 for 40 flats & 60 bed care home. Previously outline permission (04/01206/OUT) for 20 homes.	1.66	PDL	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Disused school. Originally granted outline planning permission granted on 24/3/06 for demolition of existing school buildings, new residential development, including provision of access. Permission since granted to the Oxfordshire Care Partnership for 40 extra care flats & 60 bed care home (08/02066/F). On course to complete by Spring 2011.
<b>3 West Bar Street</b>	Full permission 08/01665/F for 10 flats.	0.15	PDL	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Permission 08/01665/F granted on 14/10/08 for conversion and change of use of existing offices to create 10 new apartments, three storey extension, replacement of existing single storey element with two storey extension and associated landscaping and 10 car parking spaces to approve 10 flats. Applicant (West Bar Partnership) advises (Sept 10) that the market would not enable delivery of the sites at the present time and there will be a need to revisit that decision in about a year's time (the permission expires in October 2011). Best estimate for delivery is 13/14 allowing time for market conditions to improve.
<b>62 64 and land to the rear of 58, 60 Oxford Road</b>	Planning permission 07/02377/F for 11 homes (gross) granted on appeal on 1/10/08.	0.41	Greenfield	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Development of 11 dwellings (9 net). Agents Peter Taylor Associates advise (Sept 10) that the site was sold to Taylor Wimpey in 2010 and that it is likely the existing permission will be implemented. 12/13 best estimate for delivery.

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<b>Penrose House, 67 Hightown Road</b>	Full Planning Permission 04/01395/F amended by 06/01797/F & 08/01533/F.	0.29	PDL	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Change of use of Penrose House from offices to residential to create 12 No. flats, erection of three storey residential unit to create 12 No. flats (amended by 06/01797/F and 08/01533/F). Permission (06/00724/F) also granted for extension to offices which would potentially allow for partial implementation of residential scheme (i.e. 12 units) whilst retaining offices. Kingerlee Homes have acquired the southern half of the site and advise (Sept 10) that they are presently marketing the site but that the market appears to be slow. Best estimate for delivery is within the next 2 years. This would allow time for a further application. Whitley Stimpson LLP occupy Penrose House and intend to keep the main building in its existing use.
<b>Dashwood School</b>	Resolution to grant full planning permission (12/8/10) subject to legal agreement (10/00664/F). Declared surplus to educational requirements. Development principles approved January 2007.	0.29	PDL	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Pupils transferred to new school on the former Cattle Market site. Resolution to approve refurbishment of the vacant 1901 school building and construction of new building to provide 19 affordable dwellings. Paradigm housing association are the intended developer. Legal agreement under negotiation and expected to be signed in October 2010. Delivery expected early in 2012 provided funding is secured.
<b>Calthorpe House, 60 Calthorpe Street</b>	Outline permission 09/00038/OUT granted on 22/7/09 & part of land allocated for mixed use development in the non-statutory plan	2.76	N/A	13	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Redevelopment of site to provide 13 apartments, two retail units. New County Council accommodation has been constructed on the Tramway Road Industrial Estate and Calthorpe House is now vacant. The County Council advises (Sept 10) that it has been marketing the site but has not received any serious interest. Disposal of the site unlikely before the market improves. Best estimate for delivery is 13/14.
<b>Land south of Hightown Road</b>	Large part of this site is a non-statutory allocation for 10 dwellings. Outline permission (09/01845/OUT) granted permission on 10/3/10 for demolition of 47 Hightown Road and erection of 9 dwellings.	0.78	G	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Although allocated for 10 dwellings, this is a constrained sloping site. Agents, Tuckley Chester Design, advise (Sept 10) that the intention is start on site in Spring 2011. This would enable delivery in 12/13.
<b>Land adjoining and north west of 35 Crouch Hill Road</b>	Lapsed outline planning permission 06/02499/OUT granted in March 2007 but resolution to approve a renewal application (10/00388/OUT).	0.6	G	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	Existing paddock. Outline permission for residential development granted on 22 March 07. Applicant considered the site suitable for between 20 and 30 dwellings. A renewal application (10/00388/OUT) has a committee resolution (17/6/10) to approve subject to further ecological investigation and a supplemental legal agreement. Both of these issues are being worked on. Owners of the site (A T Kimberley (Holdings) Ltd) advise (Sept 10) that they intend to sell the since once permission is in place. On the basis, the best estimate for delivery, allowing for a reserved matter application and discharge of conditions, is 2012/13.
<b>Banbury - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals</b>				<b>1290</b>	<b>433</b>	<b>89</b>	<b>152</b>	<b>236</b>	<b>323</b>	<b>343</b>	<b>250</b>	<b>180</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>2006</b>		



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						10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26						
Banbury - Specific, Developable Sites (Years 6-15) Sub-Totals				110	0	0	0	0	25	125	189	150	100	0	0	0	0	0	0	0	0	0	0	0	589		
Banbury - Completions on other unidentified sites				-	137	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	137	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor (sites less than 10 dwellings).	
Banbury - Housing Land Availability Totals				1400	1118	89	152	236	348	468	439	330	100	0	0	0	0	0	0	0	0	0	0	0	3280		

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<b>Banbury - Other Housing Potential</b>																								Sites with housing potential but not identified as being deliverable or developable.			
<b>28A Ferguson Road</b>	Expired outline planning permission 04/01099/OUT	0.37	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Permission previously granted for demolition of existing dwelling and construction of housing. Application suggested approximately 10 dwellings. There has been no recent indication of implementation and permission expired in 2009. Remains a site with housing potential.			
<b>Calthorpe St (East)</b>	Allocated for mixed-use development in the non-statutory local plan.	1.67	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Identified in the Urban Housing Potential Study 2005 as a site (BA011) with housing potential (30 dwellings). Calthorpe House (a developable site elsewhere in the Housing Delivery Monitor) forms part of the site. The potential yield for the remainder of Calthorpe Street East has therefore been lowered to about 20 dwellings.			
<b>Bolton Road West</b>	Allocated for mixed-use development in the non-statutory local plan.	0.34	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Identified as having housing potential in the Urban Housing Potential Study 2005 - Site BA013.			
<b>Bolton Road East</b>	Allocated for mixed-use development in the non-statutory local plan.	0.36	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Identified as having housing potential in the Urban Housing Potential Study 2005 - Site BA014			
<b>Orchard Lodge, Warwick Road</b>	Urban Housing Potential Study 2005 - Site BA025	0.33	PDL	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	18	UHPS - identified site with housing potential. The County Council advises (Sept 10) that the building is now vacant and it expects to bring the site to the market in 11/12.			
<b>Corner of George St &amp; Britannia Road</b>	Urban Housing Potential Study 2005 - Site BA026	0.22	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	UHPS - identified site with housing potential			
<b>Crofts, 21-27 Broad Street</b>	Urban Housing Potential Study 2005 - Site BA027	0.17	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	UHPS - identified site with housing potential			
<b>TA Centre, Harriers View, Oxford Road</b>	Urban Housing Potential Study 2005 - Site BA044	0.52	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	UHPS - identified site with housing potential			
<b>25-27 West Bar</b>	Urban Housing Potential Study 2005 - Site BA069	0.23	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	UHPS - identified site with housing potential. Timescale put back.			
<b>Lincoln House, Lincoln Close</b>	Urban Housing Potential Study Site - BA070	0.4	PDL	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	UHPS - identified site with housing potential (16 dwellings). The County Council advises (Sept 10) the property is likely to become vacant in January 2011 following completion of the Orchard Fields development. It may then seek to dispose of the site for residential development in 12/13.			
<b>Marlborough Arms Public House, 1A Gatteridge Street</b>	Expired outline planning permission 02/02504/OUT & reserved matter approval 06/01980/REM	0.04	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Outline planning permission for demolition of public house and erection of 13 No. flats was granted on 8/10/03. Previously assumed that this development would proceed. However, Conservation Area Consent since refused 07/02544/CAC and appeal dismissed on 23/7/08. Therefore no deliverability or developability assumption now built into projections. Permission has since expired.			
<b>South Bar House</b>	Urban Housing Potential Study Site - BA074	0.49	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Was considered to have some housing potential in the Urban Housing Potential Study 2005. Subsequently planning permission 06/02415/F has been granted for change of use from offices to health primary care facilities (GP surgeries).			
<b>Planning Permissions - Other Sites</b>	Existing permissions on sites not specifically identified			103	-	31	31	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	93	Estimation of unidentified windfall potential. 103 minus 10% for non-implementation leaves 93 over 3 years (permissions generally have 3 year expiry dates)			
<b>Banbury - Other Housing Potential Sub-Totals</b>				<b>103</b>	<b>0</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>18</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>51</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>243</b>					
<b>Banbury - Housing Land Availability Plus Other Housing Potential</b>				<b>1503</b>	<b>1118</b>	<b>120</b>	<b>183</b>	<b>267</b>	<b>366</b>	<b>484</b>	<b>439</b>	<b>330</b>	<b>151</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>3523</b>					



Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/10 minus units built & recorded at 31/03/10 (net)	Completions 01/04/06 to 31/03/10	Projected Completions																				Total Completions and Projected Completions 2006-2026	Details
						10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26						
<b>Former RAF Upper Heyford</b>	Outline permission 08/00716/OUT granted on appeal on 11 January 2010. Saved policy under the 2016 Structure Plan for 1000 dwellings gross (700 net) & non-statutory Local Plan allocation. Development Brief (SPD) adopted March 2007. New outline application expected.	505	PDL	761	0	0	0	100	100	100	100	100	100	100	100	61	0	0	0	0	0	0	0	761	Outline application 08/00716/OUT was granted on appeal on 11 January 2010 for a new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure (there are 314 existing homes, leaving a net new build of 761). The site has been acquired by the Dorchester Group. A new outline application with masterplan is expected before the end of 2010. The Dorchester Group advises (Sept 2010) that it expects to be developing new affordable homes by the end of 2011, enabling delivery of about 100 new build homes by the end of 2012. It advises that new build delivery should then continue at about 100 homes per annum.		
<b>Former Little Bourton Service Station (now Pinson Close), Southam Road, Little Bourton</b>	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. Resolution to approve a further 2 dwellings instead of a shop and flat (10/00002/F)	0.55	PDL	16	6	10	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Now known as Pinson Close. Site given permission for 15 no. open market dwellings, 6 no. affordable dwellings and a shop with flat over at appeal in May 2008 (ref APP/C3105/A/07/2054852 and APP/3105/A/07/2056812). Prior to the economic recession, the 6 affordable houses were built. Work then stopped for financial reasons and an application (10/0002/F) has subsequently been approved subject to legal agreement for 2 houses instead of the shop and flat. There will now be 21 homes in total. Developer (Avoncroft Homes) advises (Sept 10) that 8 of the market homes have since been completed (not yet formally recorded), a further 2 are under construction, and the remainder of the development should follow in 11/12.		
<b>Oak Farm, Milcombe</b>	Resolution to grant outline permission (10/00967/OUT) for 29 dwellings subject to legal agreement on 9/9/10. Non-statutory allocation for 15 dwellings.	0.93	G	0	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	Agent (Savills) advises (Sept 10) that the site will hopefully be put up for sale late 2010 / early 2011 before a reserved matter application is made. Best estimate for delivery is therefore 12/13.		
<b>Rest of North Cherwell - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals</b>				<b>792</b>	<b>65</b>	<b>25</b>	<b>25</b>	<b>170</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>946</b>			

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Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/10 minus units built & recorded at 31/03/10 (net)	Completions 01/04/06 to 31/03/10	Projected Completions																				Total Completions and Projected Completions 2006-2026	Details
						10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26						
BANBURY & NORTH CHERWELL - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES (YEARS 1-5)				2082	498	114	177	406	423	443	350	280	100	100	61	0	0	0	0	0	0	0	0	2952			
BANBURY & NORTH CHERWELL - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15)				110	0	0	0	0	25	125	189	150	100	0	0	0	0	0	0	0	0	0	0	589			
BANBURY & NORTH CHERWELL - COMPLETIONS ON OTHER UNIDENTIFIED SITES				-	390	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	390			
BANBURY & NORTH CHERWELL - HOUSING LAND AVAILABILITY TOTAL				2192	1561	114	177	406	448	568	539	430	200	100	61	0	0	0	0	0	0	0	0	4604			
BANBURY & NORTH CHERWELL - OTHER HOUSING POTENTIAL				219	0	67	65	65	18	16	0	0	51	20	20	0	10	0	0	0	0	15	347				
BANBURY & NORTH CHERWELL - GRAND TOTALS				2411	1561	181	242	471	466	584	539	430	251	120	81	0	10	0	0	0	0	15	4951				

Sites	Status	Greenfield (G) or Site Previously Area Developed Land (PDL)	Planning Permissions at 31/3/10 minus units built & recorded at 31/03/10 (net)	Projected Completions																						Total Completions and Projected Completions 2006-2026	Details	
				Completions 01/04/06 to 31/03/10	10/	11/	12/	13/	14/	15/	16/	17/	18/	19/	20/	21/	22/	23/	24/	25/	26/							
<b>CENTRAL OXFORDSHIRE BICESTER</b>																												
<b>Bicester Completed Identified Sites (10 or more dwellings)</b>																												
Jubilee Garage (Coach House Mews)	Complete. 03/00469/F	0.55	PDL	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Complete. 55 Completions (20 since 1/4/06)
Vine Cottages	Complete. 03/00762/F. Previous commitment in non-statutory local plan.	0.33	PDL	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	Complete.
Rose Cottage, London Road	Complete. 05/01147/F.	0.27	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete.
Sunlight Services, Buckingham Road	Complete. Planning Permission 05/01734/F. Subsequently amended by 08/00748/F.	0.42	PDL	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Mixed use development with 3 No. retail units and 1 No. food supermarket to ground floor and 20 No. flats to first and second floor. Complete
Land & Buildings Adjacent & South of 59 Prior Road	Complete. Planning permission 05/00390/F. Part of the Bicester Town Railway Station non-statutory allocation (elsewhere in the Housing Delivery Monitor)	0.15	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Part of a site allocated in the Non-Statutory Cherwell Local Plan 2011
4-6 London Road	Complete. 99/00475/F. Commitment in non-statutory local plan.	0.87	PDL	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Remaining part of a development of sheltered flats and cottages. Complete.
<b>Bicester - Completed Identified Sites Sub-Totals</b>				<b>0</b>	<b>101</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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>101</b>	



Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/10 minus units built & recorded at 31/03/10 (net)	Projected Completions																						Total Completions and Projected Completions 2006-2026	Details
				Completions at 31/03/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26							
North-West Bicester Eco-town Exemplar Project	First stage of Council endorsed eco-development. Application imminent (November) for about 400 homes following pre-application discussions	21	G	0	0	0	0	100	100	100	100	0	0	0	0	0	0	0	0	0	0	0	0	0	400	Application expected imminently for about 400 eco-homes, a care home , primary school, offices, retail, social and community facilities and associated works. Full planning permission likely to be sought for the residential development and outline permission (with means of access) for the non-residential uses, with consent being sought for access to those blocks. The intended developer for the residential development is A2 Dominion who will be making a joint application with P3Eco. Planning consultant: Barton Willmore. Land for the exemplar project is under the control of P3Eco. Delivery expected at 100 homes per annum from 12/13. The exemplar project is identified as a funding milestone in the delivery of North West Bicester.	
Land south of Talisman Road, Bicester	Outline application 09/01592/OUT for 140 dwellings received in November 2009 (has been the subject of extensive negotiation)	3.83	G	0	0	0	0	40	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140	A greenfield site lying within Bicester's perimeter road system and well related to Bicester town centre . Despite its locational advantages, it has previously been assumed that the site could not be developed due to the potential for flooding. However, developer and Council discussions and consultations with Environment Agency suggest that residential development is technically achievable with off-site mitigation. Consequently, a linked application (10/01316/F) has been made for engineering works on nearby land under the same ownership to lower the land to allow 1:100 year plus climate change flooding. The site is expected to be deliverable in principle by 2015.	
Gavray Drive	Outline Planning Permission 04/02797/OUT granted on appeal varied by 09/00584/F.	27.7	G	500	0	0	0	50	150	150	150	0	0	0	0	0	0	0	0	0	0	0	0	0	500	Predominantly unused agricultural land allocated in the Non-Statutory Local Plan 2011 for employment use. Residential development (including affordable housing) incorporating a County Wildlife Site, together with the land reserved for a primary school, community facilities, public open space, rail chord and structure planting granted on appeal on 12/7/06. In November 2007 a wildlife management plan and design code document were approved as was a masterplan in all respects other than the drainage strategy. An amending application (09/00584/F) was approved in June 2009 to enable submission for reserved matters ahead of full approval of the masterplan while drainage issues were being dealt with. Reserved matter application 09/00909/REM for road and drainage infrastructure pending consideration. Delivery projections provided by Gallaghers (Sept 10). Start on site now expected late 2011 with first 50 completions in 2012, and then 150 per year.	
<b>Bicester - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals</b>				<b>2145</b>	<b>0</b>	<b>0</b>	<b>175</b>	<b>390</b>	<b>640</b>	<b>546</b>	<b>550</b>	<b>250</b>	<b>185</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>2736</b>			

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/10 minus units built & recorded at 31/03/10 (net)	Projected Completions																							Total Completions and Projected Completions 2006-2026	Details
				01/04/06 to 31/03/10	10/11	12/13	14/15	16/17	18/19	20/21	22/23	24/25	26															
<b>Bicester - Specific, Developable Sites (Years 6-15) (10 or more dwellings)</b>																												Identified developable sites not yet considered to be deliverable.
<b>Cattle Market</b>	Non-statutory allocation for 40 dwellings. In temporary use as a public car park.	0.79	PDL	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	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 improvements. The infrastructure phase of the improvements started on 16 August 2010 and is due to finish on 21 March 2011. Work on the retail and leisure proposals is due to commence at the end of January 2011. A review of the town's car parking capacity will need to be undertaken before the site is released. No more than 40 dwellings 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). Best estimate for delivery is now 2015/16.
<b>Land south of Church Lane (Old Place Yard)</b>	Non-statutory allocation for 15 dwellings.	0.63	PDL	0	0	0	0	0	0	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	30	The County Council's objective for the site has been to enable the existing library and older person's home (St. Edburg's) to be relocated to more suitable premises assisted by residential redevelopment. A new library and offices were to be provided as part of the partial redevelopment of Bicester town centre but the County Council advises (Sept 10) that this will need to be reviewed in the context of spending constraints. It also advises that St. Edburg's is scheduled to become vacant early in 2012 once the new home being developed at the former Highway Depot on London Road is complete (December 2011) and residents have been transferred. The County Council may choose to wait until the future of the library and offices is resolved before deciding whether to dispose of St. Edburg's as a single property. However, the retention of an empty property may prove undesirable making disposal of St Edburg's (occupying approximately half of the site) in 13/14 and redevelopment in 14/15 a possibility (followed by later disposal of the remaining property if new facilities can be provided). Development principles approved in June 2007 would allow for about 30 dwellings in total.	
<b>Transco Depot, Launton Road</b>	Non-statutory allocation for 25 dwellings. Outline Planning Permission 04/02756/OUT expired in May 2009	0.4	PDL	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Permission for 35 flats with associated car parking and access granted May 2006 but expired May 2009. Agent advised in Oct 08 that in current market conditions a revised scheme may be required including houses. Potential yield was adjusted down to approximately 18 (45dph) and put back a year to allow for this possibility. However, as the permission has since expired the site is considered to be developable rather than deliverable. National Grid now own the site and advise (Sept 10) they had wanted to resolve the future of the adjoining employment site (recently approved subject to legal agreement for a discount food store (10/00967/OUT)) before deciding how to proceed with the former Transco site. They advise that the intention is still to sell for residential development (at a lower density value than the previously permitted scheme) and that they envisage undertaking some marketing of the site in 10/11 before deciding whether to sell with or without permission. They anticipate delivery within 3-5 years.	
<b>St. Edburg's School</b>	Development principles approved Oct 2008.	0.7	PDL	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Declared surplus to educational requirements but presently in use. Unlikely to be developed for residential until about 2015/16 as depends on the new primary school being provided at SW Bicester. The Oxford Diocesan Board Of Education advises (Sept 10) that it is working on the basis of a new school being available in 2014. A planning application for residential development was submitted in 2009 (09/00082/OUT) but withdrawn to enable landownership issues to be resolved.	

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Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/03/10 minus units built & recorded at 31/03/10 (net)	Projected Completions																						Total Completions and Projected Completions 2006-2026	Details	
				10/31/03/10	11/31/03/10	12/31/03/10	13/31/03/10	14/31/03/10	15/31/03/10	16/31/03/10	17/31/03/10	18/31/03/10	19/31/03/10	20/31/03/10	21/31/03/10	22/31/03/10	23/31/03/10	24/31/03/10	25/31/03/10	26/31/03/10								
Bessemer Close / Launton Road	Non-statutory allocation for 70 dwellings.	3.35	PDL	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	The Non-Statutory Local Plan seeks a mixed residential and B1 employment development on this site. In June 2008, the Planning Committee resolved to approve an application (08/00709/F) for the demolition of existing vacant industrial unit (formerly occupied by Lear Corporation) and construction of 4 retail units (eastern corner of the site) subject to a legal agreement. However, in the absence of legal agreement the application was disposed of. The remaining area comprises Joblings Garage and Cooper Callas industrial unit. No known developer interest in residential at this time. Likely yield and delivery timescales have been adjusted to allow for the possibility that the former Lear property is sold separately. Potential for about 50 dwellings.	
<b>Bicester - Specific, Developable Sites (Years 6-15) Sub-Totals</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>83</b>	<b>54</b>	<b>15</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>152</b>		
<b>Bicester - Completions on other unidentified sites</b>				<b>-</b>	<b>40</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>40</b>	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor (sites less than 10 dwellings).		
<b>Bicester - Housing Land Availability Totals</b>				<b>2145</b>	<b>141</b>	<b>0</b>	<b>175</b>	<b>390</b>	<b>640</b>	<b>629</b>	<b>604</b>	<b>265</b>	<b>185</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>3029</b>		
<b>Bicester - Other Housing Potential</b>																										Sites with housing potential but not identified as being deliverable or developable.		
West of Victoria Road & South of Victoria Court	Urban Housing Potential Study 2005 - Site BI008	0.91	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	UHPS - identified site with housing potential	
Church Car Park, Hanover Gardens	Urban Housing Potential Study 2005 - Site BI009	0.26	PDL	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10	UHPS - identified site with housing potential	
Corner of Victoria Road & Linden Road	Urban Housing Potential Study 2005 - Site BI013	0.39	PDL	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	UHPS - identified site with housing potential	
Bicester Town Railway Station	Non-statutory allocation for 130 dwellings. Withdrawn application (08/00869/F) for 73 dwellings. Small area (05/00390/F) completed (elsewhere in Housing Delivery Monitor).	6.21	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Large mixed-use allocation including an existing employment area. Recent development includes extension to Bicester Village and associated decked car park. Part of the site developed with 12 dwellings. An application (08/00869/F) was submitted for a further 73 dwellings (land And buildings West Of Mckay Trading Estate and south east of Priory Road) but was withdrawn. Officer concerns were with design and layout, not the principle of development. However the site has since been sold to Bicester Village. Eastern part of the site is required for operational railway and commercial uses. Therefore presently considered to be no potential for housing. Small part of the site completed with 12 dwellings (05/00390/F) - elsewhere in Housing Delivery Monitor.
Bure Place and Franklins Yard - west of Sheep Street & east of Manorsfield Road	Allocated in non-statutory local plan for mixed use. Permitted town centre redevelopment scheme (07/00422/F varied by 09/01686/F & 09/01687/F).	2.61	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated for mixed use development in non-statutory local plan. Considered in Urban Housing Potential Study (BI006). Permitted town centre redevelopment scheme. Originally included a small element of residential but now unlikely to form part of the scheme.
18 London Road	Urban Housing Potential Study 2005 - Site BI078	0.23	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0	18	UHPS - identified site with housing potential	

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				Completions 01/04/06 to 31/03/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26							
<b>Planning Permissions - Other Sites</b>	Existing permissions on sites not specifically identified		33	–	10	10	10	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	30	Estimation of unidentified windfall potential from extant permissions. 33 minus 10% for non-implementation leaves 30 over 3 years (permissions generally have 3 year expiry dates)	
<b>Bicester - Other Housing Potential Sub-Totals</b>			33	0	10	10	10	0	20	0	0	10	0	0	0	18	0	0	30	0					108		
<b>Bicester - Housing Land Availability Plus Other Housing Potential</b>			2178	141	10	185	400	640	649	604	265	195	0	0	0	18	0	0	30	0					3137		

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/10 minus units built & recorded at 31/03/10 (net)	Projected Completions																					Total Completions and Projected Completions 2006-2026	Details		
					Completions 01/04/06 to 31/03/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26								
<b>Rest of Central Oxfordshire - Completed Identified Sites (10 or more dwellings)</b>																													
<b>Land adjacent 55 High St, Kidlington</b>	Site Complete. Full Planning Permission 04/02571/F amended by 06/01529/F	0.09	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete.
<b>Former MOD housing estate (land adjoining Laburnum Close), Ambrosden</b>	Part of a larger non-statutory allocation for 50 dwellings. Site complete	0.75	G	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Comprises 3 areas of land: 1) West of Willow Road (1.62 ha) - full permission for 24 dwellings (04/02435/F). Now complete. 2) West of Birch Road (0.74 ha) - only refurbishment of existing dwellings - no additional units. 3) West of Alder Drive & Willow Road (1.04 ha) - unlikely to be developed with further housing.
<b>OS Parcel 1400 East Of Sands Close Adjacent Junction Of Springwell Road And Station Road, Bletchingdon</b>	Site Complete. Full Planning Permission 06/00977/F	0.64	G	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	2 storey development of 12 no. affordable dwellings
<b>Bowood House Hotel, 238 Oxford Road, Kidlington</b>	Site Complete. Full Planning Permission 06/01187/F	0.29	PDL	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Demolition of existing hotel buildings and construction of 21 no. flats (one and two bed) with associated access road, parking, amenity space and landscaping. Now complete.
<b>The Manor House, Springhill Road, Begbroke</b>	Site Complete. Full Planning Permission 04/01471/F	0.39	PDL	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Conversion, alteration and extensions to form 14 flats (13 net)
<b>West of West Hawthorn, Ambrosden</b>	Complete. Non-statutory allocation for 15 dwellings. Outline Planning Permission 05/01007/OUT & reserved matters approval 06/02400/REM	0.81	PDL & G	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Disused MoD garrison social club and adjoining field. Outline planning permission (05/01007/OUT) for 40 units (April 2006). Reserved matter approval (06/02400/REM). Now complete.
<b>South of Buchanan Road, Arncott</b>	Complete. Non-statutory allocation for 15 dwellings. One of two sites approved by 06/01213/OUT & 07/00700/REM	0.4	G	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Outline permission granted (06/01213/OUT) for south of Buchanan Road (16 homes) & south of Greenfields (25 homes) for 41 dwellings (see below). Reserved matter application 07/00700/REM approved on 15/6/07. Buchanan Road site now complete.
<b>Adult Training Centre, Blenheim Road, Kidlington</b>	Complete. Outline Planning Permission 03/00782/OUT, Reserved Matter Approval 07/00645/REM & amended by 08/01761/F	0.86	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete. Amending permission resulted in an additional dwelling
<b>Land north east of Gosford Farm, Bicester Road, Gosford</b>	Complete. 07/01718/F	0.67	G	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	Complete. McCann Partnership Homes (Agent: David J Stewart Associates)
<b>North of Gossway Fields (formerly Crutchmore Crescent), Kirtlington</b>	Complete. Non-statutory allocation for 15 dwellings. Outline Planning Permission 05/01064/OUT. Reserved matter approval 08/00726/REM amended by 08/00841/REM	0.59	G	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete. Bloor Homes. 6 four-bed, 5 three-bed and 4 two-bed including 4 affordable units.



Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/10 minus units built & recorded at 31/03/10 (net)	Completions 01/04/06 to 31/03/10	Projected Completions																				Total Completions and Projected Completions 2006-2026	Details	
						10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26							
Land at and including Sherwood Close, Launton	Complete. 01/00260/F	1.94	PDL	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Complete. 24 in total with 6 before 1/4/06.
Rest of Central Oxfordshire - Completed Identified Sites Sub-Totals				0	221	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	221	
Rest of Central Oxfordshire - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) (10 or more dwellings)																												Sites contributing to the 5 year rolling supply of deliverable sites e.g. 2011-2016.
18 High Street, Kidlington	Awaiting recording of last dwelling. 05/00249/OUT & 06/01772/REM (11 dwellings). An additional dwelling permitted on 20/1/10 (08/00811/F - 12 dwellings above shop)	0.08	PDL	1	11	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Recording of last dwelling expected in 10/11.
South of Greenfields, Arncott	Nearing completion. Outline Planning Permission 06/01213/OUT. Reserved matter approval 07/00700/REM. Non-statutory allocation for 15 dwellings.	0.67	G	17	8	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	Outline permission granted (06/01213/OUT) for south of Buchanan Road (16 homes) & south of Greenfields (25 homes) for 41 dwellings (see above). Reserved matter application 07/00700/REM approved on 15/6/07. Buchanan Road already complete. Developer: Martin Grant Homes. South of Greenfields should be recorded as complete in 10/11.
Land at Arncott Farm, Buchanan Road, Arncott	Resolution to approve (12/8/10) subject to legal agreement - 10/00806/OUT - 17 dwellings	0.58	G	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	An application considered in the absence of a five year rolling supply in Summer 2010. Agents advised (29 July 2010) that terms had been agreed with Bellway Homes (confirmed separately by Bellway), that Bellway's intention was to proceed immediately with a reserved matter application following the grant of outline permission, that development should commence within 8 months of outline permission, and that Bellway has undertaken all necessary investigations to confirm that the submitted scheme is viable. Legal agreement expected to be entered into in October 2010 which should enable the decision to be issued before the end of 2010. A reserved matter application in 2011 should enable delivery in 2012/13.
Land south of Orchard Close, Arncott	Resolution to approve (12/8/10) subject to legal agreement - 10/00807/OUT - 17 dwellings	1.7	Greenfield	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	An application considered in the absence of a five year rolling supply in Summer 2010. Agents advised (29 July 2010) that terms had been agreed with Bellway Homes (confirmed separately by Bellway), that Bellway's intention was to proceed immediately with a reserved matter application following the grant of outline permission, that development should commence within 8 months of outline permission, and that Bellway has undertaken all necessary investigations to confirm that the submitted scheme is viable. Legal agreement expected to be entered into in October 2010 which should enable the decision to be issued before the end of 2010. A reserved matter application in 2011 should enable delivery of this larger site over 2012/13 and 2013/14.

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/10 minus units built & recorded at 31/03/10 (net)	Completions 01/04/06 to 31/03/10	Projected Completions																				Total Completions and Projected Completions 2006-2026	Details
						10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26						
North of Cassington Road (land adjacent to Exeter Farm), Yarnton	Full Planning Permission 08/02541/F for 168 dwellings and 08/02594/F for 63 bed nursing home. Non-statutory allocation for 135 dwellings.	5.87	G	168	0	40	128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	168	Full planning permission for 168 homes and a 64 bed nursing home. Developer is Berkeley Homes working with Catalyst housing association to provide 138 affordable homes and a further 30 market homes. Catalyst advise (Aug 10) that 40 affordable should be complete in 10/11 and the remaining 98 affordable in 11/12. Berkeley Homes advise (Sept 10) that the 30 market units are under construction and forecast to be built by August 2011. Previously outline planning permission (07/01799/OUT) granted for 168 dwellings.
Car Park to rear of Co-Op Supermarket, 26 High Street, Kidlington	Outline planning permission 07/01507/OUT	0.32	PDL	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Development of flats in car park of existing supermarket. Delivery estimate allows for reserved matter / detailed application. No other information available at this time.
Rest of Central Oxfordshire - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals				206	19	58	148	42	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	292	
Rest of Central Oxfordshire - Specific, Developable Sites (Years 6-15) (10 or more dwellings)																											Identified developable sites not yet considered to be deliverable.
Thames Valley Police HQ, Kidlington	Non-statutory allocation for 70 dwellings.	2.38	PDL	0	0	0	0	0	0	0	0	0	25	60	0	0	0	0	0	0	0	0	0	0	0	85	Will not be developed unless a replacement Thames Valley Police Authority HQ is funded and provided. Will be considered during continued preparation of the emerging Core Strategy & Site Allocations DPDs but unlikely to be available for development before 2016. Potential for about 85 dwellings.
Rest of Central Oxfordshire - Specific, Developable Sites (Years 6-15) Sub-Totals				0	0	0	0	0	0	0	0	0	25	60	0	0	0	0	0	0	0	0	0	0	0	85	
Rest of Central Oxfordshire - Completions on other unidentified sites				-	230	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	230	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor (sites less than 10 dwellings).
Rest of Central Oxfordshire - Housing Land Availability Totals				206	470	58	148	42	25	0	0	0	25	60	0	0	0	0	0	0	0	0	0	0	0	828	
Rest of Central Oxfordshire - Other Housing Potential																											Sites with housing potential but not identified as being deliverable or developable.



Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/10 minus units built & recorded at 31/03/10 (net)	Completions 01/04/06 to 31/03/10	Projected Completions																				Total Completions and Projected Completions 2006-2026	Details	
						10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26							
<b>BICESTER &amp; CENTRAL OXFORDSHIRE - HOUSING LAND AVAILABILITY TOTALS</b>				2351	611	58	323	432	665	629	604	290	245	0	0	0	0	0	0	0	0	0	0	0	0	0	3857	
BICESTER & CENTRAL OXFORDSHIRE - OTHER HOUSING POTENTIAL				235	0	63	62	62	0	20	0	0	10	0	0	0	0	40	0	0	30	0				287		
BICESTER & CENTRAL OXFORDSHIRE - GRAND TOTALS				2586	611	121	385	494	665	649	604	290	255	0	0	0	40	0	0	30	0					4144		
DISTRICT - COMPLETED IDENTIFIED SITES				0	995	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	995		
DISTRICT - DELIVERABLE (AVAILABLE, SUITABLE AND ACHIEVABLE) SITES (YEARS 1-5)				4433	517	172	500	838	1088	989	900	530	285	100	61	0	0	0	0	0	0	0	0	0	0	5980		
DISTRICT - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15)				110	0	0	0	0	25	208	243	190	160	0	0	0	0	0	0	0	0	0	0	0	0	826		
DISTRICT - COMPLETIONS ON OTHER UNIDENTIFIED SITES				-	660	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	660		
<b>DISTRICT - HOUSING LAND AVAILABILITY TOTALS</b>				4543	2172	172	500	838	1113	1197	1143	720	445	100	61	0	0	0	0	0	0	0	0	0	0	8461		
DISTRICT - OTHER HOUSING POTENTIAL				454	0	130	127	127	18	36	0	0	61	20	20	0	50	0	0	30	15				634			
<b>DISTRICT - GRAND TOTALS</b>				4997	2172	302	627	965	1131	1233	1143	720	506	120	81	0	50	0	0	30	15					9095		



Picture 1 Cherwell District Council Housing Trajectory (October 2010)

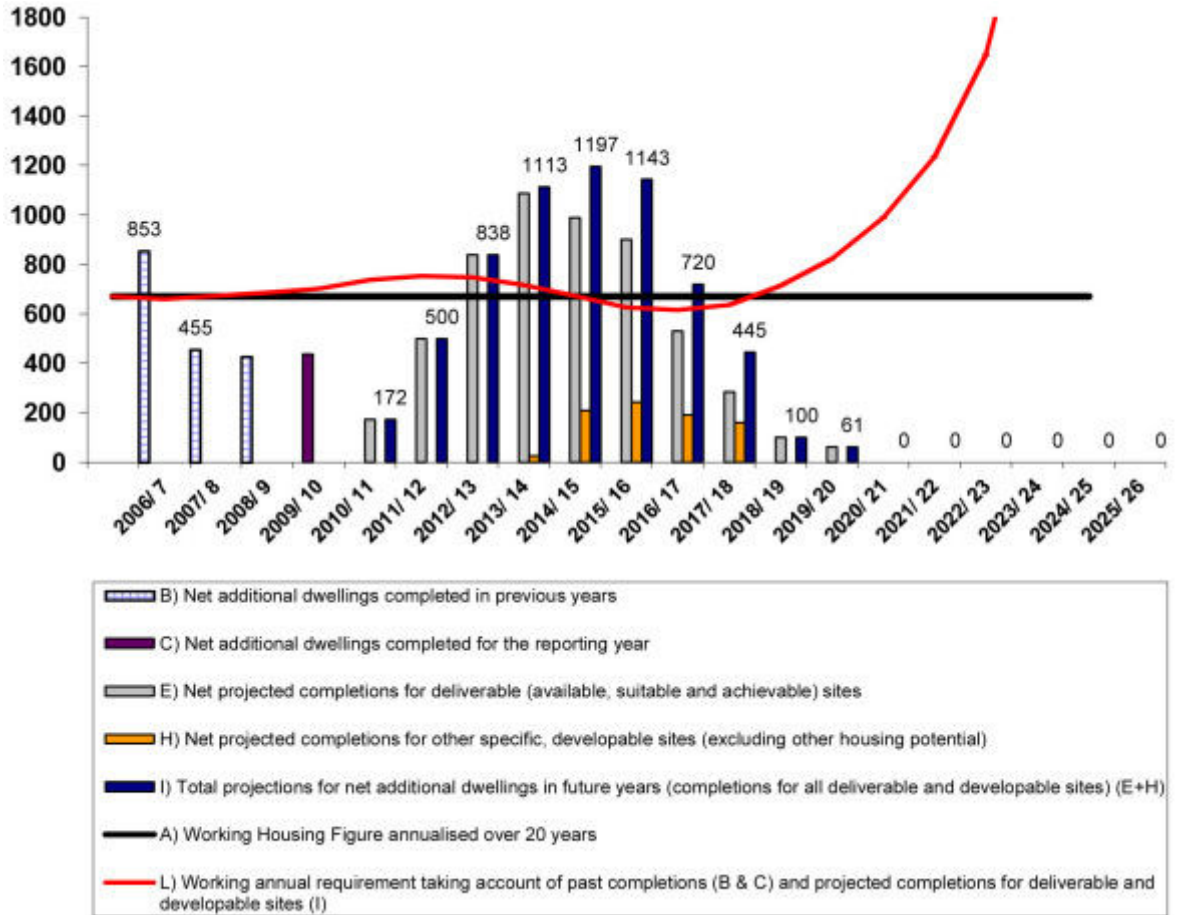


Table 30 Net Affordable Housing Completions Since 2001

	Net number of new homes completed (not taking account of sales)		
	2009/10	2001-2010	2006-2010
<b>BANBURY</b>			
<b>Adopted or Non-Statutory Allocations</b>			
Former Cattle Market & Adjoining Land	18	184	154
South of Warwick Road & west of North Bar	0	12	12
Land north of Castle St & east of Southam Rd	0	30	30
Former Hartwell Ford Motors, Warwick Rd	0	11	0
Hanwell Fields	0	179	61
Manor Farm (remaining to be built on former allocation)	0	4	0
Land west of Railway Station	0	0	0
Grimsbury Local Centre	0	0	0
Land rear of Hightown Road	0	0	0
Bretch Hill Farm	0	0	0
Bankside	0	0	0
<b>Other Previously Developed Sites</b>	10 <sup>(22)</sup>	48	38
<b>Other Greenfield Sites</b>	0	0	0
<b>BANBURY SUB-TOTALS</b>	<b>28</b>	<b>468</b>	<b>295</b>
<b>BICESTER</b>			
<b>Adopted or Non-Statutory Allocations</b>			
Cattle Market	0	0	0
OCC Highways Depot	0	0	0
West of Chapel St & Bryan House	0	0	0
Slade Farm & Bicester Fields Farm (remaining)	0	221	0
Bicester Town Railway Station	0	0	0
Land south of Church Lane	0	0	0
South west Bicester	0	0	0
Transco Depot, Launton Road	0	0	0

22 Includes 265 Warwick Road & 88 Cromwell - 2 houses demolished to make four affordable flats (4 affordable houses, but only 2 net new build)

	Net number of new homes completed (not taking account of sales)		
	2009/10	2001-2010	2006-2010
Bessemer Close/Launton Road	0	0	0
<b>Other Previously Developed Sites</b>	0	45	41
<b>Other Greenfield Sites</b>	0	0	0
<b>BICESTER SUB-TOTALS</b>	<b>0</b>	<b>266</b>	<b>41</b>
<b>REMAINING AREAS</b>			
<b>Adopted or Non-Statutory Allocations</b>			
Tom Griffins, Adderbury	0	0	0
Former MOD Housing Estate, Ambrosden	0	6	6
Market Square, Kidlington	0	0	0
Thames Valley Police HQ, Kidlington	0	0	0
Land south of Aynho Road, Adderbury	0	6	6
West of west Hawthorn, Ambrosden	0	12	12
South of Buchanan Road, Arncott	0	8	8
South of Greenfields, Arncott	4	4	4
North of Milton Road, Bloxham	4	19	19
Land off Banbury Rd, Ells Lane, Bloxham	0	8	8
North of Crutchmore Crescent, Kirtlington	4	4	4
Oak Farm, Milcombe	0	0	0
North of Cassington Road, Yarnton	0	0	0
Former RAF Upper Heyford	0	0	0
<b>Other Previously Developed Sites</b>	21 <sup>(23)</sup>	37	24
<b>Other Greenfield Sites</b>	36	75	56
<b>REMAINING AREA SUB-TOTALS</b>	<b>69</b>	<b>179</b>	<b>147</b>
<b>DISTRICT TOTALS</b>	<b>97</b>	<b>913</b>	<b>483</b>

23 Includes Little Bourton Service Station - only 2 housing completions recorded for this site in 09/10 ie. 4 affordable completions should have been recorded in 08/09 when previous completions were recorded



**Table 31 Gross Affordable Housing Completions 2009/10 (Core Output Indicator H5 & National Indicator 155)**

	Site/Address	Total Number of Homes (including new build, acquisitions and conversions & not taking account of losses)	a) Social Rented	b) Intermediate	Details
<b>Banbury</b>	Appleby Mews	6	6	0	Windfall
	Cattle Market & Adjoining Land (Merton Street)	2	2	0	Acquisition
	Cattle Market & Adjoining Land (Merton Street)	18	18	0	Allocated site
	Cromwell Road	4	4	0	Windfall
	Alma Road	9	0	9	Acquisition
	Ayrshire Close	1	0	1	Acquisition
	Evenlode	1	1	0	Acquisition
	Ferriston	1	0	1	Acquisition
	Hightown Road	1	0	1	Acquisition
	Miller Road	1	0	1	Acquisition
	Princethorpe Drive	1	0	1	Acquisition
	The Fairway	1	0	1	Acquisition
	Verney Road	1	0	1	Acquisition
	Whimbrel Way	1	0	1	Acquisition
	Winchelsea Close	1	1	0	Acquisition
Withycombe Drive	1	0	1	Acquisition	
<b>Bicester</b>	Asbey Road	1	1	0	Acquisition
	Beverley Gardens	2	2	0	Acquisition
	Cypress Gardens	1	1	0	Acquisition
	Danes Road	1	0	1	Acquisition
	Dean Close	1	0	1	Acquisition
	Hambleside	1	0	1	Acquisition
	Hemingway Drive	1	0	1	Acquisition
	Hemmingway Drive	1	1	0	Acquisition
	Heron Drive	3	2	1	Acquisition
	Holm Way	1	0	1	Acquisition

	Site/Address	Total Number of Homes (including new build, acquisitions and conversions & not taking account of losses)	a) Social Rented	b) Intermediate	Details
	Japonica Close	1	0	1	Acquisition
	Kingfisher Way	1	0	1	Acquisition
	Lime Crescent	1	0	1	Acquisition
	Linden Road	1	0	1	Acquisition
	Lysander Close	1	0	1	Acquisition
	Overstrand Close	1	0	1	Acquisition
	Parklands Place	1	1	0	Acquisition
	Redmoor Court	1	0	1	Acquisition
	Robins Way, Langford Village	1	0	1	Acquisition
	Ruskin Walk	1	1	0	Acquisition
	Sandpiper Close	1	0	1	Acquisition
	Shaw Close	1	1	0	Acquisition
	The Bramblings	1	0	1	Acquisition
	Waveney Close	1	0	1	Acquisition
	Welland Croft	1	0	1	Acquisition
	Wellington Close	1	1	0	Acquisition
	Westholm Court	1	1	0	Acquisition
	Wetland Croft	1	1	0	Acquisition
	Whimbrel Close	1	1	0	Acquisition
	Windrush Close	1	1	0	Acquisition
	Wye Close	1	0	1	Acquisition
<b>Remaining Areas</b>	Greenhill House, Adderbury	15	10	5	Windfall site
	South of Greenfields, Arncott	4	0	4	Allocated site
	North of Milton Road, Bloxham	4	0	4	Allocated site
	Bramley Close, Gosford	36	18	18	Windfall site
	Service Station, Little Bourton	6	4	2	Windfall site
	North of Crutchmore Crescent (Gossway Fields), Kirtlington	4	3	1	Allocated site

Site/Address	Total Number of Homes (including new build, acquisitions and conversions & not taking account of losses)	a) Social Rented	b) Intermediate	Details
Almond Avenue, Kidlington	1	0	1	Acquisition
Chamberlain Place	1	0	1	Acquisition
Chorefields, Kidlington	1	0	1	Acquisition
Copthorne Road, Kidlington	1	0	1	Acquisition
Fairhaven Road, Caversfield	1	0	1	Acquisition
Laburnum Close, Ambrosden	1	0	1	Acquisition
Lower End, Piddington	1	0	1	Acquisition
Main Street, Fringford	1	0	1	Acquisition
Mill Street, Kidlington	1	0	1	Acquisition
Morton Avenue, Kidlington	1	0	1	Acquisition
Roundham Close, Kidlington	1	0	1	Acquisition
Station Road, Blackthorn	1	0	1	Acquisition
Thorne Close, Kidlington	1	0	1	Acquisition
White Way, Kidlington	1	0	1	Acquisition
Willow End, Ambrosden	1	0	1	Acquisition
Addresses to be confirmed	31	0	31	Acquisition
<b>Totals</b>	<b>199</b>	<b>82</b>	<b>117</b>	



## Appendix 5 Biodiversity

All information in this section has been provided by the Thames Valley Environmental Records Centre (see the end of this section for more detail on data sources).

### Condition of Sites of Special Scientific Interest (SSSIs)

Natural England undertakes periodic visits to Sites of Special Scientific Interest to determine the ecological condition of the individual units associated with those sites. Not all SSSI units are visited in any one year. The sites which are visited are part of a programme of monitoring surveys throughout the county. The amount of SSSI units in the various ecological conditions as at August 2009 (the date at which the results of site monitoring visits were last posted) is as follows:

**Table 32 Ecological Condition of Sites of Special Scientific Interest**

Condition	No. of units or part units	Sum of hectares	% of District resource 2009	% of Oxfordshire resource 2009
Favourable	26	330.18	54.35	47.5
Unfavourable declining	0	0.00	0.00	1.6
Unfavourable no change	2	52.77	8.69	1.5
Unfavourable recovering	13	215.98	35.55	49.2
No data	0	0.0	0.00	0.0
Destroyed	2	8.6	1.42	0.2
TOTAL	43	607.52	100.00	100.00

The proportion of SSSI in Favourable or Unfavourable Recovering condition in Cherwell is now at 90% compared with just below 78% in 2008. This is notably less than the overall county position of approximately 97%. Natural England's national public service agreement target is to have all SSSI units in favourable or unfavourable recovering condition by 2010.

### Distribution and Status of Water Vole

The 2008 survey work revealed that only a stretch of the Oxford Canal south of Kidlington and north of the A44 was positive for water vole. The same stretch was re-surveyed in 2009 and the population was not re-discovered. Elsewhere in the district, a 2009 survey identified a population along a stretch of the river Great Ouse, which forms the boundary between the parishes of Fimere in Cherwell district and Mixbury in Buckinghamshire.

**Table 33 Distribution and Status of Water Vole**

Year	Number of Sites Surveyed in Oxfordshire	Number of Sites Surveyed in Cherwell
1998-2001 inclusive	136	21
2002	87	38
2003	149	65
2004	170	30
2005	330	22

Year	Number of Sites Surveyed in Oxfordshire	Number of Sites Surveyed in Cherwell
2006	Not known	Not known
2007	Not known	Not known
2008	206	37
2009	271	39

It is of note that the survey method from year to year has historically not been consistent as the water vole project is developing and more surveyors have been recruited. It is also of note that the survey methodology records presence of absence of water vole within a 500m stretch of water course, and not population size. It is possible that distribution may remain stable but population sizes decrease to near extinction levels, without the data showing the imminent demise of local populations.

### Distribution and Status of Farmland Birds

This indicator uses an established list of 19 species, identifiable as farmland birds, compiled by the RSPB. Records associated with these species generated through British Trust for Ornithology (BTO) breeding bird surveys in specific 1km x 1km squares are then used to determine a farmland bird index. TVERC has obtained these records and followed RSPB methodology to plot changes over time. A shifting baseline is used to reflect changes over a ten year period.

Table 34 shows that during the 2009 surveys, 13 of the 19 farmland species were recorded within Cherwell. Once again grey partridge, tree sparrow and corn bunting failed to be recorded.

**Table 34 Farmland Bird Species Counts 2000 - 2009**

Name	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Kestrel	1	1	0	3	1	1	1	1	1	0
Grey Partridge	1	0	0	1	0	0	0	0	0	0
Lapwing	1	0	4	13	17	17	52	7	119	13
Turtle Dove	3	0	2	0	1	7	0	0	1	0
Skylark	14	1	9	13	18	27	17	20	24	21
Yellow Wagtail	0	0	1	0	0	2	1	1	0	0
Starling	49	5	23	53	93	29	37	15	18	23
Tree Sparrow	0	0	0	1	2	0	0	0	0	0
Linnet	7	2	6	23	15	11	13	2	12	14
Yellowhammer	17	9	11	13	21	12	15	7	10	11
Reed Bunting	5	0	4	6	16	17	4	4	14	24
Corn Bunting	0	0	0	2	1	0	0	0	0	0
Stock Doves	1	0	0	2	7	1	2	10	3	6
Woodpigeon	70	28	50	74	88	53	54	84	34	81
Whitethroat	9	7	8	11	15	20	16	10	12	28

Name	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Jackdaw	34	3	33	43	45	36	33	28	2	47
Rook	5	1	5	70	165	1	8	23	0	35
Greenfinch	24	6	14	21	25	8	12	19	3	23
Goldfinch	3	1	0	8	14	10	8	11	7	20
<b>Number of squares surveyed</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>5</b>

A regional RSPB farmland bird project officer has provided detailed analysis behind the overall Oxfordshire trends. They note:

- A slow increase in the overall number of birds dependent on farmland from 2001-2008
- A decrease between 2008 and 2009
- The biggest declines were in tree sparrow and corn bunting, although these would have had little impact on the overall index as their populations are relatively small
- Both kestrel and lapwing numbers halved over the same period, although a decline in rook numbers by a third would have had a bigger impact on the index, as they are the second most common species recorded by the survey
- The biggest increases between 2008 and 2009 appear to be whitethroat, reed bunting and linnet
- Many changes are in line with trends over a wider geographic area and/or timescale, although the sudden drop in rooks appears to be a local phenomenon
- Some changes may possibly be the result of the unusually wet summers of 2007 and 2008.

RPSB comment that the sampled area included in the survey continues to be too small to properly reflect changes in farmland bird numbers, with an average of just 4 km<sup>2</sup> surveyed per year across the district.

#### Data Sources

All information has been provided by the Thames Valley Environmental Records Centre which has coordinated with many relevant data holders and recorders. Mapping has been undertaken using field survey data, complemented by digital aerial photography. Mapped material has also been generated from datasets of Natural England, BBONT and BBOWT, whilst digital data has also been directly obtained from those organisations (amongst others). The information on SSSI condition has been derived from Natural England's Site Condition Assessment process, undertaken in the county by Natural England Conservation Officers. Information on water voles has been obtained from systematic survey work carried out by trained volunteer surveyors. Information on farmland birds has been obtained by British Trust for Ornithology survey volunteers.





# Appendix 6 Local Development Scheme Timetable - November 2009

Figure 2 Local Development Scheme Timetable - November 2009

