

Public Document Pack

Cherwell District Council

Executive

Minutes of a meeting of the Executive held at Bodicote House, Bodicote, Banbury, OX15 4AA, on 6 March 2017 at 6.30 pm

Present: Councillor Barry Wood (Chairman), Leader of the Council
Councillor Ken Atack, Lead Member for Financial Management
Councillor Colin Clarke, Lead Member for Planning
Councillor John Donaldson, Lead Member for Housing
Councillor Tony Ilott, Lead Member for Public Protection
Councillor Mike Kerford-Byrnes, Lead Member for Change Management, Joint Working and ICT
Councillor Kieron Mallon, Lead Member for Banbury Futures
Councillor D M Pickford, Lead Member for Clean and Green
Councillor Lynn Pratt, Lead Member for Estates and the Economy

Apologies for absence: Councillor G A Reynolds, Deputy Leader of the Council

Officers: Ian Davies, Director of Operational Delivery
Scott Barnes, Director of Strategy and Commissioning
Karen Curtin, Commercial Director
Kevin Lane, Head of Law and Governance / Monitoring Officer
Paul Sutton, Chief Finance Officer / Section 151 Officer
Natasha Clark, Interim Democratic and Elections Manager
Lesley Farrell, Democratic and Elections Officer

135 **Declarations of Interest**

There were no declarations of interest.

136 **Petitions and Requests to Address the Meeting**

There were no petitions or requests to address the meeting.

137 **Urgent Business**

There were no items of urgent business.

138 **Minutes**

The minutes of the meetings held on 6 February 2017 and 20 February 2017 were agreed as correct records and signed by the Chairman.

139 **Chairman's Announcements**

There were no Chairman's announcements.

140 **Air Quality Action Plan**

The Public Protection Manager submitted a report to approve the Air Quality Action Plan for Banbury, Bicester and Kidlington.

The Chairman advised Executive that he had received a request from the Chairman of the Overview and Scrutiny Committee for the item to be deferred to enable the Overview and Scrutiny Committee to consider and make any comments to Executive prior to Executive considering the report.

Resolved

- (1) That the Air Quality Action Plan be deferred to enable the report to go to the Overview and Scrutiny Committee to review prior to consideration by Executive.

Reasons

Deferred to allow consideration of the report by the Overview and Scrutiny Committee

Alternative options

N/A

141 **Annual Monitoring Report 2016**

The Head of Strategic Planning and the Economy submitted a report which sought approval of the Annual Monitoring Report (AMR) 2016, and presented the District's current housing land supply position.

In considering the report, Executive commented that the report was very positive and fitted with the Governments housing requirements and requested that all Members of the Planning Committee receive a copy of the report.

Resolved

- (1) That the Annual Monitoring Report (annex to the Minutes as set out in the Minute Book) be approved and the Head of Strategic Planning and the Economy be authorised to make any necessary minor amendments before publication.

- (2) That that the District's housing delivery position be noted.

Reasons

The Annual Monitoring Report provides important information to measure the effectiveness of planning policies and to assist policy making and development management decision making. It is the statutory mechanism for monitoring housing delivery. Its most significant conclusion is that the District continues to demonstrate a five year housing land supply.

Alternative Options

To seek amendment of the 2016 AMR in consultation with the Lead Member for Planning Officers consider the AMR to be a robust report supported by data and research. Delay could lead to uncertainty within the development industry and risks for decision making.

Not to approve the AMR

Production of a monitoring report is a statutory requirement and is used to monitor implementation of the Local Plan. The AMR includes both prescribed and non-prescribed monitoring information and assists continued plan-making.

142

Tenancy Strategy 2017

The Head of Regeneration and Housing submitted a report which provided Executive with an overview of the final draft of the updated Tenancy Strategy and recommended it for adoption.

Resolved

- (1) That the contents of the report be noted.
- (2) That the refreshed and updated Tenancy Strategy (annex to the Minutes as set out in the Minute Book) be approved for adoption.

Reasons

The Tenancy Strategy forms an important part of the Council's vision for the provision of Affordable Housing in the District and it complements the objectives within the Housing Strategy. It provides an overview to Registered Providers the expectations on its partners in delivering affordable housing as well as the Council's willingness to work positively with new ways of delivery, while safeguarding the interests of some of the District's more vulnerable residents.

To a large extent the fundamental principles which the Council approved in its Tenancy Strategy in 2012 are still relevant and there is no proposal within this review and redraft to change any of those positions. Therefore this is more a refresh of the 2012 Strategy rather than a change in position.

Given the fast changing environment in housing and related policy, the Strategy will be reviewed on an annual basis to ensure it remains relevant and in line with the Council's requirements.

Alternative Options

Option 1: Not to agree to adopt the final draft of the Tenancy Strategy

Option 2: Members to make additional amendments to the document with a view of the Tenancy Strategy being presented for adoption at a later date

143

Business Rates Incentives Scheme

The Head of Strategic Planning and the Economy submitted a report which sought approval of the Business Rates Incentives Scheme which detailed proposals for awarding business rates incentives to bring back into use empty properties and sustain the vitality and diversity of Banbury and Bicester town centres.

In presenting the report, the Lead Member for Financial Management explained that the Budget Planning Committee had considered the report at their meeting of 28 February 2017 and had made recommended some amendments to the scheme. The Lead Member for Financial Management confirmed that he and officers agreed with the recommended amendments and therefore final approval of the Policy would be delegated to the Chief Finance Officer in consultation with the Lead Member for Financial Management and the Business Support Unit Manager.

Resolved

- (1) That the contents of the report be noted.
- (2) That final approval of the Business Rates Incentives Scheme be delegated to the Chief Finance Officer, in consultation with the Lead Member for Financial Management and the Business Support Unit Manager.

Reasons

Cherwell District Council is committed to ensuring the town centres for both Banbury and Bicester are supported to retain their economic vitality and diversity. Business rates incentives have a role to play as part of the measures taken by Cherwell District Council to support the economy of each town. Further, business rates incentives more generally can be used to promote economic growth by helping local companies to expand thus securing high quality and high value jobs.

The Budget Planning Committee considered the report at their 28 February 2017 meeting and recommended a number of amendments which will be incorporated in the final version of the Scheme. Consideration will also be given to including Kidlington within the scheme.

Alternative Options

Option 1: Members could choose not to approve the proposed scheme, but Business Rates Incentives have a role to play as part of the measures taken by Cherwell District Council to support the economy of each town.

144

Quarter 3 2016/17 Performance Update

The Director of Strategy and Commissioning submitted a report which provided an update on the Cherwell Business Plan progress to the end of Quarter Three 2016/17.

Resolved

- (1) That the exceptions highlighted and proposed actions be noted.
- (2) That it be noted that having considered the Quarter 3 Performance Report, the Overview and Scrutiny Committee have referred no performance related matters to Executive.

Reasons

This is the third report based on the new Business Plan presented in the new reporting style. Slight amendments in style and appendices have been made to try and improve how the report works. This is an evolutionary process and we will continue to develop the reports, including any changes from feedback received from the Overview and Scrutiny Committee.

As agreed previously, this report focuses on the exceptions. The performance and insight team have also picked out some 'good news' stories to provide a balance and provide case studies supporting the generally excellent levels of delivery.

Alternative Options

None identified.

145

Quarter 3 2016-17 - Revenue and Capital Budget Monitoring Report

The Chief Finance Officer submitted a report which summarised the Council's Revenue and Capital position and Reserves position for the first nine months of the financial year 2016-17 and projections for the full year.

Resolved

- (1) That the projected revenue and capital position at the end of December 2016 be noted.
- (2) That the current position on Reserves at the end of December 2016 be noted.

Reasons

In line with good practice budget monitoring is undertaken on a monthly basis within the Council. The revenue and capital position is formulated in conjunction with the joint management team and reported formally to the Budget Planning Committee on a quarterly basis. The report is then considered by the Executive.

Alternative Options

Option 1: This report illustrates the Council's performance against the 2016-17 Financial Targets for Revenue and Capital. As this is a monitoring report, no further options have been considered. However, members may wish to request that officers provide additional information.

146 **Exclusion of the Press and Public**

Resolved

That under Section 100A of the Local Government Act 1972, the public and press be excluded from the meeting for the following items of business on the ground that, if the public and press were present, it would be likely that exempt information falling under the provisions of Schedule 12A, Part 1, Paragraph 3 would be disclosed to them, and that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

147 **Woodpiece Road Options Appraisal**

The Head of Regeneration and Housing submitted an exempt report to provide an overview of the options appraisal at Woodpiece Road, Arccott and to summarise a second stage appraisal of possible options.

Resolved

- (1) That the contents of the exempt report be noted.
- (2) That it be agreed that another report be brought to Executive following further work on this project.

Reasons

There has now been a two stage options appraisal assessment carried out. This report is not requesting that members make a decision on any item at this stage, but simply to note this report and the Stage 2 Options Appraisal.

Subject to further work which will increase the detail and understanding of what (if any) option in the Appraisal is suitable a further report should be brought to Executive in order to highlight this work as well as present a number of options and recommendations for members to consider.

Alternative options

Option 1: Not to accept the report or appended Options Appraisal

Option 2: Not to agree to a further report to be presented

148 **Franklins House Ground Floor Business Incubator**

The Commercial Director submitted an exempt report relating to the Franklins House Ground Floor Business Incubator.

Resolved

- (1) As set out in the exempt minutes.
- (2) As set out in the exempt minutes.

Reasons

As set out in the exempt minutes.

Alternative options

As set out in the exempt minutes.

149 **Pioneer Square Defects Update**

The Commercial Director submitted an exempt report relating to an update on Pioneer Square defects.

Resolved

- (1) That the report and the actions being taken by Cherwell District Council in respect of the defects and in particular the defective fins be noted.
- (2) As set out in the exempt minutes.
- (3) As set out in the exempt minutes.

Reasons

As set out in the exempt minutes

Alternative options

The options available for consideration are identified in the exempt report (exempt annex to the Minutes as set out in the Minute Book). Officers are recommending at this stage CDC pursues Option 4 but in the event that this is not satisfactory then Options 1-3 will be reconsidered.

Executive - 6 March 2017

The meeting ended at 7.10pm

Chairman:

Date:

your place • your space • your say



Annual Monitoring Report 2016

(01/04/2015 – 31/03/2016)

Contents

Section	Page
1.0 Introduction.....	3
2.0 Key Findings.....	5
3.0 Cherwell Planning Policy Documents.....	9
4.0 Neighbourhood Planning.....	15
5.0 Monitoring Results.....	17
A – Theme One: Developing a Sustainable Local Economy	
B – Theme Two: Building Sustainable Communities	
C – Theme Three: Ensuring Sustainable Development	
D – Cherwell’s Places	
6.0 Monitoring progress of infrastructure provision.....	73
7.0 Future Monitoring.....	75

Appendices

1 List of Replaced and Saved Policies
2 Housing Delivery Monitor
3 Map of housing completions and commitments at Category A settlements (10 or more dwellings)
4 Adopted Cherwell Local Plan 2011-2031 Monitoring Framework
5 Sustainability Appraisal Monitoring Framework
6 Neighbourhood Planning Parishes Map (February 2017)
7 Infrastructure Delivery Plan Summary Tables – March 2017

1.0 Introduction

What is the Annual Monitoring Report?

- 1.1 Our AMR reviews progress in preparing the Council's Local Development Documents and assesses whether the various development plan policies in the District are working as intended and, if not, recommends whether they need amending in response. It provides monitoring information on employment, housing and the natural environment.
- 1.2 This year's AMR covers the period 1 April 2015 – 31 March 2016. A base date of 31 March 2016 is therefore used for monitoring performance against specified indicators. However, the AMR includes an up-to-date report on Local Plan progress when measured against the Local Development Scheme (LDS), the programme for producing Local Development Documents. The AMR also includes up-to-date information on the future deliverability of development.
- 1.3 The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20 July 2015. The Plan provides the strategic planning policy framework for the District. Policies within the Plan replace some of the saved policies of the adopted Cherwell Local Plan 1996. Policy Bicester 13 of the Local Plan was re-adopted on 19 December 2016 following the outcome a legal challenge. The re-adopted policy is identical to that originally adopted by the Council on 20 July 2015, other than the deletion of the words, '*That part of the site within the Conservation Target Area should be kept free from built development*' from the third bullet point of the policy's key site specific design and place shaping principles.
- 1.4 This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.

Purpose of the Annual Monitoring Report

- 1.5 The purpose of this AMR is to:
 - monitor the preparation of Cherwell's Local Plan against timetables in the Local Development Scheme;
 - assess the extent to which policies are being achieved;
 - review actions taken under the Duty to co-operate.
- 1.6 The AMR is required to give account of:
 - the timetable and milestones for the preparation of documents contained in the LDS and progress towards meeting them;
 - progress against policies and related targets set out in the Local Plan.

Legislative Background

- 1.7 The Council has a statutory obligation to produce a monitoring report. The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the requirements that must be satisfied by the report.
- 1.8 Subject to meeting those requirements, it is a matter for individual Councils to decide on the content on their monitoring reports. There is no longer a requirement to submit the report to the Secretary of State for Communities and Local Government.

Structure of the Annual Monitoring Report

- 1.9 **Section 2** of the AMR presents the key findings from the monitoring work undertaken during this monitoring year.
- 1.10 **Section 3** of the AMR reports on the delivery of Cherwell District's Local Plan and other supporting documents, providing a review of actual progress compared with the targets and milestones set out in the Local Development Scheme.
- 1.11 **Section 4** looks at the progress made on neighbourhood planning within the district.
- 1.12 **Section 5** of this AMR sets out the monitoring results in detail using specific indicators from the adopted Local Plan 2011-2031 Part 1. This covers the three themes and Cherwell's places and in subsequent order.
- 1.13 **Section 6** looks at the progress with infrastructure delivery.
- 1.14 For further information relating to the AMR, please contact the Council's Planning Policy team:

Planning Policy
Strategic Planning and the Economy

Tel: 01295 227985

Email planning.policy@cherwell-dc.gov.uk

2.0 Key Findings

2.1 This chapter sets out the key findings of the Annual Monitoring Report for the monitoring year 2015/16. The results are presented and discussed in more detail in Chapter 5.

Local Plan Progress / Local Development Scheme

Progress in the Monitoring Year 2015/16

- Initial notification and consultation on scope of Local Plan Part 2 was undertaken between 8 May and 8 June 2015.
- The Inspector's Report on the Submission Local Plan, including recommended main modifications was received by Cherwell District Council on 11 June 2015.
- The Inspector's Report was presented to Council on 20 July 2015 with a recommendation that the Cherwell Local Plan 2011-2031 Part 1 be adopted. A schedule of additional modifications was presented containing minor changes.
- The Cherwell Local Plan 2011-2031 Part 1 with the additional modifications was formally adopted on 20 July 2015.
- Countywide work on the unmet housing need of Oxford City has continued to progress
- The Hook Norton Neighbourhood Plan was made by Cherwell District Council on 19 October 2015. The Plan is now part of the statutory Development Plan for the District.
- The Draft North West Bicester Supplementary Planning Document was out for public consultation between 20 November 2015 and 18 December 2015
- Bloxham Submitted Neighbourhood Plan was out for public consultation between 27 November 2015 and 22 January 2016.
- The Partial Review of the Cherwell Local Plan (Part 1) Issues Paper, the Cherwell Local Plan 2011-2031 (Part 2) Issues Paper and the Draft Statement of Consultation Involvement were out for public consultation between 29 January 2016 and 11 March 2016.
- A new Local Development Scheme was published in January 2016.
- The North West Bicester Supplementary Planning Document was adopted on 22 February 2016.
- The Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule was out for public consultation between 12 February and 25 March 2016.
- The Draft Banbury Vision & Masterplan and the Kidlington Framework Masterplan SPDs were out for public consultation between 14 March and 13 April 2016.

Progress since the end of the Monitoring Year

- An interactive Adopted Policies Map that brings together the development plan allocations and policy maps from the adopted district and Neighbourhood Plans was published in July 2016.
- A new Statement of Community Involvement was adopted on 18 July 2016.
- On 26 September 2016, the Oxfordshire Growth Board decided the apportionment of housing across the Oxfordshire authorities to meet Oxford's unmet housing need. Four of the five authorities (including Cherwell District Council) agreed to the housing apportionment.
- The following documents were out for public consultation between 14 November 2016 and 9 January 2017: Partial Review of the Cherwell Local Plan (Part 1) Options Paper; Community Infrastructure Levy (CIL) Draft Charging Schedule; and Draft Developer Contributions Supplementary Planning Document (SPD).
- On 19 December 2016 the following documents were adopted by Cherwell District Council: Banbury Vision and Masterplan and Kidlington Masterplan Framework Supplementary Planning Documents; and Bloxham Neighbourhood Development Plan. On the same date, Policy Bicester 13 (Gavray Drive) of the adopted Cherwell Local Plan 2011-2031 Part 1 was re-adopted in accordance with a Court Order and an associated addendum to the Local Plan Inspector's Report.

Duty to Co-operate

- The Council continues to engage on an on-going basis with prescribed and non-prescribed bodies to meet its statutory duties and ensure appropriate collaboration and consultation with partners and organisations such as Oxfordshire County Council, adjacent local authorities and other specific consultees. This includes joint working through the Oxfordshire Growth Board, the supporting Post-SHMA Working Group, regular meetings with the County Council and with both the Oxfordshire and South East Midlands Local Enterprise Partnerships (the LEPs).
- Meetings and correspondence with Oxford City Council to discuss how Cherwell can meet Oxford's unmet housing need. Meetings with other Oxfordshire authorities and other prescribed bodies as required.

Employment

- The district has seen a considerable gain in employment floorspace with over 67,000 sqm completed.
- At 31 March 2016 there was approximately 297,000 sqm (net) of employment floorspace with planning permission but not constructed.
- There is a total of 104.84 ha of employment land on allocations (adopted Local Plan 2011-2031 and Non-Statutory Local Plan 2011). Of this, 78.42 ha of land has permission.
- Only 2.1ha of employment land was lost to non-employment use during 2015/16.

- There was a small loss of 1,204 sqm (net) floorspace in tourism related developments over the course of 2015/16, despite gains in D1 and D2 use classes as there was a greater loss in SG use class.

Housing

- The District presently has a 5.4 year housing land supply for the period 2016-2021 and a 5.6 year housing land supply for the period 2017-2022 (commencing 1 April 2017).
- There were 1,425 housing completions (net) during 2015/16.
- The total number of housing completions (net) between 2011 and 2016 is 3,477 dwellings.
- 38% of housing completions (net) in 2015/16 were on previously developed land.
- Net affordable housing completions in 2015/16 were 322.
- There were 40 self-build completions (all affordable).
- At 31 March 2016 there are extant planning permissions for a total of 8,350 dwellings. These are homes with planning permissions but not yet built.
- At 31 March 2016, the total number of authorised pitches in Cherwell for Gypsies and Travellers was 61. There were 14 plots for Travelling Showpeople.
- The District currently has a -1.1 year land supply for Gypsy and Traveller pitches for the period 2016-2021, and a 1.6 year land supply for the period 2017-2022. There are presently no future plots identified for Travelling Showpeople (this is to be addressed in Local Plan Part 2).

Natural Environment

- There have been two planning applications granted permission contrary to Environment Agency's advice on flood risk grounds, however no permissions granted on water quality grounds objection.
- 12 planning permissions were approved for renewable energy schemes with nearly all for Solar Photovoltaics (PVs).
- The amount of Local Wildlife Sites in the district has increased by 18ha.
- There has been a slight increase of priority habitats from 3782 to 4380.
- The number of priority species listed in the District has increased from 150 to 171.
- 98% of the SSSI units are in Favourable or Unfavourable recovering conditions, no change from last year.

3.0 Cherwell Planning Policy Documents

- 3.1 The existing statutory Development Plan comprises the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015), the saved policies of the adopted Cherwell Local Plan 1996, the made (adopted) Hook Norton and Bloxham Neighbourhood Development Plans. The Development Plan also includes the saved policies of the Oxfordshire Minerals and Waste Local Plan 1996, the production of which is a County Council function.
- 3.2 The Cherwell Local Plan 1996 was adopted in November 1996 and its relevant policies were saved from 27 September 2007.
- 3.3 The Cherwell Local Plan 2011-2031 Part 1, containing strategic development sites and policies, was adopted on 20 July 2015. Many of the saved policies of the adopted Cherwell Local Plan 1996 have been replaced by the new Local Plan. The remaining policies will be replaced once Local Plan Part 2 is adopted. A list of replaced and retained saved policies is available in Appendix 7 of the adopted Local Plan 2011-2031.
- 3.4 On 19 October 2015, Cherwell District Council ‘made’ (brought into legal force) the Hook Norton Neighbourhood Plan as part of the statutory development plan. This will now be used in the determination of decisions on planning applications in Hook Norton Parish.
- 3.5 On 19 December 2016, the Bloxham Neighbourhood Plan was formally ‘made’ and is now part of the statutory development plan. This will now be used in the determination of decisions on planning applications in Bloxham Parish.

Local Development Scheme Progress

- 3.6 The Local Development Scheme (LDS) is a rolling business plan for the preparation of key planning policy documents that will be relevant to future planning decisions. A new LDS was produced in the monitoring year in January 2016. It provided for:
- **Cherwell Local Plan 2011-2031 (Part 1)** – comprises the main strategy document containing strategic development sites and policies. Adopted on 20 July 2015;
 - **Partial Review of the Cherwell Local Plan 2011-2031 (Part 1)** – will contain a supplemental planning strategy and strategic development sites in order for the district to contribute in meeting the identified unmet housing needs of Oxford City;
 - **Cherwell Local Plan 2011 – 2031 (Part 2): Development Management Policies and Sites** – will contain detailed planning policies for considering planning applications and non-strategic site allocations. Upon adoption by the Council it will become part of the statutory Development Plan;
 - **Adopted Policies Map** – a map of Cherwell which illustrates geographically the application of the policies in the adopted development plans. Made available on the Council’s website in July 2016;

- **Community Infrastructure Levy (CIL) Charging Schedule** – comprises a schedule of charges for contributions to off-site infrastructure, payable by developers;
- **Supplementary Planning Documents (SPDs)** which expand upon and provide further detail to policies in Development Plan Documents. The following SPDs are being, or will be, prepared:
 - North West Bicester SPD (adopted 22 February 2016)
 - Bicester Masterplan SPD (in progress)
 - Banbury Masterplan SPD (adopted 19 December 2016)
 - Kidlington Masterplan SPD (adopted 19 December 2016)
 - Banbury Canalside SPD (in progress)
 - Bolton Road Development Area, Banbury SPD (on hold)
 - Developer Contributions SPD (in progress)
 - Sustainable Buildings in Cherwell SPD (to be prepared)
- **Annual Monitoring Reports (AMRs)** – produced each year to monitor progress in producing Local Development Documents and implementation of policies;
- **Statement of Community Involvement (SCI)** – sets out how communities and stakeholders can expect to be engaged in the preparation of planning documents and in the consideration of planning applications. The SCI was reviewed in 2016 and formally adopted on 18 July 2016.

Cherwell Local Plan 2011 – 2031 (Part 1)

- 3.7 Part 1 of the Local Plan was adopted on 20 July 2015. Policy Bicester 13 was re-adopted on 19 December 2016.

Partial Review of the Cherwell Local Plan 2011-2031 (Part 1)

- 3.8 In paragraph B.95 of the Local Plan the Council recognises that Oxford may not be able to accommodate the whole of its new housing requirement (as identified in the 2014 Oxfordshire Strategic Housing Market Assessment) within its administrative boundary.
- 3.9 The Council has committed to working jointly and proactively with the Oxfordshire local authorities through the Oxfordshire Growth Board to assess all reasonable options as to how and where the unmet need might best be accommodated within the Oxfordshire Housing Market Area.
- 3.10 On 19 November 2015 the Oxfordshire Growth Board agreed a total working figure for Oxford's unmet need of 15,000 homes. A decision of the Growth Board on 26 September 2016 apportioned Oxford's unmet housing need across the individual district councils. Cherwell has been asked to provide 4,400 homes in addition to what is allocated in the adopted Cherwell Local Plan Part 1 2011-2031 (22,840 homes) to help meet Oxford's unmet need.

- 3.11 Extensive joint work and cooperation between all of the Oxfordshire Councils has occurred over the course of 2015 and 2016. For about an 18 month period, this included generally fortnightly meetings as an evidence based was produced to examine the level of Oxford's unmet housing need and in the interest of determining an apportionment of that need. This included a Green Belt Study, a Transport Assessment and an assessment of spatial options. The work was coordinated by the Oxfordshire Growth Board's 'Post-SHMA' working group reporting to an Executive Officer Group which in turn reported to the Board. Information about the Oxfordshire Growth Board is available at <https://www.oxfordshire.gov.uk/cms/content/oxfordshire-growth-board>.
- 3.12 The Partial Review process will be the means by which Cherwell makes its contribution to meeting the identified unmet need from Oxford City. The adopted Local Development Scheme (LDS) in January 2016 set out the programme which expected an Issues consultation to be undertaken between January 2016 and February 2016. This stage was achieved with the consultation running from January 2016 to March 2016 which was accompanied by a 'call for sites'. An Options consultation was held between November 2016 and January 2017. A Proposed Submission document is being prepared and it is anticipated that this will be published for representations in May 2017 for a statutory six week period. This will be reflected in a new LDS. The Partial Review is required (by para. B.95 of the Local Plan) The current programme provides for a completed development plan document to be completed within two years of adoption of the Cherwell Local Plan (20 July 2015), thereby requiring Submission to Government for Examination by 20 July 2017.

Cherwell Local Plan 2011 – 2031 (Part 2)

- 3.13 The saved, non-strategic policies of adopted Local Plan 1996, including policies for development management and the allocation of smaller development sites, require review. There is also provision in the Local Plan Part 1 for additional detailed work to be undertaken within a Local Plan Part 2.
- 3.14 An Issues consultation was undertaken between January 2016 and March 2016 which was accompanied by a 'call for sites'. It was not possible to progress Local Plan Part 2 fully in accordance with the timetable set out in the Local Development Scheme (LDS) (January 2016) due to priority given to the Partial Review of the Local Plan Part 1.
- 3.15 A new LDS is expected shortly which will provide an updated programme.

Community Infrastructure Levy Charging Schedule

- 3.16 Work on a potential Community Infrastructure Levy commenced during the monitoring year in February 2015 broadly in line with the November 2014 LDS.
- 3.17 The January 2016 LDS expected consultation on the CIL Preliminary Draft Charging Schedule between February and March 2016 which has been achieved. The LDS follows with an expectation of the Draft Charging Schedule to be consulted between August and

September 2016, however this has slipped with consultation held between November 2016 and January 2017.

- 3.18 No date has been set on the submission of the Charging Schedule however a new LDS with an updated programme is expected shortly.

Supplementary Planning Documents

- 3.19 A draft **Developer Contributions SPD** was published for consultation along with the Draft CIL Charging Schedule between November 2016 and January 2017. The next stage is to take the final SPD to Executive and full Council for adoption. No date has yet been set however a new LDS with an updated programme is expected shortly.
- 3.20 The **North West Bicester Masterplan** (Eco-Development) was adopted on 22 February 2016 as set out in the January 2016 LDS.
- 3.21 Work on the **Bicester Garden Town Masterplan SPD** is currently being prepared by the Bicester Delivery Team at the Council. The new LDS which is expected shortly will set out the date for consultation on the draft SPD.
- 3.22 The **Banbury Masterplan SPD** was adopted on 19 December 2016.
- 3.23 Work for the **Banbury Canalside SPD** has continued with further viability and feasibility assessments and joint work with partners including Oxfordshire County Council and Chiltern Railways. The new LDS which is expected shortly will set out a revised programme.
- 3.24 The **Kidlington Masterplan SPD** was adopted on 19 December 2016.
- 3.25 Work on the **Bolton Road Development Area SPD** was put on hold while further consideration to other town centre issues and the future of a multi-storey car park on the site. The car park has recently been demolished. The new LDS which is expected shortly will set out a revised programme.
- 3.26 Preparation of the **Sustainable Buildings in Cherwell SPD** has not commenced due to due to priority given to the Partial Review of Local Plan Part 1. The new LDS which is expected shortly will set out a revised programme.

Duty to Co-operate

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

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a County council;
 - requires that councils set out planning policies to address such issues;
 - requires that councils and public bodies engage constructively, actively and on an on-going basis to develop strategic policies; and
 - requires councils to consider joint approaches to plan making.
- 3.29 Local Planning Authorities (LPAs) have to co-operate with other LPAs and other prescribed bodies when they undertake certain activities, including the preparation of development plan documents, activities that can reasonably be considered to prepare the way for such preparation, and activities that support such preparation so far as they relate to a strategic matter. This is to maximise the effectiveness with which those activities are undertaken.
- 3.30 A strategic matter is defined as: *“sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas.”*
- 3.31 LPAs must *“engage constructively, actively and on an on-going basis”* in respect of the activities that are subject to the duty.
- 3.32 The LPAs that border Cherwell District are:
- Aylesbury Vale District Council
 - Buckinghamshire County Council
 - Northamptonshire County Council*
 - Oxford City Council
 - Oxfordshire County Council
 - South Northamptonshire Council*
 - South Oxfordshire District Council
 - Stratford-on-Avon District Council
 - Vale of White Horse District Council
 - Warwickshire County Council
 - West Oxfordshire District Council
- * Daventry District Council, Northampton Borough Council, South Northamptonshire Council and Northamptonshire County Council have established the West Northamptonshire Joint Planning Unit to prepare joint development plan documents, including the Joint Core Strategy and other joint Supplementary Planning Documents.*
- 3.33 Other prescribed bodies relevant to Cherwell District are:
- The Environment Agency
 - Historic Buildings and Monuments Commission for England (Historic England)

- Natural England
- The Civil Aviation Authority
- The Homes and Communities Agency
- The NHS Oxfordshire
- The Office of Rail Regulation
- The Highway Authority – Section 1 of the Highways Act 1980:
- Oxfordshire County Council (Highways)
- The Highways Agency (Highways England)
- Local Enterprise Partnerships:
 - The Oxfordshire Local Enterprise Partnership (OXLEP)
 - The South East Midlands Local Enterprise Partnership (SEMLEP)
- The Oxfordshire Local Nature Partnership

3.34 The Council continues to engage on an on-going basis with prescribed and non-prescribed bodies to meet its statutory duties and ensure appropriate collaboration and consultation with partners and organisations such as Oxfordshire County Council, adjacent local authorities and other specific consultees. This includes joint working through the Oxfordshire Growth Board, its working groups and the supporting Oxfordshire Planning Policy Officers group (OPPO), and with both the Oxfordshire and South East Midlands Local Enterprise Partnerships (the LEPs).

4.0 Neighbourhood Planning

- 4.1 Neighbourhood planning was introduced by the Localism Act 2011 as a new, local tier to the planning system. Neighbourhood planning is optional but allows communities to come together through a local Parish Council or Neighbourhood Forum and have direct involvement in the land-use planning of their local area.
- 4.2 Neighbourhood Development Plans provide scope for local communities to develop their own planning policies. If they conform with the Local Plan, are supported by the Local Planning Authority and successful at referendum, they are adopted as part of the statutory Development Plan and must be considered, where material, in the determination of applications for planning permission. Alternatively, Neighbourhood Development Orders can be prepared which grant planning permission for development that complies with the Order or Community Right to Build Orders can be produced to give permission for small-scale, site-specific developments by a community group.
- 4.3 Under Schedule 4B of the Town and Country Planning Act 1990 (as amended), Local planning authorities have a statutory duty to *“give such advice or assistance to parish councils and designated Neighbourhood Forums as in all the circumstances, they consider appropriate for the purpose of or in connection with facilitating the preparation of Neighbourhood Development Plans”*.
- 4.4 Eight Parish Councils and a multi-parished area in Cherwell have had their administrative areas designated as Neighbourhood Areas.

Neighbourhood Plan Area	Designated Date	Monitoring Year
Adderbury	03/06/2013	2013/14
Bloxham	03/06/2013	2013/14
Bodicote	04/01/2016	2015/16
Deddington	02/12/2013	2013/14
Hook Norton	03/06/2013	2013/14
Merton	02/12/2013	2013/14
Stratton Audley	03/06/2013	2013/14
Mid-Cherwell (multi-parished)	07/04/2015	2015/16
Weston on the Green	02/11/2015	2015/16

- 4.5 There were three neighbourhood area designations during 2015/16. To date there have been two made neighbourhood plans which are now part of the District’s Development Plan and will be used in the determination of decisions on planning applications in those Parishes. They are Hook Norton and Bloxham Parishes. Other Parish Councils actively progressing Neighbourhood Plans are as follows:

Adderbury

- 4.6 The Pre-Submission Neighbourhood Plan was accepted by the Parish Council at their meeting on 25 October 2016. The Pre-Submission Neighbourhood Plan consultation

was held for six weeks which ended on 30 January 2017. The Parish Council is looking to submit the Plan to Cherwell District Council as soon as possible.

Bloxham

- 4.7 The Parish Council have submitted the Plan to Cherwell District Council on 19 November 2015. The Examiner's Report and Decision Statement was published on 14 September 2016 followed by a Referendum on 3 November 2016 which resulted in 97% of those who voted being in favour of the Bloxham Neighbourhood Plan. The version to be made Plan was approved by the Council's Executive on 5 December 2016 and was formally made on 19 December 2016 at a Council meeting. The Bloxham Neighbourhood Plan is now part of the District's Development Plan.

Deddington

- 4.8 The Deddington neighbourhood area was designated on 2 December 2013. The Parish Council have advised that they are currently preparing a Pre-Submission plan for public consultation.

Hook Norton

- 4.9 The Hook Norton Plan was made by the Council on 19 October 2015. The Plan is now part of the District's Development Plan.

Mid-Cherwell

- 4.10 The Mid-Cherwell Neighbourhood Plan area which includes the parishes of Ardley with Fewcott, Kirtlington, Duns Tew, Lower Heyford, Middleton Stoney, Somerton, Steeple Aston, Middle Aston, North Aston, Fritwell and Upper Heyford was designated on 7 April 2015.
- 4.11 A consortium has been set up which consist of 11 Parish Councils together with Heyford Park Residents' Association and the owners and developer of Former RAF Upper Heyford – the Dorchester Group.
- 4.12 The consortium has advised they are currently preparing a Pre-Submission plan for public consultation.

Weston on the Green

- 4.13 The neighbourhood plan area was designated on 2 November 2015. A Pre-Submission plan is currently being prepared.

5.0 Monitoring Results

5.1 This section sets out the monitoring results in detail using the specific indicators from the adopted Local Plan 2011-2031 (Part 1). It includes the three themes and Cherwell's places and is in subsequent order.

Theme One: Developing a Sustainable Local Economy

Policy	Indicator	Target	Progress
SLE 1 Employment Development	Employment commitments and completions on allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas)	100% take up of allocations by the end of the plan period	At 31 March 2016 the total remaining allocated land available was 104.84 ha, which excludes permissions on this land to avoid double counting. There is planning permission for 78.42ha on Local Plan allocations. 0.31ha of completions have taken place on allocated sites during 2015/16.
SLE 1 Employment Development	Employment commitments and completions on non-allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas)	Yearly increase in employment use class commitments and completions	During 2015/16 63,942.5qsm of employment floorspace was completed. At 31 March 2016 there was permission for 55,528sqm of employment floorspace yet to be built.
SLE 1 Employment Development	Completions resulting in a loss of employment use to non-employment use per sub area (Banbury, Bicester, Kidlington, Rural Areas)	No overall net loss of employment land	During 2015/16, a total of 2.1ha of employment land was lost to non-employment use.

5.2 The strategic employment allocations (including mixed use sites for housing and employment) in the 2015 Local Plan are monitored in this section. Until the adoption of Local Plan Part 2, non-strategic employment allocations from the Non-Statutory Local Plan 2011 are also monitored.

Table 1 - Employment completions on allocated employment land during 2015/16

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	0	0	0	0	0	0	0	0	0
Bicester	0	0	0	0	0	0	0	0	0
Kidlington	0	0	0	0	0	0	0	0	0
Rural Areas	0	0	0	0	0	340	3189	0	3529
Cherwell Total	0	0	0	0	0	340	3189	0	3529

Table 2 - Employment commitments on allocated employment land at 31/03/16

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	0	0	0	4939	4939	0	90	117897	122926
Bicester	-22965	27525	0	0	4560	0	66960	23420	94940
Kidlington	0	1324	0	0	1324	0	0	0	1324
Rural Areas	284	0	0	1020	1304	445	-445	20833	22137
Cherwell Total	-22681	28849	0	5959	12127	445	66605	162150	241327

Table 3 - Employment completions on non-allocated employment land during 2015/16

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	96	997	0	0	1093	19037.5	39597.5	316	60044
Bicester	2036	0	255	39	2330	267	0	0	2597
Kidlington	63	0	-1000	0	-937	0	1000	0	63
Rural Areas	-322	0	2530.5	-910	1298.5	-800	740	0	1238.5
Cherwell Total	1873	997	1785.5	-871	3784.5	18504.5	41337.5	316	63942.5

Table 4 - Employment commitments on non-allocated employment land at 31/03/16

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	-2699	0	3006	850	1157	1307	-10751	57091	48804
Bicester	1000	0	0	0	1000	568	0	0	1568
Kidlington	297	0	0	0	297	0	0	0	297
Rural Areas	850	0	1248	2399	4497	-1764	2126	0	4859
Cherwell Total	-552	0	4254	3249	6951	111	-8625	57901	55528

Table 5 – Total employment completions during 2015/16

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	96	997	0	0	1093	19037.5	39597.5	316	60044
Bicester	2036	0	255	39	2330	267	0	0	2597
Kidlington	63	0	-1000	0	-937	0	1000	0	63
Rural Areas	-322	0	2530.5	-910	1298.5	-460	3929	0	4767.5
Cherwell Total	1873	997	1785.5	-851	3784.5	18844.5	44526.5	316	67471.5

Table 6 – Total employment commitments at 31/03/2016

Location	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	Mixed B Use	Total
Banbury	-2699	0	3006	5789	6096	1307	-10661	174988	171730
Bicester	-21965	27525	0	0	5560	568	66960	23420	96508
Kidlington	297	1324	0	0	1621	0	0	0	1621
Rural Areas	1134	0	1248	3419	5801	-1319	1681	20833	26996
Cherwell Total	-23233	28849	4254	9208	19078	556	57980	219241	296855

Employment Completions

- 5.3 Employment monitoring for 2015/16 was only carried out on sites where more than 200sqm of employment floorspace is proposed. Table 5 shows the total employment floorspace completed during 2015/16 (net). The ‘net’ figures reflect the overall completion totals taking into account any losses which include redevelopments and changes of use away from commercial use.
- 5.4 In 2015/16, Cherwell has seen a significant gain of 67,471.5sqm of employment floorspace completed compared to the previous year where there was a small gain of 9,089sqm. Most of the employment completed was either in B2 or B8 use classes at Banbury.
- 5.5 Banbury – The majority of employment completions at Banbury were in B2 and B8 use classes which together saw a gain of 58,635sqm. There were other small gains in floorspace for other B use classes. Development at the formerly Alcoa Europe site on Southam Road was the main contribution to the gain in floorspace for B2 and B8 uses. There was a total of 60,044sqm (net) of employment floorspace completed in Banbury.
- 5.6 Bicester – There were small gains across the different B use classes with the majority being within B1a use class (2,036sqm of B1a). There was an overall net gain in Bicester with 2,597sqm of employment floorspace.

5.7 Kidlington and Rural Areas – The majority of employment floorspace gained during 2015/16 were from schemes in the Rural Areas which have contributed 4,767.5sqm of employment floorspace. The greatest gain was in B8 (3,929sqm) followed by B1c (2,530.5sqm) use classes which mainly came from Heyford Park, Upper Heyford (Policy Villages 5) and DLO Caversfield, Skimmingdish Lane.

Employment Commitments

5.8 The total employment commitments have reduced compared to the last monitoring year however there is still a considerable amount of employment to be delivered. At 31 March 2016, there was an outstanding employment floorspace to be implemented which equates to nearly 300,000sqm of employment floorspace. Banbury contributed nearly 60% and Bicester contributed just over 30% of the commitments.

5.9 Banbury – There was a significant amount of mixed B use class floorspace committed (nearly 175,000sqm), which was as a result of the following sites: Formerly Sapa Profiles UK (55,564sqm) and Land South of Overthorpe Road and adjacent the M40 (115,197sqm) (Banbury 6).

5.10 Bicester – There was a net loss in B1a use class however gains in other B use classes with the majority falling within B8. The planning permission at the Graven Hill (Bicester 2) site has led to significant increases in B8 and mixed use classes with small gains in other employment uses. The total amount of employment floorspace at Graven Hill was over 90,000sqm.

5.11 Kidlington and Rural Areas – The largest employment commitment in the rural areas was at the Former RAF Upper Heyford site (Villages 5) which is a strategic allocation for mixed use in the adopted Local Plan 2011-2031. Uses include 1,075 new homes and over 20,000 sqm of mixed B use class. This site is currently under construction.

Table 7 – Remaining Employment Allocated Land (adopted Local Plan 2011-2031 and Non-Statutory Local Plan 2011) at 31/03/16

Location	Remaining Allocated Area (ha)	Comments
Banbury	22.36	The majority of this remaining allocated area consists of the allocation at Employment Land North East of Junction 11 (Banbury 15) and at Employment Land West of M40 (Banbury 6).
Bicester	76.1	The majority of this remaining allocated area consists of a number of sites allocated as North West Bicester (Bicester 1), Bicester Business Park (Bicester 4), Bicester Gateway (Bicester 10) and South East Bicester (Bicester 12).
Kidlington	0.39	Remaining Non-Statutory Local Plan allocation at Langford Locks. No allocations were made in the adopted Local Plan 2011-2031. A small scale review of the Green Belt at

		Kidlington for high value employment uses will be undertaken for Local Plan Part 2.
Rural Areas	5.99	Remaining Non-Statutory Local Plan allocation at Banbury Business Park Phase 2 (Adderbury), Brymbo Ironworks (Hook Norton) and PA Turneys (Weston on the Green). No allocations were made in the adopted Local Plan 2011-2031.
Total	104.84	

5.12 Table 7 shows the total remaining allocated land available which is 104.84 ha. This is excluding planning permissions on allocations to avoid double counting. Sites are only considered ‘no longer available’ once development has been completed. Sites ‘committed’ for development (i.e. with planning permission) are still considered to be ‘available’ since it is possible that the permission may expire unimplemented or may be superseded by another. The majority of the remaining allocated land available is from strategic sites in the adopted Local Plan 2011-2031. Planning permissions are shown in Table 8.

5.13 The employment trajectory in the Local Plan 2011-2031 shows how strategic sites will be delivered and the Council is working to bring forward strategic sites, for example at Graven Hill (Bicester 2) and North West Bicester (Bicester 1) where planning permission has been granted. Construction is under way at land south of Overthorpe Road, Banbury (Banbury 6). The Council will be exploring the potential of non-strategic sites for employment through Local Plan Part 2.

Table 8 – Employment Permissions at 31/03/16

Employment permissions on allocations		Employment permissions on non-allocations		Total employment permissions	
Location	Site Area (ha)	Location	Site Area (ha)	Location	Site Area (ha)
Banbury	29.65	Banbury	3.95	Banbury	33.6
Bicester	48.48	Bicester	2	Bicester	50.48
Kidlington	0.29	Kidlington	0	Kidlington	0.29
Rural Areas	0	Rural Areas	0.81	Rural Areas	0.81
Total	78.42	Total	6.76	Total	85.18

5.14 Table 8 shows the amount of land taken up with planning permissions. A total of 85.18ha have been permitted with over 90% being at strategic allocations. When considering planning permissions in Table 8, only new build employment development is shown, not changes of use between employment uses since this would result in no overall gain in employment land.

5.15 A large amount of the land with permission was at the following sites: Graven Hill, Bicester (26ha) (Bicester 2); Bicester Business Park, Bicester (22.28 ha) (Bicester 4); and Land South of Overthorpe Road and adjacent the M40, Banbury (28.44 ha) (Banbury 6).

Table 9 – Total Employment Land on Allocations (adopted Local Plan 2011-2031 and Non-Statutory Local Plan 2011) at 31/03/16

Location	Total Area (ha)
Banbury	52.01
Bicester	124.58
Kidlington	0.68
Rural Areas	5.99
Total	183.26

- 5.16 The total of employment land available on allocations was 183.26ha, a fair proportion of which had planning permission. This figure excluded allocated land where there are completions. A large proportion of this is located at Bicester where there are six strategic allocations for employment and mixed use development.
- 5.17 Once new sites are occupied this will generate business rates which the Council collects, with part of the amount retained to help pay for services that the Council provide. It is also collected on behalf of Oxfordshire County Council and Central Government. Business rates paid to Cherwell District Council are increasing year on year with an increase of rateable value from £170.5 million in 2014/15 to £174.9 million in 2015/16.

Table 10 - Loss of employment land to non-employment use (includes completions on allocations and non-allocations) during 2015/16

Location	Land Area (ha)
Banbury	0
Bicester	0
Kidlington	0.16
Rural Areas	1.94
Cherwell Total	2.1

- 5.18 During 2015/16, only 2.1ha of employment land was lost to other uses. This is from 4 permissions, 3 of which were lost to residential use.

Policy	Indicator	Target	Progress
SLE 2 Securing Dynamic Town Centres	Town centre uses (including use classes A1-A5, B1a, D2) completions within and outside of each of the town centres	No net loss of town centre use floor space within town centres	This indicator is monitored as part of Bicester 5 and Banbury 7.
SLE 2 Securing	No. of retail impact assessments submitted with	100% of applications over	This is the second AMR to monitor against the

Dynamic Town Centres	planning applications	the thresholds set out in Policy SLE2	indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
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5.19 Please see Bicester 5 and Banbury 7 for the monitoring of the indicator on completions of town centre uses within and outside of Banbury and Bicester town centres.

Policy	Indicator	Target	Progress
Policy SLE 3 Supporting Tourism Growth	Completed tourism developments (including D use class uses, Sui Generis uses)	An annual increase in completed tourism developments over the plan period	There was a net loss of 1,204sqm during 2015/16.
Policy SLE 3 Supporting Tourism Growth	Number of visitors to tourist attractions in the District	An annual increase over the plan period	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.

Table 11 – Completed tourism developments during 2015/16

Use Class	Net floorspace completions (sqm) 2015/16
D1	2160
D2	746
Sui Generis	-4110
Total	-1204

5.20 Overall there has been a small net loss (1,204sqm) of tourism development. This was, mainly due the development of the DLO Caversfield site at Skimmingdish Lane, Bicester for housing (-2,528sqm).

Policy	Indicator	Target	Progress
Policy SLE 4 Improved Transport and Connections	Completed transport improvement schemes	Timely provision of transport infrastructure in accordance with strategic site delivery and as set out in the IDP	<p>Progress of Transport Schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new transport infrastructure projects including completion of:</p> <ul style="list-style-type: none"> - New station at Water Eaton by trains running between Oxford and London Marylebone. The station serves Kidlington and nearby villages. - Direct bus services from Kidlington and/or Water Eaton to serve Oxford's Eastern Arc (Service 700) - Bus facilities at Bicester Village Station - Bus service from NW Bicester Phase 1 to Bicester TC - Improvements to A41 Oxford Road corridor: A41 Oxford Road / Boundary Way roundabout
Policy SLE 4 Improved	Developer contributions to transport infrastructure	To meet development	This is the second AMR to monitor against the

Transport and Connections		needs, as set out in the IDP	indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
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Policy	Indicator	Target	Progress
Policy SLE 5 High Speed Rail 2 – London to Birmingham	Level of Council involvement with the proposed High Speed Rail Link	<p>Respond to all relevant Government consultations on HS2.</p> <p>Respond to all planning applications relating to HS2.</p>	<ul style="list-style-type: none"> - Parliamentary passage of an enabling bill complete. - Royal assent imminent. - Construction due to start later in 2017. Individual elements of the scheme would be considered by the Council as formal planning applications.

Theme Two: Building Sustainable Communities

5.21 In addition to the indicators from the adopted Local Plan 2011-2031, there are other indicators from the previous AMRs that continue to be monitored.

Policy	Indicator	Target	Progress
Policy BSC 1 District Wide Housing Distribution	Housing commitments and completions per sub area (Banbury, Bicester, Kidlington, rural areas)	As set out in Policy BSC 1	<p>During 2015/16, there were 1,425 housing completions (net) and as at 31 March 2016 there were housing commitments of 8,350 dwellings.</p> <p>From 2011-2016, Completions were as follows:</p> <p>Banbury – 893 Bicester – 956 Kidlington – 226 Remaining Areas – 1402</p> <p>At 31/3/16, The stock of planning permissions was as follows:</p> <p>Banbury – 3439 homes Bicester – 3414 homes Kidlington – 37 homes Remaining Areas – 1460 homes</p>
Policy BSC 2 The Effective and Efficient Use of Land	% of residential completions on previously developed land	As set out in Policy BSC 2	38% of the 1,425 housing completions were on previously developed land.

Table 12 – Housing Completions (net) 2011 - 2016

	Banbury			Bicester			Elsewhere			District			
	GF	PDL	Total	GF	PDL	Total	GF	PDL	Total	GF	PDL	Total	PDL %
2011 / 12	34	102	136	40	26	66	118	36	154	192	164	356	46%
2012 / 13	4	38	42	116	14	130	50	118	168	170	170	340	50%
2013 / 14	12	22	34	137	33	170	119	87	206	268	142	410	35%
2014 / 15	222	106	328	193	30	223	119	276	395	534	412	946	44%
2015 / 16	257	96	353	307	60	367	316	389	705	880	545	1425	38%
Totals	529	364	893	793	163	956	722	906	1628	2044	1433	3477	41%

Table 13 – Local Plan Housing Trajectory: Housing Completions (net) 2011 - 2016

	Banbury	Bicester	Elsewhere	District
Local Plan Strategic Sites & Commitments	453	782	434	1669
Non-Strategic Sites	234	90	805	1129
Windfalls (<10)	206	84	389	679
Totals	893	956	1628	3477

- 5.22 During 2015/16, there was a total of 1,425 (net) housing completions within the District which is the highest recorded completion figure in modern records (beginning in 1996). The rural areas account for 49% of the total housing completions, compared with 26% at Bicester and 25% at Banbury. Some of the larger completions in the rural areas included Upper Heyford (166 dwellings); Kidlington (111 dwellings); Adderbury (105 dwellings); and Hook Norton (70 dwellings). There was good progress being made at Bicester and Banbury where a number of large sites are under construction such as Kingsmere at South West Bicester; the Eco-Town development at North West Bicester; Land at Talisman Road, Bicester; East of Bloxham Road (South of Salt Way), Banbury; East of Southam Road, Banbury, North of Hanwell Fields, Banbury and Longford Park at Banbury. Works have also begun on other large sites such as West of Bretch Hill, Banbury and Graven Hill, Bicester.
- 5.23 38% of the 1,425 housing completions were on previously developed land with the majority coming from the rural areas particularly at the Heyford Park site and sites in Kidlington.

Table 14: Housing Commitments as at 31/03/2016

		No. of dwellings
Banbury	GF	3057
	PDL	382
	Total	3439
Bicester	GF	1434
	PDL	1980
	Total	3414
Elsewhere	GF	719
	PDL	778
	Total	1497
District	GF	5210
	PDL	3140
	Total	8350

- 5.24 At 31 March 2016, there were extant planning permissions for a total of 8,350 dwellings. These were sites with planning permissions but not yet built. In Banbury, most of the commitments relate to strategic, greenfield sites. At Bicester there were greenfield commitments at Kingsmere, South West Bicester and a previously developed site with permission for 1,900 homes at the Graven Hill site. There were 587 homes with permission at Former RAF Upper Heyford which have yet to be built.

Table 15 – Calculation of housing land supply from deliverable sites

		Five Year Period 2016-21 (current period)	Five Year Period 2017-22 (from 1 April 2017)
a	Plan Requirement	22840	22840
b	Annual Requirement (a/20)	1142	1142
c	Requirement to date (b*years)	5710	6852
d	Completions	3477	4503*
e	Shortfall at 31/3/16 (c-d)	2233	2349
f	Base Requirement over next 5 years (b x 5)	5710	5710
g	Base Requirement over next 5 years plus shortfall (f + e)	7943	8059
h	5 Year Requirement and shortfall plus 5% (g+5%)	8340	8462
i	Revised Annual Requirement over next 5 years (h/5)	1668.0	1692.4
j	Deliverable Supply over next 5 Years	8996	9396
k	Total years supply over next 5 years (j/i)	5.4 years	5.6 years
l	'Surplus' (j – h)	656	934

* projected completions of 1,026 for 2016/17 added to roll forward to 2017/2022

- 5.25 The National Planning Policy Framework (NPPF) requires local planning authorities to “...identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land” (para’ 47).
- 5.26 The NPPF advises that “Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens” (para’ 48).
- 5.27 The Oxfordshire Strategic Housing Market Assessment (SHMA) was published in April 2014, which provided a new objective assessment of housing need for the District. It identified a need for 1,140 dwellings per annum equating to 22,800 dwellings from 2011 to 2031 (a need for 1,142 dwellings per annum to support the Strategic Economic Plan).

The adopted Local Plan 2011-2031 Part 1 (July 2015) sets a housing requirement of 22,840 dwellings for the period 2011 to 2031.

- 5.28 On 27 August 2015, an appeal decision (ref: APP/C3105/W/14/3001612) was received which supported the Council's view that the District had a five year housing land supply with a 5% buffer applied. The appeal, relating to a proposal for 95 homes at Kirtlington, was dismissed by the Inspector who stated:

"The 'significant new evidence' in this appeal is the Annual Housing Monitor 2014. The figures in this document are consistent with my findings above. I therefore conclude that the Council is able to demonstrate a five year supply of deliverable housing sites and that it follows that the relevant policies for the supply of housing in the Local Plan are up to date".

- 5.29 On 7 December 2015, an appeal decision (ref. APP/C3105/A/14/2226552) made by the Secretary of State for Communities and Local Government was received in relation to a proposal for 54 homes at Hook Norton. While the appeal was allowed, the Secretary of State came to a similar conclusion on the district's housing land supply position:

"...the Secretary of State takes the view that at present the Council can demonstrate a 5 year housing land supply consistent with the relevant policies in the recently adopted Local Plan Part 1. Applying paragraph 49 of the Framework, the Secretary of State considers that the relevant policies in the Local Plan and Neighbourhood Plan for the supply of housing should be considered up-to-date, and he gives those policies full weight".

- 5.30 On 18 December 2015, an appeal decision (ref. APP/C3105/W/15/3081152) was received for a site at Chesterton concluding "As the LP Part 1 has only recently been adopted with the new housing requirement for the district, it is also too soon to assess housing delivery. For all these reasons, there is insufficient evidence to demonstrate that that the Council does not have a five year housing land supply..."

- 5.31 An appeal decision was received on 12 May 2016 upheld the Council's decision to refuse planning permission for 75 homes off Lince Lane, Kirtlington (ref. APP/C3105/W/15/3134944) but which has implications for the supply position. The Inspector concluded that the district could demonstrate a five year land supply but that the position for 2015-20 was marginal supply of 8,654 dwellings and a requirement for 8,637 dwellings (i.e. equating to 5.01 years).

- 5.32 This AMR includes a further comprehensive review of housing land supply, taking into account the Inspector's conclusions on site delivery; housing completions and permissions as at 31 March 2016; the up-to-date position on all anticipated housing sites (January 2016); consultation with developers and agents; consultation with Council staff in the Development Management, Build® and the Bicester Delivery Team actively involved in individual sites; and current market conditions.

- 5.33 Table 15 provides the calculation of the current five year land supply based on the Housing Delivery Monitor at Appendix 2. It takes account of planning permission and completion data confirmed as at 31 March 2016. Only sites considered to be deliverable are included in the calculation of the five year housing land supply. In accordance with the NPPF, the five year housing land supply also includes an allowance for previously developed windfall sites (unidentified sites of less than 10 dwellings) based on an assessment included in the Council’s Strategic Housing Land Availability Assessment Update 2014 and brought forward into the adopted Local Plan 2011-2031 Part 1.
- 5.34 Table 15 illustrates that the District is able to demonstrate a 5.4 year supply for the current period 2016-2021 and a 5.6 year supply for the next five year period (2017-2022) commencing on 1 April 2017. The calculations include a 5% buffer and the making up of a delivery shortfall within five years. Following the last Kirtlington appeal decision, it also now applied the buffer to both the base housing requirement and the shortfall (note: the SHMA, published in April 2014, is back dated to 2011. The Local Plan provides for new delivery post 2014 in response to SHMA requirements back to 2011.) This AMR shows that a supply of 8,996 homes is expected from deliverable sites from 2016 to 2021 and a supply of 9,396 homes is expected for 2017-2022.
- 5.35 Completions at 31 March 2022 (the end of the five year period 2017-2022) are projected to be 13,899 for the period 2011 to 2022 (sites considered to deliverable now). This comprises 3,477 completions for 2011-2016, projected completions of 1,026 for 2016/17 and a five year supply of 9,396). This equates to an approximate average of 1,263 homes per annum which would exceed the annualised requirement of the adopted Local Plan 2011-2031 of 1,142 per annum.

Policy	Indicator	Target	Progress
Policy BSC 2 The Effective and Efficient Use of Land	Net housing density of completions	As set out in Policy BSC 2	The housing density of large completed sites (10 or more dwellings) during 2015/16 is 24.7 dwellings per hectare (dph).

Table 16 - Housing density of large completed sites during 2015/16 (10 or more dwellings)

	2015/16
Total Site area (gross)	40.03
No. of dwellings on large sites	989
Housing Density	24.7

- 5.36 The indicator looks at net housing density of completions however for the purpose of this AMR the gross site areas were used therefore the housing density recorded is

actually lower than what it should have achieved. The next AMR will address this and the housing density will be calculated based on net site areas.

- 5.37 The housing density of large completed sites (10 or more dwellings) during 2015/16 is 24.7 dwellings per hectare (dph) which is slightly lower than the target set out in Policy BSC 2. Out of the twenty large completed sites, 10 of them have exceeded the target of 30 dph. Examples of completed sites with higher housing densities are as follows: Calthorpe House, Banbury (187.5dph); Coach House Mews, Bicester (105dph); and Canalside House, Banbury (93.3dph).

Policy	Indicator	Target	Progress
Policy BSC 3 Affordable Housing	Net affordable housing completions/acquisitions per tenure	As set out in Policy BSC 3	During 2015/16 there were 322 net affordable housing completions (232 affordable rents and 90 shared ownership).
Policy BSC 3 Affordable Housing	No. of self-build completions	An annual increase in the number of self-build completions	There were 40 self-build completions in 2015/16.

Table 17 – Affordable housing completions (net)

Year	Banbury	Bicester	Remaining Areas	Totals
2011/12 Net	88	4	112	204
2012/13 Net	69	34	10	113
2013/14 Net	44	35	61	140
2014/15 Net	78	61	52	191
2015/16 Net	102	46	174	322
Totals	381	180	409	970

Table 18 - Affordable housing completions (net) during 2015/16 by tenure

Tenure	No. of dwellings
Affordable Rent	232
Shared Ownership	90
Total	322

- 5.38 A total of 322 affordable homes (gross) were completed in Cherwell during 2015/16, of which 42 (10%) were provided by Cherwell District Council. A large proportion of the

affordable homes were developed at Banbury and in the rural areas with the majority being located at Longford Park (Banbury), Moorside Place (Kidlington) and sites at Adderbury. There were no sales or acquisitions (i.e. taking account of losses, redevelopment, etc), therefore there were 322 net affordable housing completions during 2015/16. The affordable housing completion has continued to increase from previous years; 113 in 2012/13, 140 in 2013/14 and 191 in 2014/15.

- 5.39 During 2015/16, there were 40 self-build completions in the District. 35 of the self-build completions took place in Banbury, mainly at Calthorpe House and Orchard Lodge. The remaining completions were at The Crescent, Steeple Aston and Woodpiece Road, Arncott. The number of self-build completions had nearly doubled the previous year which reported 22 completions.

- 5.40 The Graven Hill site (Bicester 2) in Bicester which has planning permission for 1,900 self-build dwellings is now under construction. Work is underway on three units with one completed during 2016/17.

Table 19 - Self-Build completions

Year	No. of dwellings
2015/16	40

Policy	Indicator	Target	Progress
Policy BSC 4 Housing Mix	Number of completed dwellings per number of bedrooms	As set out in Policy BSC 4	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy BSC 4 Housing Mix	Number of 'extra care' completions	As set out in Policy BSC 4	During 2015-16 there were 84 extra care dwellings completed.

- 5.41 There were a total of 84 extra care dwellings completed during 2015/16, which took place at Thornbury House (The Moors) and The Rookery, both developments are located in Kidlington.

Policy	Indicator	Target	Progress
Policy BSC 5 Area Renewal	Completed development per type in the 'area of renewal'	Improvements in levels of deprivation in the District	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy BSC 5 Area Renewal	The 'Brighter Futures in Banbury' performance Measures Package Reports	Positive trends across all the Programme's indicators	Progress is recorded in The Brighter Futures in Banbury Programme Annual Report 2014/15.

5.42 Brighter Futures in Banbury is a strong long term partnership programme delivering new opportunities, innovative projects and high quality focussed services in Ruscote, Neithrop and Grimsbury and Castle Wards.

5.43 Progress is reported in the Brighter Futures in Banbury Programme Annual Report 2014/15. Some examples of successes during 2014/15 included:

- A third year reduction (over a third reduction) in the number of people claiming job seekers allowance.
- Increase the numbers of children who achieve the national expectation in phonics at Year 1.
- Improved outcomes for children who access pupil premium funding
- On-going reduction in the number of recorded crimes
- Increased support to carers
- Increased take up of health screening and smoking quitters, reduction in teenage pregnancy and good take up of carer's breaks.

Policy	Indicator	Target	Progress
Policy BSC 6 Travelling Communities	Completed/Lost Gypsy & Traveller Plots/Travelling Showpeople Pitches, by location (location criteria as set out in Policy BSC 6)	Provision for new pitches to meet identified shortfall as set out in Policy BSC	There remains a need to meet policy requirements and to secure 5 year land supplies. A new needs assessment is being

		6	jointly commissioned and Local Plan Part 2 will need to allocate sites to meet identified needs. In the meantime, applications continue to be considered against Policy BSC6.
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5.44 The Government’s overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers whilst respecting the interests of the settled community. Local Planning Authorities should:

- Make their own assessment of need for the purposes of planning
- Develop fair and effective strategies to meet need through the identification of land for sites
- Plan for sites over a reasonable timescale
- Ensure that their Local Plan includes fair, realistic and inclusive policies
- To have due regard to the protection of local amenity and local environment.

Table 20 – Existing Supply of Gypsy and Traveller Pitches (Policy BSC 6)

Site	Net Loss / Gain					Net Running Totals
	Supply at 31 March 2012	12/13	13/14	14/15	15/16	
Station Caravan Park, Banbury	10	0	0	0	0	10
Smiths Caravan Park, Milton	36*	0	0	-16*	0	20
Bicester Trailer Park, Chesterton	8	0	0	0	0	8
Corner Meadow, Farnborough Road, Mollington	4	0	5	0	0	9
Horwood Site, Ardley Road, Ardley	1	0	0	0	0	1
Land adjoining A34 by Hampton Gay and Poyle	8	0	0	0	0	8
Land South West of Woodstock Road, Yarnton	3	0	0	0	0	3

OS Parcel 3431 Adjoining And North East Of Blackthorn Road, Launton	0	2	0	0	0	2
Totals	70	2	5	-16	0	61

*included 16 approved pitches at Smiths, Milton. Permission expired in 14/15

Table 21 – Meeting planned requirements for Gypsy and Traveller Pitches (Policy BSC 6)

Policy BSC 6 Requirements	
No. of additional pitches required 2012-2031	19
Completions	-9
Remaining Requirement 2016-2031	28 pitches (19+9)

Table 22 – Projected Supply of Gypsy and Traveller Pitch Requirements (Policy BSC 6)

Site	Permissions at 31/3/16	Projections						Details
		16/17	17/18	18/19	19/20	20/21	21/22	
Smiths, Bloxham	0	-20	0	0	0	0	0	Site is in the process of being closed by the owner. Loss of 20 pitches.
Lower Heyford Road, Caulcott	5	5	0	0	0	0	0	Planning permission for 5 pitches - 13/01802/F. Allowed on appeal (14/00038/REFAPP) on 4 August 2015. Expected delivery during 2016/17.
The Stable Block, Farnborough Road, Mollington	0	0	5	0	0	0	0	Planning permission for 5 pitches - 16/01760/F. Expected delivery during 2017/18.
Corner Meadow, Farnborough Road, Mollington	0	0	6	0	0	0	0	Planning permission for 6 pitches - 16/01740/F. Expected delivery during 2017/18.
Totals	0	-15	11	0	0	0	0	

Note: there are presently (Feb 2017) two undetermined applications for 16 pitches at Piddington (17/00145/F) and for 8 pitches at Chesterton (16/01780/F).

Table 23 – Calculation of 5 Year Land Supply for Gypsy and Traveller Pitches

		Five Year Period 2016-21 (current period)	Five Year Period 2017-22 (from 1 April 2017)
a	Plan Requirement (2012-2031)	19	19
b	Annual Requirement (a/19)	1	1
c	Requirement to date (b x years)	4	5
d	Completions	-9	-24*
e	Shortfall at 31/3/16 (c-d)	13	29
f	Base Requirement over next 5 years (b x 5)	5	5
g	Base Requirement over next 5 years plus shortfall (f + e)	18	34
h	Revised Annual Requirement over next 5 years (g/5)	3.6	6.8
i	Deliverable Supply over next 5 Years	-4	11
j	Total years supply over next 5 years (i/h)	-1.1 years	1.6 years
k	Shortfall (g- i)	22	23

* projected completions of -15 for 2016/17 added to roll forward to 2017-2022

Table 24 – Existing Supply of Travelling Showpeople Plots

Site	No. of Pitches in 2008	Net Loss / Gain							
		08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
Rose's Yard, Blue Pitts, Bloxham	3	0	0	0	0	0	0	0	0
Carousel Park, Bloxham	2	0	0	0	0	0	0	0	0
Faircare, Bloxham	6	0	0	0	0	0	0	0	0
Hebborn's Yard, Gosford	3	0	0	0	0	0	0	0	0
Totals	14	14	14	14	14	14	14	14	14

Table 25 – Meeting planned requirements for Travelling Showpeople Plots (Policy BSC 6)

Policy BSC 6 Requirements	
No. of additional pitches required 2012-2031	24
Completions	0
Remaining Requirement 2016-2031	24 plots
Current Projected Supply 2016-2031	0 plots

Table 26 – Calculation of 5 Year Land Supply for Travelling Showpeople plots

		Five Year Period 2016-21 (current period)	Five Year Period 2017-22 (from 1 April 2017)
a	Plot Requirement (2012-2031)	24	24
b	Annual Requirement (a/19)	1.26	1.26
c	Requirement to date (b x years)	5	6
d	Completions	0	0
e	Shortfall at 31/3/16 (c-d)	5	6
f	Base Requirement over next 5 years (b x 5)	6.3	6.3
g	Base Requirement over next 5 years plus shortfall (f + e)	11.3	12.3
h	Revised Annual Requirement over next 5 years (g/5)	2.26	2.46
i	Deliverable Supply over next 5 Years	0	0
j	Total years supply over next 5 years (i/h)	0 years	0 years
k	Shortfall (g- i)	11.3	12.3

* projected completions of 0 for 2016/17 added to roll forward to 2017-2022

- 5.45 At 31 March 2016, the total supply of Gypsy and Traveller pitches was 61 (Table 20). A net loss of 15 pitches is expected by the end of the monitoring year 2016/17 due to the on-going closure of the private site at Milton. Projected new supply in 2017/18 from permitted sites should increase supply to 57 pitches which still represents a net loss of 13 pitches since 1 April 2016. The district does not presently have a 5 year supply of pitches for Gypsies and Travellers (Table 23).
- 5.46 At March 2016, the total supply of plots for Travelling Showpeople was unchanged at 14. No new supply has yet been identified to meet the requirements of Policy BSC 6 and consequently, there is no five year land supply.
- 5.47 A new needs study has been commissioned (jointly with South Oxfordshire, Vale of White Horse and Oxford City Councils) and identified needs will need to be met through

the allocation of sites in Local Plan Part 2 and in the determination of applications for planning permission.

Policy	Indicator	Target	Progress
Policy BSC 7 Meeting Education Needs	Completed education infrastructure	Timely provision of education infrastructure in accordance with strategic site delivery and as set out in the IDP	<p>Progress of education schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new education infrastructure projects including completion of:</p> <ul style="list-style-type: none"> - Expansion and relocation of St Edburg's Primary School - Southwest Bicester phase 1 (Kingsmere) - Bicester Technology Studio - School expansions at Hanwell Fields Primary School and Hill View Primary School
Policy BSC 7 Meeting Education Needs	Developer contributions to education infrastructure	To meet development needs, as set out in the IDP	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.

Policy	Indicator	Target	Progress
Policy BSC 8 Securing Health and Well Being	Completed health care infrastructure	Timely provision of health infrastructure in accordance with strategic site delivery and as set out in the IDP	Progress of Health and Well Being Schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of new health schemes. There are no completed health schemes reported in this AMR period.
Policy BSC 8 Securing Health and Well Being	Developer contributions to health care infrastructure	To meet development needs, as set out in the IDP	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy BSC 8 Securing Health and Well Being	Completions at Bicester Community Hospital	Replacement of Bicester Community Hospital within the plan period	The new community hospital was completed during 2014/15.

5.48 A planning application (12/00809/F) for the demolition of existing community hospital and redevelopment of site to provide a new community hospital and 14 residential units was approved on 27 September 2012. The new Bicester Community Hospital was completed during 2014/15, and the residential units are currently under construction.

Policy	Indicator	Target	Progress
Policy BSC 9 Public Services and Utilities	Completed public services/utilities infrastructure	Timely provision of public services/utilities infrastructure in accordance with strategic site	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan

		delivery and as set out in the IDP	was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy BSC 9 Public Services and Utilities	Developer contributions to public services/utilities	To meet development needs, as set out in the IDP	

Policy	Indicator	Target	Progress
Policy BSC 10 Open Space, Outdoor Sport & Recreation Provision	Amount, type and location of open space/sport/recreation facilities	No net loss of open space/outdoor sport/recreation sites	Progress of Open Space, Outdoor Sport and Recreation Schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new schemes. No completions reported in this AMR period.
Policy BSC 10 Open Space, Outdoor Sport & Recreation Provision	Areas deficient in recreation provision by type and amount	Annual improvements over the plan period	The updated open space and recreation assessment which is currently being undertaken will identify current deficiencies. This indicator will be reported in the 2017 AMR.
Policy BSC 10 Open Space, Outdoor Sport & Recreation Provision	Completed built development on (former) sites of open space, outdoor sport and recreation	No net loss of open space/outdoor sport/recreation sites	Open space, sport and recreation assessments, including a Playing Pitch Strategy are being undertaken which will provide updated baseline information. This indicator will be reported in the 2017 AMR.
Policy BSC 10 Open Space,	Open spaces in the District meeting quality standards	A yearly improvement in	The updated open space and recreation

Outdoor Sport & Recreation Provision		the quality of sites/facilities	assessment which is currently being undertaken will identify current deficiencies. This indicator will be reported in the 2017 AMR.
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Policy	Indicator	Target	Progress
Policy BSC 11 Local Standards of Provision - Outdoor Recreation	Developer contributions to open space/sport/recreation facilities per typology	As set out in policy BSC11	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.

Policy	Indicator	Target	Progress
Policy BSC 12 Indoor Sport, Recreation and Community Facilities	Developer contributions to open space/sport/recreation facilities per typology	As set out in policy BSC12	Progress of Indoor Sport and Recreation and community facilities Schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new schemes. One completion reported in this AMR period: <ul style="list-style-type: none"> - New Civic Building in Bicester: Relocated and expanded library
Policy BSC 12 Indoor Sport,	Completed community	As set out in policy	This is the second AMR to monitor against the

<p>Recreation and Community Facilities</p>	<p>facilities infrastructure</p>	<p>BSC12</p>	<p>indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.</p>
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Theme Three: Ensuring Sustainable Development

Policy	Indicator	Target	Progress
Policy ESD 1 Mitigating and Adapting to Climate Change	Carbon emissions in the District per capita	Reductions over the plan period	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy ESD 1 Mitigating and Adapting to Climate Change	Permissions granted contrary to Environment Agency advice on Flood Risk grounds	No permissions granted contrary to EA advice on flood risk grounds	There were 2 permissions granted with unresolved objections from the Environment Agency. This applies to the same indicator under Policy ESD 6.
Policy ESD 1 Mitigating and Adapting to Climate Change	Access to services and facilities by public transport, walking and cycling	Improvement over the plan period, linked to Oxfordshire LAA target (National Indicator 175)	Refer to Policy SLE4.

Table 27 – Permissions granted contrary to Environment Agency advice on flood risk grounds

Year	No. of permissions
2015/16	2

5.49 There were 6 planning permissions granted (or allowed on appeal) between 1 April 2015 and 31 March 2016 to which the Environment Agency had initially objected on flood risk grounds. The Council’s Development Management records database has been reviewed to identify whether the Environment Agency’s objection was subsequently withdrawn and/or whether the Environment Agency’s recommended conditions were attached to the planning consent. There were 2 permissions granted with unresolved objections from the Environment Agency.

Policy	Indicator	Target	Progress
Policy ESD 2 Energy Hierarchy	Number of Energy Statements submitted	As set out in Policy ESD2 i.e. required for all major applications	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.

Policy	Indicator	Target	Progress
Policy ESD 3 Sustainable Construction	% of new dwellings completed achieving water use below 110 litres/person/day	As set out in Policy ESD3	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy ESD 3 Sustainable Construction	Completed non residential development achieving BREEAM Very Good, BREEAM Excellent	As set out in Policy ESD3	

Policy	Indicator	Target	Progress
Policy ESD 4 Decentralised Energy Systems	Number of District Heating Feasibility Assessments submitted	As set out in Policy ESD4 i.e. required for all applications for 100 dwellings or more	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy ESD 4 Decentralised Energy Systems	Number of permitted District heating schemes in the District	Increase over the plan period	

Policy	Indicator	Target	Progress
Policy ESD 5 Renewable Energy	Permitted renewable energy capacity per type	Increase over the plan period	12 planning permissions were approved for renewable energy schemes.

Table 28 – Permitted renewable energy capacity per type

Type	No. of applications granted permission in 2015/16
Wind	0
Solar PV	11
Solar thermal	0
Ground source	0
Air source	0
Biomass	1
Total	12

5.50 During 2015/16, 12 planning permissions were approved for renewable energy schemes which is a decrease from the previous year (26). The majority (11) of the planning permissions were for Solar Photovoltaics (PVs).

Policy	Indicator	Target	Progress
Policy ESD 6 Sustainable Flood Risk Management	Permissions granted contrary to Environment Agency advice on flood risk grounds	No permissions granted contrary to EA advice on flood risk grounds	There were 2 permissions granted with unresolved objections from the Environment Agency.
Policy ESD 6 Sustainable Flood Risk Management	Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse	As set out in Policy ESD6 i.e. required for all proposals meeting the locational criteria	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.

Policy	Indicator	Target	Progress
Policy ESD 7 Sustainable Drainage Systems (SuDS)	Completed SuDS schemes in the District	Annual increase over the plan period	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.

Policy	Indicator	Target	Progress
Policy ESD 8 Water Resources	Number of permissions granted contrary to Environment Agency advice on water quality grounds	No permissions granted contrary to EA advice on water quality grounds	There have been no planning permissions granted contrary to an Environment Agency objection on water quality grounds.

Table 29 – Permissions granted contrary to Environment Agency advice on water quality grounds

Year	No. of permissions
2015/16	0

5.51 There have been no planning permissions granted contrary to an Environment Agency objection on water quality grounds.

Policy	Indicator	Target	Progress
Policy ESD 9 Protection of the Oxford Meadows SAC	Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment	No permissions granted contrary to consultee (EA, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that

			fully reports on these indicators.
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Policy	Indicator	Target	Progress
Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment	Total LWS/LGS area	A net gain in total areas of biodiversity importance in the District	The amount of Local Wildlife Sites in the district has increased from 1,035 ha to 1,053 ha, an increase of 18 ha.
Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority habitats by number & type	An annual increase over the plan period	A slight increase of priority habitats from 3,782 to 4,380, a gain of 598.
Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority species by number & type	A net gain in priority species by number and type	The number of priority species listed in Cherwell has increased from 150 to 171, a gain of 21.
Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment	Ecological condition of SSSIs	100% of SSSI units in favourable or unfavourable recovering condition	98% of the SSSI units are in Favourable or Unfavourable recovering conditions. There has been no change since last year.
Policy ESD 10 Protection and Enhancement	Distribution and status of farmland birds	A yearly increase in the District index of farmland bird presence	There was an increase in the index compared to last year from 1.08 to 1.45.

of Biodiversity and the Natural Environment			
Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment	Distribution and status of water voles	A yearly increase in the presence of water voles	4 sites with positive signs which equates to 36%. This is largely due to continued mink control.
Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment	Permissions granted contrary to tree officer advice	No permissions granted contrary to tree officer advice	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment	Permissions granted contrary to biodiversity consultee advice	No permissions granted contrary to biodiversity consultee advice	
Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment	Number of Ecological Surveys submitted with applications	Ecological Surveys to accompany all planning applications which may affect a site, habitat or species of known or potential ecological value	
Policy ESD 10 Protection and	Local Sites in Positive Conservation Management	A net gain in Local Sites in Positive Conservation	

Enhancement of Biodiversity and the Natural Environment		Management	
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5.52 Information on biodiversity has been provided by the Thames Valley Environmental Records Centre (TVERC) in their Biodiversity Annual Monitoring Report.

Table 30 – Total Local Wildlife Sites and Local Geological Sites

Designated Site	Area in hectares (2015)	Area in hectares (2016)	As % of Cherwell
Local Wildlife Sites (LWS)	1035	1053	2%
Local Geological Sites (LGS)	139	139	<1%

5.53 There are 81 Local Wildlife Sites within Cherwell, with a further four overlapping with West Oxfordshire. Eight sites were surveyed in 2015 and considered by the Local Wildlife Sites panel in 2016. One site was accepted as a new LWS (Marsh West of Bletchingdon Quarry) and one site was denotified (The Bretch). The area of Local Geological Sites (LGS) remains the same for 2016.

Table 31 – Changes in priority habitats by number and type

UK priority habitat type	Area (ha) 2014-15	Area (ha) 2015-16
Arable field margins	Not known	Not known
Coastal and floodplain grazing marsh	1,358	1,811
Eutrophic standing water	122	136
Hedgerows	Not known	Not known
Lowland beech and yew woodland	Not known	1
Lowland calcareous grassland	91	95
Lowland dry acid grassland	6	8
Lowland fens	39	49
Lowland heathland	-	-
Lowland meadows	525	557
Lowland mixed deciduous woodland	1,008	1,193
Mesotrophic lakes	Not known	Not known

Oligatrophic and dystrophic lakes	Not known	Not known
Open mosaic habitats on previously developed land	84	80
Ponds	4	5
Purple moor grass and rush pastures	6	8
Reedbeds	17	17
Rivers	26	32
Traditional orchards	24	33
Wet woodland	30	34
Wood pasture and parkland	442	496
Total area of priority habitat	3782	4380

5.54 Table 31 provides details of the UK priority habitats which have been identified within Cherwell. The changes in the UK priority habitats are mostly attributable to new information such as confirmation of boundaries or habitat types.

Table 32 – Change in numbers of UK priority species

	1995-2015	1996-2016
Number of UK priority species	150	171

5.55 The number of priority species listed in Cherwell is 171. Sixteen new species have been added to the list. One species has been removed from the list. Additional sub-species have also been added to the list. The new species which have been added to the list are:

- Adder
- Autumnal Rustic
- Cornflower
- Creeping Marshwort
- Fen Violet
- Flat-sedge
- Flounced Chestnut
- Green Hound’s tongue
- Hawfinch
- Hazel Dormouse
- Liquorice Piercer
- Red-necked Phalarope
- Small Fleabane
- Streak
- Thames Ramshorn

- White Helleborine

Table 33 – SSSI condition for 2015-2016

Condition	No. of units or part units 2015/16	Sum of hectares 2015/16	% in Cherwell
Favourable	26	330	54%
Unfavourable declining	1	3	1%
Unfavourable no change	0	0	0
Unfavourable recovering	14	266	44%
Destroyed	2	9	1%
Total	43	607	

5.56 There are 18 SSSI’s wholly or partly within Cherwell. Whitecross Green and Oriel Woods were surveyed in 2016. The site remains in unfavourable recovering condition.

Table 34 – Distribution and Status of Farmland Birds (Mean counts per squares (ie density per square kilometre) of farmland birds in Cherwell. Results generated from data supplied by the BTO/JNCC/RSPB Breeding Bird Survey)

Species	2011	2012	2013	2014	2015
Corn Bunting	0.00	0.00	0.00	0.00	0.00
Goldfinch	1.25	5.00	2.20	2.00	2.00
Greenfinch	0.50	0.75	0.40	3.50	3.50
Grey Partridge	0.00	0.00	0.00	0.00	0.00
Jackdaw	1.25	2.00	1.40	0.75	0.75
Kestrel	0.50	0.50	0.80	1.75	1.75
Lapwing	1.75	7.25	1.40	2.25	2.25
Linnet	1.50	4.25	3.40	5.50	5.50
Reed Bunting	3.25	3.00	3.20	3.50	3.50
Rook	11.75	47.75	12.20	13.50	13.50
Skylark	7.75	9.75	6.60	8.75	8.75
Starling	0.25	21.00	35.20	7.75	7.75
Stock Dove	0.00	0.50	0.60	0.50	0.50
Tree Sparrow	0.00	0.00	0.00	1.50	1.50
Turtle Dove	0.25	0.00	0.60	0.00	0.00
Whitethroat	7.25	4.25	5.20	4.25	4.25
Woodpigeon	9.75	19.50	36.80	37.00	37.00
Yellow Wagtail	0.00	0.00	0.20	0.00	0.00
Yellowhammer	1.25	18.50	4.00	8.50	8.50
Total suite density	48.25	144.00	114.20	101.00	101.00
Index	0.49	1.45	1.15	1.02	1.02

5.57 This indicator uses an established list of 19 species, identifiable as farmland birds, compiled by the RSPB. Survey data were generated by the British Trust for Ornithology

(BTO), survey volunteers and compiled by BTO officers from the BTO/JNCC/RSPB Breeding Bird Surveys, in specific 1km by 1km squares and then used to determine a farmland bird index. These records were then made available to TVERC for processing at a district-specific level, using the methodology established by RSPB Central England Office staff.

- 5.58 To establish a timeframe from which any kind of meaningful trend can be identified, a shifting baseline has been used and changes in bird populations in subsequent years (over a 10 year window) are then stated relative to that baseline year. This latest assessment of the farmland bird index trend uses a baseline of 2006.
- 5.59 The reliability of the species records is dependent on the number of 1km squares which have been surveyed in a season. This varies from year to year. As a consequence, the reliability of the resulting farmland bird figures is open to debate.
- 5.60 There was no change in the index from the previous year. Species densities and numbers appear to be the same as last year, which suggests that no new data has been added to the Breeding Bird Survey dataset since last year. As such the index is not reliable for 2015.

Table 35 – Distribution and Status of Water Voles

Year	Number of sites surveyed in Oxfordshire (per 500m stretch)	Number of sites surveyed in Cherwell	Number of sites with positive signs
2015	130 (43% positive)	12	4 (33%)

- 5.61 In 2015, twenty one sections of the Oxford Canal were surveyed. Eight of these were positive for water voles and thirteen were negative. Water vole activity was recorded between north Oxford and south Kidlington in broadly the same areas as the previous two years although there were some local shifts in activity.

Policy	Indicator	Target	Progress
Policy ESD 11 Conservation Target Areas	Total amount of Natural Environment and Rural Communities (NERC) Act s41 Habitats of Principal Importance within active Conservation Target Areas (CTAs)	A net gain of relevant NERC Act Habitats in active CTAs within the District	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these

			indicators.
Policy ESD 11 Conservation Target Areas	Permissions granted in Conservation Target Areas contrary to biodiversity consultee advice	No permissions granted in Conservation Target Areas contrary to biodiversity consultee advice	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.

Policy	Indicator	Target	Progress
Policy ESD 12 Cotswold AONB	Built development permitted in the AONB	No major development in AONB	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy ESD 12 Cotswold AONB	Permissions granted contrary to the advice of the AONB Management Board	No permissions granted contrary to the advice of the AONB Management Board	

Policy	Indicator	Target	Progress
Policy ESD 13 Local Landscape Protection and Enhancement	Number and location of urban fringe restoration / improvement schemes completed	An annual increase over the plan period	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy ESD 13 Local Landscape Protection and Enhancement	Permissions granted contrary to Landscape Officer advice	No permissions granted contrary to Landscape Officer advice	

Policy	Indicator	Target	Progress
Policy ESD 14 Oxford Green Belt	Completed development (per type) in the Green Belt	All development in Green Belt to comply with Policy ESD14	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.

Policy	Indicator	Target	Progress
Policy ESD 15 The Character of the Built and Historic Environment	Permissions granted contrary to the advice of English Heritage / consultee advice on heritage grounds	All development impacting on non designated/designated heritage assets to comply with ESD15	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy ESD 15 The Character of the Built and Historic Environment	Permissions granted contrary to design consultee advice on design grounds	No permissions granted contrary to design consultee advice on design grounds	
Policy ESD 15 The Character of the Built and Historic Environment	% of permitted and completed developments with Design and Access Statements (that address the criteria of policy ESD15).	All new developments to complete a Design and Access Statement	
Policy ESD 15 The Character of the Built and Historic Environment	Number of new (and reviews of) conservation area appraisals	Review 6 Conservation Areas annually	

Policy	Indicator	Target	Progress
Policy ESD 16 The Oxford Canal	Completed transport/recreation/leisure/tourism uses within 1km of the Oxford Canal	Increase over the plan period	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy ESD 16 The Oxford Canal	Permissions granted contrary to consultee advice on heritage grounds	No permissions granted contrary to consultee advice on heritage grounds	

Policy	Indicator	Target	Progress
Policy ESD 17 Green Infrastructure	Completed green infrastructure schemes	A net gain in green infrastructure provision over the plan period	Progress of GI Schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1. No completed GI infrastructure projects reported in this AMR period.
Policy ESD 17 Green Infrastructure	Developer contributions to green infrastructure	To meet development needs and as identified in IDP/Green Infrastructure Strategy	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.

Cherwell's Places

Completions at strategic allocations: Bicester

Policy	Indicator	Target	Progress
Policy Bicester 1 North West Bicester Eco-Town	Housing, infrastructure, employment completions at North West Bicester	As set out in policy Bicester 1 (and agreed masterplan/detailed planning documents)	A number of planning permissions and resolutions to approve have been given. Planning applications pending consideration. The site is under construction with 90 dwellings completed during 2015/16. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Bicester 2 Graven Hill	Housing, infrastructure, and employment completions at Graven Hill	As set out in policy Bicester 2 (and agreed masterplan/detailed planning documents)	Planning permission has been given for 1900 dwellings. The site is under construction. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Bicester 3 South West Bicester Phase 2	Housing and infrastructure completions at South West Bicester Phase 2	As set out in policy Bicester 3 (and agreed masterplan/detailed planning documents)	A resolution to approve has been given. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Bicester 4 Bicester Business Park	Completed employment development at Bicester Business Park	As set out in policy Bicester 4 (and agreed masterplan/detailed planning documents)	A planning application has been granted (07/01106/OUT) but not yet started.
Policy Bicester 8 Former RAF Bicester	Completed development at former RAF Bicester	Development to accord with any agreed masterplan/detailed planning documents	Planning permissions exist on site with 352.5 sqm of employment floorspace gained.

Policy Bicester 10 Bicester Gateway	Employment and infrastructure completions at Bicester Gateway site	As set out in Policy Bicester 10 (and agreed masterplan/detailed planning documents)	None.
Policy Bicester 11 Employment Land at North East Bicester	Employment and infrastructure completions at Employment Land at North East Bicester	As set out in Policy Bicester 11 (and agreed masterplan/detailed planning documents)	A planning application has been granted (15/01012/OUT) but not yet started.
Policy Bicester 12 South East Bicester	Employment, housing and infrastructure completions at South East Bicester	As set out in Policy Bicester 12 (and agreed masterplan/detailed planning documents)	A planning application (16/01268/OUT) for 1500 dwellings, 18ha of employment land, local centre with retail and community use and primary school is pending consideration. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Bicester 13 Gavray Drive	Housing and infrastructure completions at Gavray Drive	As set out in policy Bicester 13 (and agreed masterplan/detailed planning documents)	A planning application (15/00837/OUT) for 180 dwellings is pending consideration. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.

5.62 At 31 March 2016 there have been 90 housing completions on the strategic allocations at Bicester, all at NW Bicester Eco-Town. Planning permissions and resolutions to approve have already been given at North West Bicester Eco-Town, Graven Hill, South West Bicester Phase 2 and Bicester Business Park therefore progress is being made at the Local Plan allocations. There are planning applications that are pending consideration at South East Bicester and Gavray Drive. Details on the delivery of housing sites are provided in Appendix 2 - Housing Delivery Monitor. At 31 March 2016 there were planning permissions at the above sites for 2,293 dwellings.

5.63 Policy Bicester 8 supports heritage tourism uses, leisure, recreation, employment and community uses. A number of planning permissions exist at the Former RAF Bicester site which has seen a net gain of 352.5 sqm in employment floorspace.

Completions at strategic allocations: Banbury

Policy	Indicator	Target	Progress
Policy Banbury 1 Banbury Canalside	Employment, housing and infrastructure completions at Canalside	As set out in Policy Banbury 1 and Canalside SPD (i.e. masterplan/detailed planning documents)	A draft Canalside SPD has been prepared and will be revisited in due course. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Banbury 2 Hardwick Farm, Southam Road (East and West)	Housing and infrastructure completions at Southam Road	As set out in Policy Banbury 2 (and agreed masterplan/detailed planning documents)	Planning applications for a total of 600 dwellings have been granted. The site is under construction with 6 dwellings completed during 2015/16. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Banbury 3 West of Bretch Hill	Employment, housing and infrastructure completions at West of Bretch Hill	As set out in Policy Banbury 3 (and agreed masterplan/detailed planning documents)	A planning application for 400 dwellings and 500 sqm of employment floorspace has been granted. The site is under construction. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Banbury 4 Bankside Phase 2	Housing and infrastructure completions at Bankside Phase 2	As set out in Policy Banbury 4 (and agreed masterplan/detailed planning documents)	None.
Policy Banbury 5 Land North of Hanwell Fields	Housing and infrastructure completions at Land North of Hanwell Fields	As set out in Policy Banbury 5 (and agreed masterplan/detailed planning documents)	Planning applications for a total of 510 dwellings have been granted. The site is under construction. The

		documents)	site is under construction. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Banbury 6 Employment Land West of the M40	Employment and infrastructure completions at Land West of the M40	As set out in policy Banbury 6 (and agreed masterplan/detailed planning documents)	Planning applications for a total of 139,202 sqm in employment floorspace have been granted. From the 35 ha allocated, 6 ha have already been built.
Policy Banbury 8 Bolton Road Development Area	Housing, Retail and Leisure Completions on the Bolton Road site	In accordance with Policy Banbury 8 and the Masterplan/detailed planning documents for the site	A draft Bolton Road SPD has been prepared and will be revisited in due course. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Banbury 9 Spiceball Development Area	Completions at the Spiceball Development Area	In accordance with Policy Banbury 9 and the Masterplan/detailed planning documents for the site	A planning application for a retail foodstore, hotel, cinema, restaurants and cafes has been granted but not yet started.
Policy Banbury 10 Bretch Hill Regeneration Area	Completed development in the Bretch Hill Regeneration Area by type	Increase over the plan period	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy Banbury 15 Employment Land North	Employment and infrastructure completions at Employment Land North East of Junction 11	As set out in policy Banbury 15 (and agreed masterplan/detailed	None.

East of Junction 11		planning documents)	
Policy Banbury 16 Land South of Salt Way: West	Housing and infrastructure completions at Land at South of Salt Way: West	As set out in policy Banbury 16 (and agreed masterplan/detailed planning documents)	A planning application for 350 dwellings has been granted. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Banbury 17 Land South of Salt Way: East	Housing and infrastructure completions at Land at South of Salt Way: East	As set out in policy Banbury 17 (and agreed masterplan/detailed planning documents)	Planning applications with resolutions to approve or with permission for a total of 1,425 dwellings. 27 housing completions recorded during 2015/16. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Banbury 18 Land at Drayton Lodge Farm	Housing and infrastructure completions at Land at Drayton Lodge Farm	As set out in policy Banbury 18 (and agreed masterplan/detailed planning documents)	None. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.
Policy Banbury 19 Land at Higham Way	Housing and infrastructure completions at Land at Higham Way	As set out in policy Banbury 19 (and agreed masterplan/detailed planning documents)	A planning application for approximately 200 dwellings is pending consideration. Please see Appendix 2 – Housing Delivery Monitor for progress and update on delivery.

5.64 At 31 March 2016 there have been 33 completions on the strategic allocations at Banbury. Planning permissions and resolutions to approve have already been given at Southam Road, West of Bretch Hill, Land North of Hanwell Fields, South of Salt Way – West and part of South of Salt Way – East therefore progress is being made at the Local Plan allocations. A planning application at Higham Way is pending consideration. At 31 March 2016 there were planning permissions at the above sites for 1,655 dwellings.

Completions at strategic allocations: Former RAF Upper Heyford

Policy	Indicator	Target	Progress
Policy Villages 5 Former RAF Upper Heyford	Housing, employment and infrastructure completions at Former RAF Upper Heyford	As set out in policy Villages 5, and agreed masterplan/detailed planning documents	At 31 March 2016 there have been 234 housing completions.

Table 36 - Completions at Strategic Allocations: Former RAF Upper Heyford (at 31/3/16)

Strategic Allocations	Housing completed	Employment completed	Infrastructure completed	Other uses completed
Former RAF Upper Heyford (Policy Villages 5)	234	0	0	0

5.65 Planning permission was given in December 2011 for 1,075 dwellings (gross) with a net gain of 761 dwellings. A number of Reserved Matter applications have been approved and the site is currently under construction. There were 234 dwellings completed at 31 March 2016.

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

Policy	Indicator	Target	Progress
Policy Bicester 1 North West Bicester Eco-Town	Environmental standards of completed development at NW Bicester	As set out in policy Bicester 1	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy Bicester 1 North West Bicester Eco-Town	Embodied impacts of construction to be monitored, managed and minimised	As set out in policy Bicester 1	
Policy Bicester 1 North West Bicester Eco-Town	Sustainability metrics to be agreed and monitored	As set out in policy Bicester 1	

Other Indicators – Policy Bicester 5 Strengthening Bicester Town

Policy	Indicator	Target	Progress
Policy Bicester 5 Strengthening Town Centre	Permitted residential development at ground floor level in Bicester Town Centre	No residential floorspace permitted at ground floor level	There were no permissions given.
Policy Bicester 5 Strengthening Town Centre	Town centre vacancies	No increase in vacancy rates over the plan period	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy Bicester 5 Strengthening Town Centre	Diversity of uses	Maintain or improve the balance of uses within the town centre over the plan period	
Policy Bicester 5 Strengthening Town Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Bicester Town Centre	No net loss of town centre use floorspace within Bicester Town Centre	There was a net loss of 1,882 sqm of town centre uses within Bicester town centre.

Table 37 - Permitted residential development at ground floor level in Bicester Town Centre

	No. of applications granted permission in 2015/16
Bicester Town Centre	0

5.66 There were no permissions granted for residential development at ground floor level in Bicester town centre during 2015/16.

Table 38 - Town Centre uses completions within and outside of Bicester town centre

Location	A1	A2	A3	A4	A5	B1a	D2	Total
Within Bicester town centre	-262.75	306	157.25	157.25	157.25	791	576	1882
Outside Bicester town centre	8397	0	75	0	28	1245	0	9745
Bicester Total	8134.25	306	232.25	157.25	185.25	2036	576	11627

5.67 Overall there was a net gain of floorspace (11,627 sqm) in town centre uses particularly from A1 and B1a use classes outside the town centre.

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

Policy	Indicator	Target	Progress
Policy Bicester 7 Meeting the Need for Open Space, Sport & Recreation	Urban edge park schemes in Bicester	An annual increase in such schemes over the plan period	Refer to Policy BSC10.
Policy Bicester 7 Meeting the Need for Open Space, Sport & Recreation	Community woodland provision in Bicester	An annual increase in provision over the plan period	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy Bicester 7 Meeting the Need for Open Space, Sport & Recreation	Type of permitted/completed development at Stratton Audley Quarry	In accordance with a planning consent	

Other Indicators – Policy Bicester 9 Burial Site Provision in Bicester

Policy	Indicator	Target	Progress
Policy Bicester 9 Burial Site Provision in Bicester	Developer contributions for Burial Site in Bicester	To meet needs and as set out in IDP	No completions as part of this AMR Update.

Other Indicators – Policy Banbury 1 Banbury Canalside

Policy	Indicator	Target	Progress
Policy Banbury 1	Progress on completing the Canalside Supplementary	As set out in an up to date Local	January 2016 LDS - Consultation is

Banbury Canalside	Planning Document	Development Scheme	scheduled for August 2016 with completion expected in April 2017. This has not been achieved but site feasibility work has been undertaken. A new LDS will set out an updated programme.
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Other Indicators – Policy Banbury 7 Strengthening Banbury Town Centre

Policy	Indicator	Target	Progress
Policy Banbury 7 Strengthening Banbury Town Centre	Permitted residential development at ground floor level in Banbury Town Centre	No residential floorspace permitted at ground floor level	There were no permissions given.
Policy Banbury 7 Strengthening Banbury Town Centre	Town centre vacancies	No increase in vacancy rates over the plan period	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy Banbury 7 Strengthening Banbury Town Centre	Diversity of uses	Maintain or improve the balance of uses over the plan period	
Policy Banbury 7 Strengthening Banbury Town Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Banbury Town Centre	No net loss of town centre use floorspace within Banbury Town Centre	There was a small net loss of 510.5 sqm of town centre uses within Banbury town centre.

Table 39 - Permitted residential development at ground floor level in Banbury Town Centre

	No. of applications granted permission in 2015/16
Banbury Town Centre	0

5.68 There were no permissions granted for residential development at ground floor level in Banbury town centre during 2015/16.

Table 40 - Town Centre uses completions within and outside of Banbury town centre

Location	A1	A2	A3	A4	A5	B1a	D2	Total
Within Banbury town centre	0	-748.5	0	0	0	0	238	-510.5
Outside Banbury town centre	-3909	290	0	0	0	96	-566	-4089
Banbury Total	-3909	-458.5	0	0	0	96	-328	-4599.5

5.69 Town centre uses within and outside of Banbury town centre received net losses, mostly in A1 use class. This was as a result of demolition of a building in A1 use and redeveloping for B2 use. Within Banbury town centre there was a small net loss of 510.5 sqm with an overall net loss of 4,599.5 sqm.

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

Policy	Indicator	Target	Progress
Policy Banbury 11 Meeting the need for Open Space, Sport & Recreation	Completed open space/sport/recreation facility provision within Banbury	As set out in Policy BSC10 and BSC11	Refer to Policy BSC10.

Other Indicators – Policy Banbury 12 Meeting the Need for Open Space, Sport & Recreation

Policy	Indicator	Target	Progress
Policy Banbury 12 Meeting the Need for Open Space, Sport & Recreation	Completions at the relocation site for Banbury United FC	As set out in policy Banbury 12, to be achieved over the plan period	None.

Other Indicators – Policy Banbury 13 Burial Site Provision in Banbury

Policy	Indicator	Target	Progress
Policy Banbury 13 Burial Site Provision in Banbury	Developer contributions for Burial Site in Banbury	To meet needs and as set out in the IDP	No completions as part of this AMR period.

Other Indicators – Policy Banbury 14 Cherwell Country Park

Policy	Indicator	Target	Progress
Policy Banbury 14 Cherwell Country Park	Progress on delivering the Cherwell Country Park	As set out in Policy Banbury 11	Refer to Policy BSC10.

Other Indicators – Policy Kidlington 1 Accommodating High Value Employment Needs

Policy	Indicator	Target	Progress
Policy Kidlington 1 Accommodating High Value Employment Needs	Employment completions in Kidlington (at a. Langford Lane/London-Oxford Airport and b. Begbroke Science Park)	An annual increase over the plan period	A planning application (14/02067/OUT) for a new technology park comprising 40,362 sqm of employment floorspace was granted but not yet started. The site is within an area where a small scale local review of the Green Belt will be undertaken as part of Local Plan Part 2.
Policy Kidlington 1 Accommodating High Value Employment Needs	Completed employment development on Green Belt land in Kidlington beyond review areas	To accord with Policy ESD14	No employment development recorded during 2015/16.

Other Indicators – Policy Kidlington 2 Strengthening Kidlington Village Centre

Policy	Indicator	Target	Progress
Policy Kidlington 2 Strengthening Kidlington Village Centre	Permitted residential development at ground floor level in Kidlington Village Centre	No residential floorspace permitted at ground floor level	There were no permissions given.
Policy Kidlington 2 Strengthening Kidlington Village Centre	Village centre vacancies	No increase in vacancy rates over the plan period	This is the second AMR to monitor against the indicators and targets from the adopted Local Plan 2011-2031 Part 1. However, as the Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.
Policy Kidlington 2 Strengthening Kidlington Village Centre	Diversity of uses	Maintain or improve the balance of uses within the town centre over the plan period	A Kidlington Framework Masterplan SPD has been adopted. This indicator will be reported in the 2017 AMR.
Policy Kidlington 2 Strengthening Kidlington Village Centre	Completed town centre uses (including use classes A1-A5, B1a, D2) within and outside of Kidlington Village Centre	No net loss of town centre use floorspace within Kidlington Village Centre	There have been no changes to the town centre uses within Kidlington village centre.

Table 41 - Permitted residential development at ground floor level in Kidlington Village Centre

	No. of applications granted permission in 2015/16
Kidlington Village Centre	0

5.70 There were no permissions granted for residential development at ground floor level in Kidlington village centre during 2015/16.

Table 42 - Town Centre uses completions within and outside of Kidlington Village Centre

Location	A1	A2	A3	A4	A5	B1a	D2	Total
Within Kidlington village centre	0	0	0	0	0	0	0	0
Outside Kidlington centre	0	0	0	0	0	63	0	63
Kidlington Total	0	0	0	0	0	63	0	63

5.71 There have been no changes to the town centre uses within Kidlington village centre, however there has been an overall gain of 63 sqm in Kidlington as a whole. There were only two completed sites at Kidlington during 2015/16.

Other Indicators – Policy Villages 1 Village Categorisation

Policy	Indicator	Target	Progress
Policy Villages 1 Village Categorisation	Completed development per village category and size of scheme (number of dwellings)	As set out in policy Villages 1	During 2015/16 a total of 463 dwellings were completed in the rural areas (excludes the strategic site at Former RAF Upper Heyford).

Table 43 – Housing completions and commitments per village category

Category of villages	Net completions in 2015/16	Net completions in 2011-2016	Net completions in 2014-2016	Planning permissions at 31/3/16
Category A - Adderbury, Ambrosden, Arcott, Begbroke, Bletchington, Bloxham, Bodicote, Chesterton, Cropredy, Deddington, Finmere, Fringford, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Milcombe, Sibford Ferris/Sibford Gower, Steeple Aston, Weston on the Green, Wroxton, Yarnton	463	1084	696	831
Category B - Blackthorn, Claydon, Clifton, Great Bourton, Hempton, Lower Heyford, Middle Aston, Milton, Mollington, South Newington, Wardington	6	14	8	7
Category C - All other villages	69	296	162	72
Total completions	538	1394	866	910

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

Policy	Indicator	Target	Progress
Policy Villages 2 Distributing Growth Across the Rural Areas	Land allocations made in the rural areas	As set out in policy Villages 2 and to be set out in the Local Plan Part 2.	This indicator will be monitored once the Local Plan Part 2 is adopted
Policy Villages 2 Distributing Growth Across the Rural Areas	Completions on allocated sites in rural areas	100% take up of allocations over the plan period	This indicator will be monitored once the Local Plan Part 2 is adopted
Policy Villages 2 Distributing Growth Across the Rural Areas	Completions on non-allocated sites in rural areas	As set out in the criteria in policy Villages 1 and 2	There were 538 completions on non-allocated sites in rural areas during 2015/16.

Table 44 - Completions on non-allocated sites in rural areas

Year	Net completions
2015/16	538

5.72 In 2015/16, 538 dwellings were completed on non-allocated sites in rural areas. The adopted Local Plan 2011-2031 does not allocate sites in the rural areas as only strategic sites were allocated in the Plan. Non-strategic sites will be allocated in the Local Plan Part 2. However, there is one strategic allocation in the rural areas which is the Former RAF Upper Heyford that was included in the adopted Local Plan 2011-2031. The completion figure excludes any completions that took place at this strategic allocation.

Other Indicators – Policy Villages 3 Rural Exception Sites

Policy	Indicator	Target	Progress
Policy Villages 3 Rural Exception Sites	Completions on rural exception sites	To meet needs as per Policy Villages 3	No affordable homes on exception sites completed during 2015/16.

5.73 In 2015/16, there were no affordable housing completions on Rural Exception Sites.

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

Policy	Indicator	Target	Progress
Policy Villages 4 Meeting the Need for Open Space, Sport & Recreation	Developer contributions to open space/sport/recreation facilities in the rural areas	As set out in policy BSC11 and BSC12 and the Infrastructure Delivery Plan	Refer to Policy BSC10.
Policy Villages 4 Meeting the Need for Open Space, Sport & Recreation	Open space/sport/recreation facilities created in the rural areas	As set out in policy Villages 4, BSC11, BSC12 and the Infrastructure Delivery Plan	Open space, sport and recreation assessments, including a Playing Pitch Strategy are being undertaken which will provide updated baseline information. This indicator will be reported in the 2017 AMR.

6.0 Monitoring progress of infrastructure provision

- 6.1 Infrastructure is an essential part of sustainable development supporting increased housing provision and economic growth, mitigating against climate change and facilitating improved quality of life within communities.
- 6.2 The Infrastructure Delivery Plan (IDP) contains the infrastructure required to support the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015) and it is set out in Appendix 8 of the Plan.
- 6.3 The IDP is a live document adjusted over time to reflect changes in circumstances and strategies alongside the annual monitoring of Local Plan infrastructure Policy INF1.
- 6.4 This AMR update includes summary tables of infrastructure progress. IDP Update March 2017 can be viewed at www.cherwell.gov.uk/monitoring.
- 6.5 Appendix 7 of this AMR shows progress on infrastructure delivery including new projects, known to CDC Officers at January 2017. The tables also indicate pipeline projects, those known to be at early project development stage. These pipeline projects could potentially be included in next IDP updates subject to their progression as part of infrastructure providers' plans and programmes.
- 6.6 IDP Update March 2017 includes adjusted phasing periods to reflect project updates as the plan period progresses and projects are completed: Short term: 2016-2020, Medium term: 2020-2025 and Long term 2025-2031.
- 6.7 The IDP July 2015 presented schemes for Bicester, Banbury, and Kidlington and Rural areas. The March 2017 IDP Update includes a new table for infrastructure projects to monitor the progress of national and countywide infrastructure of relevance to Cherwell.
- 6.8 Following the Local Plan Part 1 adoption, the Council commenced preparation of Local Plan Part 2 on development management policies and non-strategic sites, and a Local Plan Part 1 Partial Review concerning Oxford's unmet housing need. More detailed information on infrastructure provision will arise through the progression of these emerging plans and Neighbourhood Plans.

7.0 Future Monitoring

- 7.1 The Local Plan 2011-2031 Part 1 was adopted in July 2015 which falls outside this monitoring period. Only some of the indicators from the Monitoring Framework within the Plan have been monitored as part of this AMR due to it being adopted in the 2015/16 monitoring period. The Plan was adopted on 20 July 2015 which is partly through the monitoring period of 2015/16 therefore does not cover the whole monitoring year.
- 7.2 Monitoring will be crucial to the successful delivery and implementation of the Cherwell Local Plan 2011-2031, enabling the development of a comprehensive evidence base, which will in turn inform the preparation of policy documents. Monitoring will also provide a feedback loop mechanism, giving information about policy performance and highlighting policies that might need to be reviewed.
- 7.3 The AMR will report on a range of data to assess whether:
- Policy targets have been met, or progress is being made towards meeting them
 - Policy targets are not being met, or are not on track to being achieved, and the reasons for this
 - Policies are having an impact in respect of national and local policy targets, and any other targets identified in local development documents
 - Policies need adjusting or replacing because they are not working as intended
 - Policies need changing to reflect changes in national policy or strategic needs
 - Appropriate infrastructure is being delivered to support growth.
- 7.4 The Local Plan Monitoring Framework is closely linked to the monitoring framework developed for the Local Plan Sustainability Appraisal, which includes the indicators identified to measure the 'significant effects' of policies. Significant effect indicators are those indicators based on the objectives set out in the Council's Final Submission Sustainability Appraisal Report (December 2013), and they look at the wider effects of the Local Plan on the district. The Local Plan and Sustainability Appraisal Monitoring Frameworks are included as Appendix 3 and Appendix 4 of this AMR. The latter is taken from the Final Submission Sustainability Appraisal (December 2013).
- 7.5 It is expected that next year's monitoring report will monitor against the indicators included in the Local Plan Monitoring Framework.

Appendices

Appendix 1: List of Replaced and Retained Saved Policies

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

H16	White land at Yarnton	retained	-	
H17	Replacement dwellings	retained	-	
H18	New dwellings in the countryside	retained	-	
H19	Conversion of buildings in the countryside	retained	-	
H20	Conversion of farmstead buildings	retained	-	
H21	Conversion of buildings in settlements	retained	-	
H23	Residential Caravans	retained	-	
H25	Sites for travelling showpeople	replaced	BSC6	No
H26	Residential canal moorings	retained	-	
EMP1	Allocation of sites for employment generating development	part replaced sites replaced at Bicester, Banbury and Kidlington Rural sites retained	SLE 1 Bicester 1 Bicester 2 Bicester 4 Bicester 10 Bicester 11 Bicester 12 Banbury 1 Banbury 6 Banbury 15 Kidlington 1 Villages 5	Yes
EMP3	Employment generating development at Kidlington, Yarnton and Begbroke (East)	replaced	SLE1	No
EMP4	Employment generating development in the rural areas	replaced	SLE1	No
S2	Proposals for retail development in the shopping centre and town centre, Banbury	replaced	SLE 2 Banbury 7	Yes
S3	Primary shopping frontages, Banbury	replaced	Banbury 7	Yes
S8	Redevelopment of land north of Bridge Street and east of the inner relief road, Banbury for recreational or cultural use	replaced	Banbury 1	Yes
S9	Change of use of residential buildings in Banbury town centre	replaced	Banbury 7	Yes
S10	Development in Banbury commercial areas	replaced	Banbury 7	Yes
S12	Development proposals in Bicester town centre	replaced	SLE 2 Bicester 5	Yes

S13	Primary shopping frontages, Bicester	replaced	Bicester 5	Yes
S15	Redevelopment of land at Franklin's Yard, Bicester	replaced	Bicester 6	Yes
S21	Development in Kidlington shopping centre	replaced	SLE 2 Kidlington 2	Yes
S22	Provision of rear servicing, Kidlington	retained	-	
S25	Retail development in the rural areas	replaced	SLE2	No
S26	Small scale ancillary retail outlets in the rural areas	retained	-	
S27	Garden centres in the rural areas	retained	-	
S28	Proposals for small shops and extensions to existing shops outside Banbury, Bicester and Kidlington shopping centres	retained	-	
S29	Loss of existing village services	retained	-	
TR1	Transportation funding	retained	-	
TR7	Development attracting traffic on minor roads	retained	-	
TR8	Commercial facilities for the motorist	retained	-	
TR10	Heavy Goods vehicles	retained	-	
TR11	Oxford Canal	retained	-	
TR14	Formation of new accesses to the inner relief road and Hennef Way, Banbury	retained	-	
TR16	Access Improvements in the vicinity of Banbury Railway Station	retained	-	
TR20	Reservation of land for road schemes at Bicester	replaced	SLE 4	Yes
TR22	Reservation of land for road schemes in the countryside	retained	-	
R1	Allocation of land for recreation use	part replaced	Bicester 13	Yes
R5	Use of redundant railway lines and disused quarries for recreation purposes	retained	-	
R7	Protection and enhancement of the recreational roles of the Oxford Canal and River Cherwell	replaced	ESD 16	No
R9	Facilities for canal users	replaced	ESD 16	No
R12	Provision of public open space in association with new residential development	replaced	BSC 11	No

R14	Reservation of land for community buildings in association with housing developments at Hanwell Fields, Banbury and Slade Farm, Bicester	replaced	BSC 12	No
T2	Proposals for hotels, motels, guest houses and restaurants within settlements	retained	-	
T3	Land reserved for hotel and associated tourist or leisure based development, in vicinity of junction 11 of the M40, Banbury	retained	-	
T5	Proposals for new hotels, motels, guesthouses and restaurants in the countryside	retained	-	
T7	Conversion of buildings beyond settlements to self-catering holiday accommodation	retained	-	
AG2	Construction of farm buildings	retained	-	
AG3	Siting of new or extension to existing intensive livestock and poultry units	retained	-	
AG4	Waste disposal from intensive livestock and poultry units	retained	-	
AG5	Development involving horses	retained	-	
C1	Protection of sites of nature conservation value	replaced	ESD 10	Yes
C2	Development affecting protected species	replaced	ESD 10 ESD 11	No
C4	Creation of new habitats	replaced	ESD 10	No
C5	Protection of ecological value and rural character of specified features of value in the District	retained	-	
C6	Development proposals adjacent to the River Thames	retained	-	
C7	Landscape conservation	replaced	ESD 13	No
C8	Sporadic development in the open countryside	retained	-	
C9	Scale of development compatible with a rural location	replaced	ESD 13	No
C10	Historic landscapes, parks and gardens and historic battlefields	replaced	ESD 13 ESD 15	Yes
C11	Protection of the vista and setting of Rousham Park	retained	-	

C12	Development in the Cotswold Area of Outstanding Natural Beauty	replaced	ESD 12	Yes
C13	Areas of High Landscape Value	replaced	ESD 13	Yes
C14	Countryside Management Projects	retained	-	
C15	Prevention of coalescence of settlements	retained	-	
C17	Enhancement of the urban fringe through tree and woodland planting	replaced	ESD 13	Yes
C18	Development proposals affecting a listed building	retained	-	
C21	Proposals for re-use of a listed building	retained	-	
C23	Retention of features contributing to character or appearance of a conservation area	retained	-	
C25	Development affecting the site or setting of a schedule ancient monument	retained	-	
C27	Development in villages to respect historic settlement pattern	replaced	ESD 15	No
C28	Layout, design and external appearance of new development	retained	-	
C29	Appearance of development adjacent to the Oxford Canal	retained	-	
C30	Design Control	retained	-	
C31	Compatibility of proposals in residential areas	retained	-	
C32	Provision of facilities for disabled people	retained	-	
C33	Protection of important gaps of undeveloped land	retained	-	
C34	Protection of views of St Mary's Church, Banbury	retained	-	
C38	Satellite dishes in conservation areas and on listed buildings	retained	-	
C39	Telecommunication masts and structures	retained	-	
ENV1	Development likely to cause detrimental levels of pollution	retained	-	
ENV2	Redevelopment of sites causing serious detriment to local amenity	retained	-	

ENV6	Development at Oxford Airport, Kidlington likely to increase noise nuisance	retained	-	
ENV7	Development affecting water quality	replaced	ESD 8	No
ENV10	Development proposals likely to damage or be at risk from hazardous installations	retained	-	
ENV11	Proposals for installations handling hazardous substances	retained	-	
ENV12	Development on contaminated land	retained	-	
OA2	Protection of land at Yarnton Road Recreation ground, Kidlington for a new primary school	retained	-	
GB1	Saved Policy of the Central Oxfordshire Local Plan (Cherwell) 1992 - Development in the Green Belt	replaced	ESD 14	Yes
H2	Saved Policy of the Oxfordshire Structure Plan 2005 - Upper Heyford	replaced	Villages 5	Yes

Appendices

Appendix 2: Housing Delivery Monitor

Appendix 2 - 2016 AMR Housing Delivery Monitor

HOUSING DELIVERY MONITOR (March 2017)
(excludes non-strategic sites to be identified through Local Plan Part 2 / Neighbourhood Plans)

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/16 minus units built & recorded at 31/03/16 (net)	Completions 01/04/11 to 31/03/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details
1. BANBURY																						
Banbury - Completed Identified Sites (10 or more dwellings)																						
62 64 and land to the rear of 58, 60 Oxford Road	Complete. Planning permission 07/02377/F for 11 homes (gross) granted on appeal on 1/10/08. Site complete 4 January 2012.	0.41	G	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Development of 11 dwellings (9 net). Sold to Taylor Wimpey in 2010. Completed 4 January 2012.
Calthorpe House, 60 Calthorpe Street	Part of land allocated for mixed use development in the Non-Statutory Plan. Application (13/01709/CDC) for 15 dwellings was approved on 25 April 2014. Site completed in December 2015 (2015/16).	0.08	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Site completed in December 2015 (2015/16).
Canalside House, Tramway Road	A Commercial Prior Approval (13/01124/CPA) for change of use from office (B1a) to residential (C3) - Conversion to provide 14 dwellings was accepted on 6 September 2013. (Class J of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995). Site completed in December 2015 (2015/16).	0.15	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Site completed in December 2015 (2015/16).
Dashwood School	Complete. Full planning permission 10/00664/F granted 1 April 2011. Amended by 11/00683/F. Completed October 2012.	0.29	PDL	0	19	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. Permission granted for refurbishment of school building and construction of new building to provide 19 affordable dwellings. Conditions discharged. Site completed in October 2012.
Former allotment, Miller Road	Complete. Planning permission (10/01053/F) granted for 10 flats on 16/9/10	0.15	G	0	10	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. Partnership with Southwark Habitat for Humanity and the Council and supported by Oxford and Cherwell Valley College, Oxfordshire County Council and Connexions. Monitored by CDC Housing Services. Complete 28 February 2012.
Junction of Warwick Road & Foundry Street, 92-94 Warwick Road	Planning permission 03/02616/F granted in February 2005. Site complete March 2015 (2014/15).	0.13	PDL	0	22	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. Site completed in 2014/15.
Land adjoining and north west of 35 Crouch Hill Road	Permission granted on 22 December 2010 (10/00388/OUT). Reserved Matters application (12/01807/REM) withdrawn. 13/00402/REM for 26 dwellings was approved on 18 June 2013. A separate application (13/01238/F) for 2 dwellings (net 1) was approved on 30 October 2013. This is in addition to the 26 that were previously approved. Site completed December 2014 (2014/15).	0.6	G	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	Site completed in 2014/15.
Lincoln House, Lincoln Close	Application for change of use from former care home to residential to provide 18 units (13/01880/CDC) was approved on 20 October 2014. Site completed in March 2016 (2015/16).	0.4	PDL	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Site completed in March 2016 (2015/16).
Old Stanbridge Hall, Banbury School, Ruskin Road	Complete. Full permission granted on 20/9/10 (10/00907/F).	0.95	Mostly PDL	0	70	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. Completed 22 March 2012.
Orchard Lodge, Warwick Road	Application for change of use from former care home to residential use to provide 16 residential units (13/01879/CDC) was approved on 25 April 2014. Site completed in September 2015 (2015/16).	0.33	PDL	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Site completed in September 2015 (2015/16).
1A Banbury - Completed Identified Sites Sub-Totals				0	220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	220	
Banbury - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings)																						Contributing to the '5 year land supply'
46 West Bar Street, Banbury	Planning application 16/01096/O56 for change of use from B1(a) office to C3 residential - 17 units was approved on 8 August 2016. This supersedes the previous approval of 16/00103/O56 which was approved on 16 March 2016.	0.09	PDL	11	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	Planning permission for 17 dwellings was approved on 8 August 2016. The building is currently vacant. Delivery anticipated 17/18
Admiral Holland, Woodgreen Avenue	The public house was closed in December 2015 and the site was purchased by the Council. Permission for the demolition of the public house was issued on 23 December 2016. A planning application for 16 dwellings is expected in first half of 2017.	0.4	PDL	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	This is a council owned site. CDC Housing advised (January 2017) that a planning application for 16 dwellings is expected in first half of 2017. Demolition of the public house is expected shortly. The site is expected to be completed during 2018/19.

Appendix 2 - 2016 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/16 minus units built & recorded at 31/03/16 (net)	Completions 01/04/11 to 31/03/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
Bankside Phase 1 (Longford Park)	Permission granted on 30 September 2009 for 1070 homes (05/01337/OUT). Separate (but linked) permission for another 22 dwellings (net) (09/00939/F). This has been superseded by 12/00290/F which was approved on 11 December 2012. The number of dwellings proposed is now 20 (net). An amended application (13/01682/F) was approved on 5 November 2014. Reserved Matters for 215 dwellings (13/00822/REM) was approved on 20/09/13 (as part of 05/01337/OUT). 14/00843/REM for 90 dwellings was approved 2 December 2014. 14/00917/REM for 193 dwellings was approved on 19 December 2014. 14/02148/REM for 125 dwellings was approved on 15 June 2015. 15/00344/REM for 107 dwellings (phase 4) was approved on 18 November 2015. 15/01777/REM for 116 dwellings was approved on 11 October 2016. Total number of homes - 1090 dwellings.	75.1	G	670	420	130	150	150	150	90	0	0	0	0	0	0	0	0	0	0	0	1090	Permitted urban extension (up to 1070 homes) previously controlled by Hallam Land and Gallaghers. Separate permission for 21 dwellings (20 net) at 33 Oxford Road and land to the rear of nos. 35 - 59 Oxford Road but linked to implementation of the main permission. Housebuilders Taylor Wimpey, Barratts and Bovis are developing the site. The 2015 AMR identified that 120 completions will be expected during 2016/17. The Council's monitoring for quarters 1-3 suggest that this is likely to be achieved. Expected delivery rates to reflect monitoring information.
Crown House, Christchurch Court	There are multiple planning permissions in relation to the site however the most relevant permission is 16/01763/O56 which is for change of use of existing office building into 37 apartments. This was approved on 30 November 2016.	0.28	PDL	40	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	An application for change of use of existing office building into 37 apartments was submitted by the new owners - Brickmort Investments which was recently approved. Ongoing discussion between applicant and the Council's Development Management team. The Case Officer from the Development Management team who is leading on the site advised (January 2017) that the site is expected to be completed in 2017.
Land Adjoining And West Of Warwick Road, Banbury	Outline application 13/00656/OUT for up to 300 dwellings with access from Warwick Road together with associated open space, allotments and a 500 sq m retail store was allowed on appeal on 3 March 2014. Reserved Matters application 15/00277/REM was received on 16 February 2015 and is pending consideration.	12.14	G	300	0	0	0	100	120	80	0	0	0	0	0	0	0	0	0	0	0	300	Reserved Matters application is expected to be approved shortly. The housebuilder (Miller Homes) advises that there could be two developers on site. Expected delivery to be pushed back a year as a precaution.
Land at Banbury AAT Academy	Application for residential development (13/00285/OUT) was approved on 24 April 2014. A Variation of condition (14/01482/OUT) to allow development to come forward in phases was approved on 8 April 2015.	2.03	G	44	0	0	0	10	34	0	0	0	0	0	0	0	0	0	0	0	0	44	The second permission enables the development to come forward in two phases: sports facilities and residential. A result of site monitoring, residential phase has been pushed back a year as a precaution.
Land at Higham Way	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 150 dwellings (Banbury 19). Planning application 16/00472/OUT for approximately 200 dwellings was received in March 2016 and is pending consideration.	3.1	PDL	0	0	0	0	25	100	25	0	0	0	0	0	0	0	0	0	0	0	150	A strategic allocation in the adopted Local Plan 2011-2031 for 150 dwellings. Agents (JSA Architects) advised (January 2017) that planning permission is anticipated for Spring/Summer 2017 and that the expected delivery rates should remain unchanged.

Appendix 2 - 2016 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/16 minus units built & recorded at 31/03/16 (net)	Completions 01/04/11 to 31/03/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
Land East of Southam Road	A part of a strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 600 dwellings (Banbury 2). Planning application for 510 homes (13/00159/OUT) was approved on 18 December 2013. A Reserved Matters application (14/02140/REM) for the first 98 homes was approved on 17 July 2015. Reserved Matters (15/00961/REM) for 412 dwellings (phase 2) was approved on 23 October 2015.	25.61	G	504	6	85	90	100	100	100	29	0	0	0	0	0	0	0	0	0	0	510	One part of a strategic allocation in the adopted Local Plan 2011-2031 (Banbury 2). Housebuilder (Bellway Homes) advised (January 2017) that the 120 dwellings of the 510 with detailed planning permission are being delivered by Ashberry Homes following a land transfer. Expected delivery rates provided. The 2015 AMR identified that 56 completions will be expected during 2016/17. The Council's monitoring for quarters 1-3 suggest that this is likely to be achieved.
Land South of Salt Way and West of Bloxham Road, Banbury	Site includes allocation Banbury 16 in the adopted Local Plan 2011-2031 Part 1. Outline application (14/01188/OUT) for 350 dwellings was approved on 13 November 2015. A Variation of condition (16/00597/F) was approved on 15 August 2016. The following conditions are affected: 4-6, 25 and 30-31.	18.45	G	350	0	0	25	75	75	75	75	25	0	0	0	0	0	0	0	0	0	350	Agents (Bidwells) advised (January 2017) that the Reserved Matters application has yet to be submitted, so development is not anticipated to commence until 2017/18. Revised expected delivery rates provided.
Land to the rear of Methodist Church, The Fairway	Application 13/01372/CDC for 11 dwellings was approved on 14 December 2015.	0.25	PDL	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Council led scheme. CDC Housing advised (January 2017) that there has been a delay and that the expected delivery should be pushed back a year to 2017/18.
Land West of Southam Road	A part of a strategic allocation in the adopted Local Plan 2011-2031 for 600 dwellings (Banbury 2). Planning application for 90 homes (13/00158/OUT) was approved on 18 December 2013. A Variation of condition was approved on 4 February 2015. Condition 6 is affected which is related to the requirement of a Design Code. A Reserved Matters application (15/01026/REM) for the layout of a spine road was approved on 3 September 2015.	17.62 (gross)	G	90	0	0	10	80	0	0	0	0	0	0	0	0	0	0	0	0	0	90	Agents (Rapeleys) advised (December 2016) that the site remains unsold due to the delay in implementing the roadworks required as part of the Southam Road East site. This is likely to be completed by mid 2017. Expected delivery rate as follows: 10 in 2017/18 and 80 in 2018/19.
Neithrop House, 39 Warwick Road	Half implemented. 05/01431/F. 14 dwellings in total, 7 already provided.	0.08	PDL	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Conversion and extension. Listed building in conservation area. Conversion of building to 7 dwellings completed before 2011. Completion of the 7 new build awaited. The owner of the site advised (January 2017) that commencement on site is expected to be completed by end of the 2017.
North East Of Crouch Hill Farm Adjoining Broughton Road, Banbury	Outline application 13/01528/OUT for residential development including means of access from Broughton Road was approved on 2 October 2014. A Reserved Matters application for 40 dwellings (15/01215/REM) was approved on 22 March 2016.	2.81	G	40	0	0	16	24	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Housebuilder (Cala Homes) advised (January 2017) that due to delays through the planning process the build programme has been delayed. Expected delivery rates to be 16 in 2017/18 and 24 in 2018/19.
North of Hanwell Fields	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 544 dwellings (Banbury 5). Planning application for 350 homes (12/01789/OUT) was submitted by Persimmon Homes and was approved on 2 September 2014. First Reserved Matters application (15/00462/REM) for 118 dwellings was approved on 13 November 2015. Planning application (14/00066/OUT) for an additional 160 dwellings was approved on 2 April 2015. Reserved Matters (15/01115/REM) for 160 dwellings from Davidsons Developments was approved on 17 December 2015. Reserved Matters application (15/01589/REM) for Phase 2 for 232 dwellings was received on 26 August 2015 and is pending consideration. An application for an additional 20 dwellings (16/01210/F) was approved on 16 February 2017 subject to legal agreement. This is on part of the remaining area as identified in the 2014 SHLAA (Site BA356c)	18.75	G	510	0	50	100	100	125	100	69	0	0	0	0	0	0	0	0	0	0	544	Housebuilder (Persimmon Homes) who are developing the land for 350 homes advised (December 2016) provided revised expected delivery rates. Housebuilder (Davidson Homes) who are developing the land for 160 homes advised (January 2017) that the delivery rates are under review. No delivery programme provided. Both sites are currently under construction.
Oxford & Cherwell Valley College, Broughton Road, Banbury	Application (15/01024/F) for demolition of existing buildings and change of use from D1 non residential to C3 dwelling houses comprising 78 no 1 bedroom and 2 bedroom extra care residential apartments with associated ancillary accommodation. Approved on 18 February 2016.	0.81	PDL	78	0	0	0	78	0	0	0	0	0	0	0	0	0	0	0	0	0	78	Housebuilder (Bromford) advised (December 2016) that the expected delivery rate should remain unchanged at 78 dwellings in 2018/19.

Appendix 2 - 2016 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/16 minus units built & recorded at 31/03/16 (net)	Completions 01/04/11 to 31/03/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
Penrose House, 67 Hightown Road	Planning Permission 04/01395/F for 12 flats superseded by 11/00820/F for 14 flats which was granted permission on 20 December 2011 and has already been completed. Permission 10/01877/F for 12 flats extant.	0.16	PDL	12	14	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	26	14 new dwellings were completed in December 2015 (2015/16) with the remaining permission still extant.
Poundland 1 - 6 Malthouse Walk Banbury OX16 5PW, Banbury	Change of use of building (first and second floors) from class B1(a) offices to class C3 dwelling houses (20 No one bedroom flats) was approved on 2 November 2015. Prior approval not required (15/01691/O56)	0.07	PDL	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Planning permission for 20 dwellings was approved on 2 November 2015. Agents (Planning Works Ltd) advised (January 2017) that the site is expected to be completed by November 2018.
South of Salt Way - East	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 1,345 dwellings (Banbury 17). Planning permission (12/00080/OUT) given for 145 dwellings on part of the site (on appeal) on 23 September 2013. Reserved Matters application (14/01225/REM) was approved on 28 November 2014. Planning applications (14/01932/OUT) for 1,000 homes and (15/01326/OUT) for 280 homes on the site approved on 4 August 2016 subject to legal agreements.	68	G	118	27	45	73	100	130	130	130	130	130	130	130	100	100	70	0	0	1425	Planning permission for part of the site (north-west corner) and is under construction (145 homes) - Morris Homes. The 2015 AMR identified that 55 completions will be expected during 2016/17 however the Council's monitoring for quarters 1-3 suggest that the expected delivery rate could fall slightly lower than expected for 16/17. Overall delivery projections informed by promoter of main part of the site having regard to committee resolutions to approve in August 2016 and expectations for finalising legal agreement, discharge of conditions, reserved matter applications and site preparation.	
Town Centre House, Southam Road	Commercial Prior Approval (15/00581/PAJ) for conversion of existing building from its current use (Class B1 offices) to a residential use comprising multiple apartments (Class C3) (39 1 bedroom apartments) was approved on 19 June 2015. Site completed in June 2016 (2016/17). i.e. after basedate for completions.	0.19	PDL	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	The site is owned and managed by Cherwell District Council after the Council secured £1 million of funding to transform the vacant office block into 39 one bedroom apartments. Site completed in June 2016 (2016/17). i.e. after basedate for completions.
Drayton Lodge Farm	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 250 dwellings (Banbury 18). SHLAA (2014) site BA361.	15	G	0	0	0	0	50	75	100	25	0	0	0	0	0	0	0	0	0	0	250	Pre-application site work now on-going. Agents (Savills) advise (Jan 17) that planning application has been delayed by archaeological investigations. However, expected delivery rates unchanged.
West of Bretch Hill	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 400 dwellings (Banbury 3). Application 13/00444/OUT for 400 dwellings was approved on 9 March 2016. Reserved Matters (16/00576/REM) for the first 110 dwellings was approved on 25 August 2016.	27.03	G	400	0	5	80	80	80	80	75	0	0	0	0	0	0	0	0	0	0	400	Under construction. Planning permission issued in March 2016 following signing of legal agreement. Design Code approved on 5 August 2016. Reserved Matters approval for 110 homes. Specialist housing scheme for 51 dwellings - Reserved Matters application is pending consideration. Full application for 319 dwellings submitted February 2017 which proposes an increase in total dwellings on the site to 480 within the area agreed for development at outline stage - subject to planning. Revised expected delivery rates provided.
Windfall Allowance (<10 dwellings)				181	206	32	32	32	32	32	32	32	16	16	16	16	16	16	16	16	16	558	Projection based on SHLAA (2014). For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 dwellings are also recorded.
1B Banbury - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals				3425	673	386	648	1052	1021	812	435	187	146	146	146	116	116	86	16	16	6002		
Banbury - Specific, Developable Sites (10 or more dwellings)																							Identified developable sites not yet considered to be deliverable
Bankside Phase 2	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 600 dwellings (Banbury 4). SHLAA (2014) site BA341.	21.5	G	0	0	0	0	0	0	50	100	100	100	100	100	50	0	0	0	0	0	600	A strategic allocation (Banbury 4) in the adopted Local Plan 2011-2031 for 600 dwellings which will continue from Bankside Phase 1. Agents (Framptons) advised (January 2017) that the expected delivery rates should remain unchanged. Delivery rate pushed back a year in the interest of caution. Not yet proceeding towards application.
Bolton Road	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for mixed use development including 200 dwellings (Banbury 8). SHLAA (2014) site BA316.	2	PDL	0	0	0	0	0	75	75	50	0	0	0	0	0	0	0	0	0	0	200	A strategic allocation in the adopted Local Plan 2011-2031 for mixed use development including 200 dwellings (Banbury 8). Includes site of a multi-storey car park which has now been demolished. However, development scheme awaited.
Canalside	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 700 dwellings (Banbury 1). Draft SPD. SHLAA (2014) site BA300.	24.5	PDL	0	0	0	0	0	0	50	50	100	100	100	100	100	100	0	0	0	0	700	A strategic allocation in the adopted Local Plan 2011-2031 for 700 dwellings (Banbury 1). The completed Banbury Flood Alleviation Scheme (FAS) helps delivery of the site. New masterplan work and detailed viability work ongoing.
Land adjacent Bretch Hill Reservoir	A site that was identified internally for potential housing in the near future.	2.5	G	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	A site that was identified internally for potential housing in the near future. Estimated that approximately 10 dwellings could be accommodated on the site. CDC Housing advised (January 2017) that the expected delivery should remain unchanged.

Appendix 2 - 2016 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/16 minus units built & recorded at 31/03/16 (net)	Completions 01/04/11 to 31/03/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
56-60 Calthorpe St	Granted on appeal on 17 March 2009 - 07/02584/F & APP/C3105/A/08/2087474. Extension of time approved on 2 July 2013 - 12/00198/F. Expired on 2 July 2016. i.e. after the basedate.	0.11	PDL	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment of site for retail use on ground floor with 14 residential units on three upper floors. Planning permission had expired on 2 July 2016. i.e. after the basedate. Taken out of the 5 year housing land supply. This is a potential site if needed to address any identified shortfall in the Council's housing supply.
1C Banbury - Specific, Developable Sites Sub-Totals				14	0	0	0	10	75	175	200	200	200	200	200	150	100	0	0	0	0	1510	
1D Banbury - Remaining Allocation - Non-Strategic Sites	Remaining from allocation (150 homes) in the adopted Local Plan (July 2015)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1A BANBURY - COMPLETED IDENTIFIED SITES				0	220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	220	
1B BANBURY - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				3425	673	386	648	1052	1021	812	435	187	146	146	146	116	116	86	16	16	16	6002	
1C BANBURY - SPECIFIC, DEVELOPABLE SITES				14	0	0	0	10	75	175	200	200	200	200	200	150	100	0	0	0	0	1510	
1D BANBURY - REMAINING ALLOCATION FOR NON-STRATEGIC SITES				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1E BANBURY- HOUSING LAND AVAILABILITY TOTAL (1A-1D)				3439	893	386	648	1062	1096	987	635	387	346	346	346	266	216	86	16	16	16	7732	
2. BICESTER																							
Bicester Completed Identified Sites (10 or more dwellings)																							
Former Oxfordshire County Council Highways Depot	Non-Statutory allocation for 30 dwellings. Outline permission 06/01003/OUT granted for 60 dwellings and a care home. Reserved Matters approvals 06/01166/REM & 09/01077/REM. An amended application (09/01076/F) approved extending permission to 7 October 2014. An alternative application for 42 dwellings (13/01708/CDC) was approved on 25 April 2014. Site completed in March 2016 (2015/16).	0.56	PDL	0	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	Site completed in March 2016 (2015/16).
Transco Depot, Launton Road	Non-statutory allocation for 25 dwellings. SHLAA (2014) site BI034. 12/01216/F approved 5 March 2013 for 23 dwellings. Site completed in 2013/14.	0.4	PDL	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	Site completed in 2013/14.
West of Chapel St. & Bryan House	Complete. Planning permission (10/00106/F) for 23 homes (5 net). Similar site to the Non-Statutory allocation for 20 dwellings.	0.5	PDL	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Allocated in the Non-Statutory Cherwell Local Plan 2011. Informal development principles produced in December 2008. Permission granted on 11/11/11 (10/00106/F) for the demolition of Bryan House (18 sheltered homes) and for 23 new affordable homes (gross). Constructed as an Eco-Bicester demonstration project by Sanctuary housing association.
2A Bicester - Completed Identified Sites Sub-Totals				0	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	
Bicester - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings)																							Contributing to the '5 year land supply'
Bicester Community Hospital Kings End	Application (12/00809/F) for demolition of existing community hospital and redevelopment of site to provide a new community hospital and 14 residential units was approved on 27 September 2012.	0.9	PDL	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	The Council's monitoring for quarter 3 shows that the site is currently under construction and is expected to be completed during 2017/18. Expected delivery rate to remain unchanged.
Gavray Drive	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 300 dwellings (Bicester 13). Application (15/00837/OUT) for 180 dwellings was received on 11 May 2015 and is pending consideration. A separate application on the eastern part of the site is expected in 2017.	23	PDL	0	0	0	0	0	50	75	100	75	0	0	0	0	0	0	0	0	0	300	A strategic allocation in the adopted Local Plan 2011-2031 for 300 dwellings (Bicester 13). The current application for 180 dwellings is still pending having been delayed by the re-adoption of LP policy Bicester 13 following a legal challenge. Start on site unlikely until mid/late 2018. Application on the eastern part of the site is expected later this year. Completions unlikely until 2020 on this part of the site. Expected delivery rates to be 50 in 2019/20, 75 in 2020/21, 100 in 2021/22 and 75 in 2022/23.

Appendix 2 - 2016 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/16 minus units built & recorded at 31/03/16 (net)	Completions 01/04/11 to 31/03/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
Graven Hill, Bicester	Allocated in the adopted Local Plan 2011-2031 Part 1 for 2100 dwellings (Bicester 2). Outline application (11/01494/OUT) granted on 8 August 2014 for redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling up to 1358sqm, up to 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) up to 1000sqm and parking areas; employment floorspace comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. A Reserved Matters application for demonstrator plots was approved on 4 March 2016. The remaining 200 homes will be provided on land at Langford Park.	207.23	PDL	1900	0	1	17	150	200	200	200	200	200	200	200	200	200	132	0	0	2100	A strategic allocation in the adopted Local Plan 2011-2031 for 2100 dwellings (Bicester 2). The site has been acquired by the Council and transferred to a Graven Hill Village Holding Company. The MoD is contractually obliged to transfer the land in two phases. Phase 1 - 2015 and Phase 2 - 2019. Lead developer - Graven Hill Development Company Ltd. Graven Hill will be a large scale self-build housing development; the intention being to create the UK's first self-build community. Infrastructure in place for the first phase and work on the first 10 plots have commenced. The Development Company expects a 10 year build-out but a longer period has been allowed for in the interest of caution. The Local Development Order which will facilitate the delivery of initial self-build dwellings on the site was approved by the Council's Executive on 2 November 2015. The Graven Hill Village Development Company Ltd provided (January 2017) revised expected delivery rates which are based on self-build plots sales with dwellings constructed within 12 months of purchaser completing on sales contract. Revised expected delivery rates provided. In the interest of caution and in view of monitoring information, expected peak delivery rates have been reduced.	
Kingsmere (South West Bicester) - Phase 1	Outline planning permission for an urban extension (1631 homes - 06/00967/OUT (1585) & 11/01052/OUT (46)). Application for 46 dwellings (14/01207/OUT) was approved on 17 July 2015 with the Reserved Matters (16/00192/REM) approved on 8 June 2016. Non-Statutory allocation. Reserved Matters approvals ongoing. Application (11/01840/F) for conversion of existing barns to form 7 no. dwellings and construction of 4 no. dwellings was approved on 15 July 2013 which was completed in September 2014 (2014/15). Planning application for an additional 100 homes (13/00433/OUT) was approved on 15 August 2016. A part of the site has a Reserved Matters (16/01267/REM) approved on 20 October 2016.	82.7	G	950	692	220	200	200	200	150	80	0	0	0	0	0	0	0	0	0	0	1742	Countryside Properties joint venture. There are currently 4 developers on site (Bovis Homes, Bellway Homes, Linden Homes and Persimmon Homes). The 2015 AMR identified that 200 completions were expected during 2016/17 however the Council's monitoring for quarters 1 -3 suggest that this is likely to be exceeded.
Land at Skimmingdish Lane	Application (14/00697/F) for 46 dwellings was approved on 9 December 2015.	2.4	G	46	0	0	0	36	10	0	0	0	0	0	0	0	0	0	0	0	0	46	Housebuilder (Taylor Wimpey) advised (December 2016) the following expected delivery rates: 36 in 2018/19 and 10 in 2019/20.
Land South of Church Lane (Old Place Yard and St Edburgs)	Non-Statutory allocation for 15 dwellings. Development principles approved in June 2007. Planning application 16/00043/F for 11 self-contained flats for adults with physical disabilities/learning disabilities and autistic spectrum condition was approved on 13 June 2016. The former library is now owned by Cherwell District Council and a planning application is expected soon for 5 additional homes	0.63	PDL	0	0	0	11	5	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Planning permission for 11 dwellings on either side of the former Bicester Library. Future potential for redevelopment of the former library site. CDC housing project. Expected delivery pushed back by one year.
Land South of Talisman Road, Bicester	Outline application 09/01592/OUT for 140 dwellings granted on appeal (APP/C3105/A/11/2147212) on 18 August 2011. Reserved Matters application for 125 dwellings (13/01226/REM) was approved on 13 February 2014.	3.83	G	125	0	50	40	25	10	0	0	0	0	0	0	0	0	0	0	0	0	125	Under construction. The 2015 AMR identified that 20 completions will be expected during 2016/17 however the Council's monitoring for quarters 1-3 suggest that this is likely to be exceeded.
North West Bicester Eco-Town Exemplar Project	The site was identified in Annex A of the Eco-Towns PPS (2009). First stage of Council endorsed eco-development. Full approval (10/01780/HYBRID) for 393 residential units, an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined. (Approved 10 July 2012).	22.4	G	303	90	0	80	113	110	0	0	0	0	0	0	0	0	0	0	0	0	393	Residential developer is A2Dominion. The North West Bicester Supplementary Planning Document was adopted on 22 February 2016. A timetable for the development from the agents (Barton Willmore) was received in December 2016, which shows that work on phase is expected in August 2016, phase 3 in December 2017 and phase 4 in September 2018. The Council's monitoring for quarters 1-3 recorded no completions on the site, however all units in phase 2 are currently under construction. Based on the agent's timetable, the site is likely to take an additional year to complete which takes it up to 2019/2020. A lower build rate is also expected in the next 2 years in the interest of caution.

Appendix 2 - 2016 AMR Housing Delivery Monitor

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North West Bicester Phase 2	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 (Bicester 1). Resolutions to approve: 14/01641/OUT for 900 dwellings (2015) and 14/01384/OUT for 2600 dwellings (19 March 2015) Applications 14/02121/OUT for 1700 dwellings was received on 19/12/14 and is pending consideration. Application 14/01968/F: pending consideration. Seeks full planning permission for the construction of a new road from Middleton Stoney Road roundabout to join Lord's Lane and to include a new crossing under the existing railway line. Application 14/01675/OUT for outline permission for employment use and 4.5ha of residential land was refused on 23 June 2016. An appeal is lodged. Application 14/01970/OCC approved by County Council on 10 July 2015. Permission for a 2FE Primary School with a phased construction to allow a 1FE school with 2FE core facilities to be constructed during the first phase and to allow for future expansion to a 2FE school as phase 2.	322.6	G	0	0	0	125	125	125	125	125	220	220	220	220	220	220	220	220	220	220	2605	The North West Bicester site is allocated for 6000 homes in total with 393 in Phase 1 and at least a further 3293 to be delivered in Phase 2 by 2031 (the Plan does not preclude earlier delivery). The North West Bicester Supplementary Planning Document was adopted on 22 February 2016. The site was identified in Annex A of the Eco-towns PPS (2009). Residential developer is A2 Dominion. There are outstanding resolution to approves, ongoing planning applications pending consideration and a slight delay to at the Exemplar Project site therefore the expected delivery rates are likely to be lower in the first few years.
South East Bicester	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 1500 dwellings (Bicester 12). A planning application (16/01268/OUT) for up to 1500 dwellings, up to 18ha of employment land for B1 and/or B8, a local centre with retail and community use to include A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1 and/or D2A and/or B1 and/or uses considered as sui generis, up to a 3 Form Primary School was received on 28 June 2016 and is pending consideration.	40	G	0	0	0	0	0	25	150	200	200	200	200	200	150	150	25	0	0	0	1500	Site promoted by Boyer Planning on behalf of Redrow Homes/Wates. Pre-application community and stakeholder consultation have taken place during 2015. Agents (Boyer Planning) advised (January 2017) that delivery will be dependent upon date of grant of planning consent - completions likely to commence 2019. Expected delivery rates provided.
South West Bicester Phase 2	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 726 dwellings (Bicester 3). Resolution (7 August 2014) to approve 709 homes (13/00847/OUT) subject to legal agreement.	36.88	G	0	0	0	0	70	70	70	70	140	140	149	0	0	0	0	0	0	0	709	Resolution to approve for 709 dwellings. Signing of Section 106 agreement awaited. A conservative delivery rate as Phase 1 of Kingsmere is built out. Expected delivery rate to remain unchanged.
St. Edburg's School, Cemetery Road	Development principles approved in October 2008. A planning application for residential development was submitted in 2009 (09/00082/OUT) but withdrawn to enable land ownership issues to be resolved. SHLAA (2014) site B1216.	0.7	PDL	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Declared surplus to educational requirements. The Diocesan Trustees (Oxford) Ltd advised (December 2016) that the site will revert to the Trustees to sell which the contracts have now been exchanged for the sale of the property. The site was marketed by VSL & Partners with the opportunity to redevelop the site for 27 dwellings. Pre-application advice sought. The new St.Edburg's School at Kingsmere (South West Bicester) was opened in January 2016.
Winners Bargain Centres, Victoria Road	Application (15/00412/F) for redevelopment to form 42 sheltered apartments for the elderly, communal facilities, access, carparking and landscaping was approved on 15 June 2015. Site completed in September 2016 (2016/17). i.e. after basedate for completions.	0.33	PDL	42	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	Site completed in September 2016 (2016/17). i.e. after basedate for completions.
Windfall Allowance (<10 dwellings)				34	84	8	8	8	8	8	8	8	4	4	4	4	4	4	4	4	4	172	Projection based on SHLAA (2014). For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 dwellings are also recorded.
2B Bicester - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals				3414	866	321	509	732	808	778	783	843	764	773	624	574	574	381	224	224	9778		
Bicester - Specific, Developable Sites (10 or more dwellings)																						Identified developable sites not yet considered to be deliverable	

Appendix 2 - 2016 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/16 minus units built & recorded at 31/03/16 (net)	Completions 01/04/11 to 31/03/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
Bessemer Close / Launton Road	Non-statutory allocation for 70 dwellings. A planning application (15/02074/OUT) for demolition of existing industrial buildings and erection of 21 affordable dwellings and 49 open market dwellings was refused on 29 February 2016. Appeal in process.	3.35	PDL	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	30	Existing employment site with vacant units (formerly occupied by the Lear Corporation and Firstline), Joblings Garage (car sales and servicing) and storage units to the rear. The Non-Statutory Local Plan seeks a mixed residential and B1 employment development on this site. Although identified in the Non-Statutory Plan for 70 units a more realistic yield on site would be approximately 30 dwellings allowing for other uses. A planning appeal has been lodged against the decision of refusal for 70 dwellings. SHLAA site.
Cattle Market	Non-statutory allocation for 40 dwellings. In temporary use as a public car park. Planning permission to extend the use of existing car park for a further 5 years (14/00461/CDC) was given on 20 June 2014. SHLAA (2014) site BI007.	0.79	PDL	0	0	0	0	0	0	20	20	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 redevelopment. Phase 1 has been completed. A review of the town's car parking capacity will need to be undertaken before the site is released. No more than 40 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). Time period for continued use as a car park has been extended. Best estimate for delivery now 2020-22. SHLAA site. The 2014 SHLAA has considered the site to be developable.
2C Bicester - Specific, Developable Sites Sub-Totals				0	0	0	0	0	30	20	20	0	0	0	0	0	0	0	0	0	0	70	
2D Bicester - Remaining Allocation - Non-Strategic Sites	Remaining from allocation (100 homes) in the adopted Local Plan (July 2015)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2A BICESTER - COMPLETED IDENTIFIED SITES				0	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	
2B BICESTER - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				3414	866	321	509	732	808	778	783	843	764	773	624	574	574	381	224	224	224	9778	
2C BICESTER - SPECIFIC, DEVELOPABLE SITES				0	0	0	0	0	30	20	20	0	0	0	0	0	0	0	0	0	0	70	
2D BICESTER - REMAINING ALLOCATION FOR NON-STRATEGIC SITES				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2E BICESTER - HOUSING LAND AVAILABILITY TOTALS (2A - 2C)				3414	956	321	509	732	838	798	803	843	764	773	624	574	574	381	224	224	224	9938	
3. OTHER AREAS																							
Other Areas - Completed Identified Sites (10 or more dwellings)																							
1-20 Lakesmere Close Kidlington	A Commercial Prior Approval (13/00948/CPA) for conversion from 20 office units to provide 18 dwellings and 4 apartments was accepted on 19 August 2013. Site completed in March 2015 (2014/15).	0.32	PDL	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Site completed in March 2015 (2014/15).
4 The Rookery, Kidlington	Outline permission for 11 dwellings (10 net) (12/01321/OUT) was approved on 22 November 2012. Superseded by application 13/01947/F for redevelopment to form 31 retirement living apartments (30 net) was approved on 28 August 2014. Site completed in March 2016 (2015/16).	0.5	G	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	Site completed in March 2016 (2015/16).
Chestnut Close, Launton	Application 13/00186/F for 11 dwellings was approved on 4 September 2013. Site completed in September 2015 (2015/16).	0.36	G	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Site completed in September 2015 (2015/16).
DJ Stanton (Engineering) Ltd Station Road, Hook Norton	Permission for 37 units (09/01450/F, 11/00585/F & 12/00472/F) granted. Site completed in September 2015 (2015/16).	1.88	PDL	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Site completed in September 2015 (2015/16).
Former DLO Caversfield	11/00151/F - permitted 16 Dec 11 - change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use to a shop/cafe, change of use to B8 storage and ancillary development. 11/00805/F - additional 8 dwellings. 12/00764/F - additional 1 dwelling. Separate applications (13/00764/F) for change of use at Building 22 to 2 dwellings (net 1) approved on 22 July 2013 and (14/00877/F) for change of use at Building 19 for 2 dwellings was approved on 31 July 2014. Application (15/00141/F) for conversion of part of building 16 to form three dwellings (1 net gain) was approved on 14 April 2015. Total number of proposed homes on site - 200 dwellings. Site completed in December 2015 (2015/16).	9.52	PDL	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	Site completed in December 2015 (2015/16).
Former Little Bourton Service Station (now Pinson Close), Southam Road, Little Bourton	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 (10/0002/F). Site completed in August 2012 (2012/13).	0.55	PDL	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Site completed in August 2012 (2012/13).
Land Adjoining Fenway & West Of Shepherd's Hill, Steeple Aston	Planning application (12/01611/F) for 12 dwellings was approved on 24 July 2013. Site completed March 2014 (2013/14).	0.43	G	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Planning permission given on 24 July 2013. Site completed in 2013/14.
Land South West of Orchard Close and adjoining Murcott Road, Arcnott	Outline planning permission granted on 13/7/11 (10/00807/OUT) for 50 dwellings. Reserved Matters application (12/00799/REM) for 48 dwellings approved 31 May 2012. Site completed in June 2014 (2014/15).	1.7	G	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	Site completed in 2014/15.

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Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/16 minus units built & recorded at 31/03/16 (net)	Completions 01/04/11 to 31/03/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details
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. Permission granted for 50 extra care homes on 23rd November 2011 (10/01302/F). Subsequent variation of conditions. Non-statutory allocation for 135 dwellings. Site completed September 2013 (2013/14).	5.87	G	0	115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	115	Site completed in September 2013 (2013/14).
Oak Farm, Milcombe	Outline permission (10/00967/OUT) granted on 5/4/11 for 29 dwellings. Non-statutory allocation for 15 dwellings. Reserved Matters application 12/01095/REM approved on 27 January 2012. Site completed in December 2014 (2014/15).	0.93	G	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	Site completed in December 2014 (2014/15).
South of Milton Road, Bloxham	Full planning permission (09/01811/F) granted on 26 July 2010. Site completed September 2012.	1.9	G	0	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	Site completed in 2012/13.
The Green, Chesterton	12/00305/OUT for 44 units village hall/sports pavilion and associated car parking, enlarged playing pitches, new children's play area, access and landscaping granted on appeal on 21 February 2013 (12/00050/REFAPP). Reserved Matters for 44 dwellings (13/01525/REM) was approved on 15 January 2014. Site completed in March 2016 (2015/16).	4.75	G	0	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	Site completed in March 2016 (2015/16).
Thornbury House, The Moors, Kidlington	Planning application (13/00395/F) for 54 extra care flats was permitted on 30 August 2013. Site completed in September 2015 (2015/16).	0.72	PDL	0	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	Site completed in September 2015 (2015/16).
Yew Tree Farm, Station Road, Launton	Application 11/01907/F for 40 dwellings (including 3 barn conversions) permitted 11 February 2013. Site completed in September 2015 (2015/16).	2.58	G	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Site completed in September 2015 (2015/16).
3A Other Areas - Completed Identified Sites Sub-Totals				0	708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	708	
Other Areas - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings)																						Contributing to the '5 year land supply'
81 - 89 Cassington Road, Yarnton	Outline application 13/00330/OUT for erection of 16 dwellings and new access road was approved subject to legal agreement on 6 March 2014. SHLAA (2014) site YA007.	0.9	PDL	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	Approved by Planning Committee in the then absence of a 5 year supply of deliverable sites. There is a resolution to approve for 16 dwellings. Signing of Section 106 agreement awaited. Expected delivery rate is unchanged.
Ambrosden Court, Merton Road, Ambrosden	Outline application 13/00621/OUT for demolition of Ambrosden Court and erection of 45 no residential units (44 net) was allowed on appeal on 2 April 2014. Reserved Matters application (15/00480/REM) was approved on 13 October 2015.	1.62	PDL	44	0	28	16	0	0	0	0	0	0	0	0	0	0	0	0	0	44	Housebuilder (Croudace Homes) advised (December 2016) that the site is expected to be completed in 2016/17. The Council's monitoring for quarters 1-3 suggest that approximately half of the site is expected to be completed in 2016/17 therefore the expected delivery rates are unchanged.
Cotfield Farm, Bodicote	Permission granted 26 March 2012 (11/00617/OUT) on appeal (APP/C3105/A/11/2159619). Reserved Matters application 12/01802/REM for 82 dwellings was approved on 10 April 2013. A separate application (16/01599/F) for amendment to create an additional 4 dwellings has a resolution to approve from 27 October 2016. Total number of proposed homes on site - 86 dwellings.	4.1	G	82	0	0	24	51	11	0	0	0	0	0	0	0	0	0	0	0	86	Housebuilder (Cala Homes) advised (January 2017) that the site is now under construction and the expected delivery rates to be as follows: 24 in 2017/18, 51 in 2018/19 and 11 in 2019/20. Total number of homes expected to be 86 dwellings which reflects a recent resolution to approve for 4 additional dwellings.
Cotfield Farm Phase 2, Bodicote	Application (14/02156/OUT) for 95 homes was approved on 3 October 2016.	5.4	G	0	0	0	0	0	45	50	0	0	0	0	0	0	0	0	0	0	95	Agents (RPS) advised (December 2016) that the expected delivery rates to be 45 in 2017/18 and 50 in 2018/19. Reserved Matters application expected in early 2017. In the interest of caution and the site's relationship with phase 1, which is under construction, the expected delivery rates are to be pushed back by two years.

Appendix 2 - 2016 AMR Housing Delivery Monitor

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/16 minus units built & recorded at 31/03/16 (net)	Completions 01/04/11 to 31/03/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2011-2031	Details	
Former RAF Upper Heyford	A strategic allocation in the adopted Local Plan 2011-2031 Part 1 for 2361 dwellings (Policy Villages 5). Outline permission 08/00716/OUT for a new settlement of 1075 (there are 314 existing homes, leaving a net new build of 761) dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure was granted on appeal on 11 January 2010. Revised outline application 10/01642/OUT permitted on 22 December 2011. Reserved Matters approvals ongoing. A separate application for additional 60 dwellings (13/01811/OUT) was approved on 31 March 2016 with the Reserved Matters (16/00627/REM) approved on 31 August 2016. Total number of homes on site with planning permission (including completions at 31/3/16) is 821.	505	PDL	587	234	150	150	150	150	150	150	150	150	150	140	140	140	140	140	140	77	2361	A strategic allocation in the adopted Local Plan 2011-2031 for 2361 dwellings (Policy Villages 5). The site has been acquired by the Dorchester Group. The Dorchester Group has signed up Bovis Homes as a partner housebuilder. Housebuilders (Dorchester Group and Bovis Homes) advised (January 2017) that for 2016/17, a total of 150 dwellings (estimated) are expected to be completed. Post April 2017, approximately 150 dwellings per year in future years could be delivered. Expected delivery rates are slightly reduced towards the end of the trajectory as development draws to a close.
Land adjoining and South of St Christopher Lodge, Barford Road, Bloxham	Outline application 12/00926/OUT for 75 dwellings was refused in December 2012, called in by the Secretary of State and was allowed on appeal on 23 September 2013. Reserved Matters application (14/00761/REM) was approved on 9 January 2015. Site completed in December 2016 (2016/17) i.e. after basedate for completions.	2.65	G	24	51	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	Site completed in December 2016 (2016/17) i.e. after basedate for completions.
Land at Station Road, Enslow	Outline application 12/00643/OUT for 10 dwellings was refused in 17 August 2012 and was allowed on appeal on 18 September 2013. A separate application for 14 dwellings (15/00822/F) was approved on 21 November 2016. This supersedes the previous permission.	0.58	G	10	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	A new planning permission was recently approved and in the interest of caution the expected delivery rate has been pushed back a year.
Land East Of Deene Close, Aynho Road, Adderbury	Application 13/01768/F for demolition of existing agricultural building and development of 60 dwellings was approved on 19 June 2014. Site completed in September 2016 (2016/17) i.e. after basedate for completions.	3.14	G	9	51	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	Site completed in September 2016 (2016/17) i.e. after basedate for completions.
Land North of Gaveston Gardens, Deddington	Granted permission on appeal on 18 December 2013 for 85 homes (13/00301/OUT). A Reserved Matters (14/02111/REM) was approved on 26 May 2015. A new application (16/00053/F) for 99 dwellings was refused on 11 July 2016. An amended application (16/01548/F) for 99 dwellings was refused on 24 November 2016 (for a net gain of 14 from the initial permission).	3.79	G	85	0	0	25	30	30	0	0	0	0	0	0	0	0	0	0	0	0	85	Agents (Turley) advised (December 2016) that the expected delivery rates should remain unchanged.
Land North of Hook Norton Primary School And South Of Redland Farm, Sibford Road, Hook Norton	Planning application 14/00844/OUT for erection of 54 dwellings, landscape, public open space and associated works was approved on 8 December 2015.	2.68	G	54	0	0	12	42	0	0	0	0	0	0	0	0	0	0	0	0	0	54	Agents (Gladman) advised (January 2017) that the site is currently being sold and that the expected delivery rates should be 12 in 2017/18 and 42 in 2018/19.
Land North of Milton Road, Adderbury	Planning application (14/00250/F) for 31 dwellings was approved on 1 December 2014.	5.83	G	31	0	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	Housebuilder (Nicholas King Homes) advised (January 2017) that all 31 dwellings are expected to be completed during 2017/18. The site is currently under construction.
Land North Of Oak View, Weston On The Green	Outline application 13/01796/OUT for residential development of up to 20 dwellings was approved on 7 April 2015. A Reserved Matters application (16/00574/REM) was approved on 20 December 2016.	0.89	G	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Agents (Aitchison Raffety) advised (January 2017) that the site is in the process of being sold to a housebuilder and that the site once sold would be built out quickly.
Land North of Station Road, Bletchington	Application (13/00004/OUT) for 40 market homes plus 18 affordable, school, village hall, shop was approved on 14 May 2014. Reserved Matters application (14/01141/REM) was approved on 18 December 2014. A Variation of condition (16/00362/F) was approved on 2 September 2016. A separate planning application (16/02616/F) for conversion of 2 proposed houses into 5 flats is pending consideration.	3.92	G	58	0	0	38	23	0	0	0	0	0	0	0	0	0	0	0	0	0	61	The agents (Coleman Hicks Partnership) advised (January 2017) that the expected delivery rate should be 38 in 2016/17 and 23 in 2017/18. This takes into account the pending application involving the conversion of 2 proposed houses into 5 flats. The 2015 AMR identified that 10 completions will be expected during 2016/17 however the Council's monitoring for quarters 1-3 suggest that this is unlikely to be achieved therefore the expected delivery rate has been pushed back a year.
Land North of The Bourne and adjoining Bourne Lane, Hook Norton	Outline application 11/01755/OUT of up to 70 dwellings was refused in September 2006, called in by the Secretary of State and was allowed on appeal on 23 September 2013. Reserved Matters application (14/00379/REM) for 66 dwellings was approved on 17 October 2014. Site completed in September 2016 (2016/16) i.e. after basedate for completions.	3.7	G	16	50	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	Site completed in September 2016 (2016/17) i.e. after basedate for completions.
Land North of The Green and adj. Oak Farm Drive, Milcombe	Outline application 15/02068/OUT of 40 dwellings was approved subject to legal agreement on 17 March 2016.	1.43	G	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	40	Agents (Savills) advised (December 2016) that the Section 106 agreement for the outline application is expected to be completed in early 2017. Site to be sold to a developer once permission is received followed by a Reserved Matters application. Estimated start date on the site in late 2017 with the expected delivery rate as follows: 20 in 2018/19 and 20 in 2019/20.

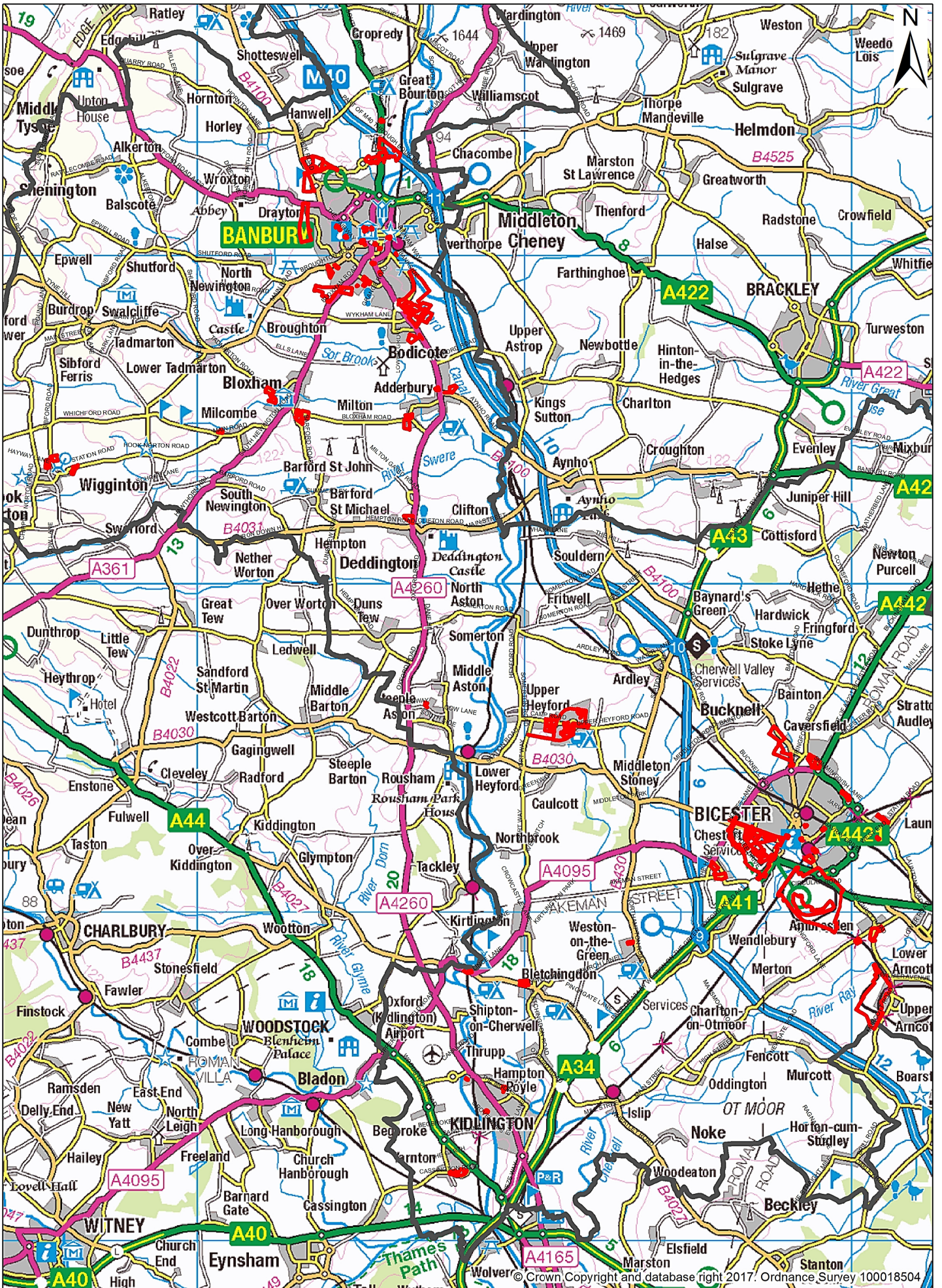
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3C Other Areas - Specific, Developable Sites Sub-Totals				0	0	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	80	
3D Other Areas - Remaining Allocation - Non-Strategic Sites	Remaining from allocation (750 homes) in the adopted Local Plan (July 2015) - at Category A villages			0	0	0	60	60	59	0	0	0	0	0	0	0	0	0	0	0	0	179	
3A OTHER AREAS - COMPLETED IDENTIFIED SITES				0	708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	708	
3B OTHER AREAS - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				1497	920	319	515	523	314	258	208	208	179	179	169	169	169	169	169	169	106	4574	
3C OTHER AREAS - SPECIFIC, DEVELOPABLE SITES				0	0	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	80	
3D OTHER AREAS - REMAINING ALLOCATION FOR NON-STRATEGIC SITES				0	0	0	60	60	59	0	0	0	0	0	0	0	0	0	0	0	0	179	
3E OTHER AREAS - HOUSING LAND AVAILABILITY TOTALS (3A - 3C)				1497	1628	319	575	623	413	258	208	208	179	179	169	169	169	169	169	106	5541		
4. DISTRICT TOTALS																							
4A DISTRICT - COMPLETED IDENTIFIED SITES (1A + 2A + 3A)				0	1018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1018	
4B DISTRICT - DELIVERABLE (AVAILABLE, SUITABLE AND ACHIEVABLE) SITES (YEARS 1-5) (1B + 2B + 3B)				8336	2459	1026	1672	2307	2143	1848	1426	1238	1089	1098	939	859	859	636	409	346	20354		
4C DISTRICT - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15) (1C + 2C + 3C)				14	0	0	0	50	145	195	220	200	200	200	200	150	100	0	0	0	0	1660	
4D DISTRICT - REMAINING ALLOCATION FOR NON-STRATEGIC SITES				0	0	0	60	60	59	0	0	0	0	0	0	0	0	0	0	0	0	179	
4E DISTRICT - HOUSING LAND AVAILABILITY TOTALS (4A +4B + 4C)				8350	3477	1026	1732	2417	2347	2043	1646	1438	1289	1298	1139	1009	959	636	409	346	23211		

Appendices

**Appendix 3: Map of housing completions and commitments at Category A settlements
(10 or more dwellings)**

Appendix 3 - Map of housing completions and commitments at Category A settlements (10 or more dwellings)



Appendices

Appendix 4: Adopted Local Plan 2011-2031 Monitoring Framework

A Strategy for Development in Cherwell

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

Policies for Development in Cherwell

Theme One: Policies for Developing a Sustainable Local Economy

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

SLE 3	Supporting Tourism Growth	Number of visitors to tourist attractions in the District	An annual increase over the plan period
SLE 4	Improved Transport and Connections	Completed transport improvement schemes	Timely provision of transport infrastructure in accordance with strategic site delivery and as set out in the IDP
SLE 4	Improved Transport and Connections	Developer contributions to transport infrastructure	To meet development needs, as set out in the IDP
SLE 5	High Speed Rail 2 – London to Birmingham	Level of Council involvement with the proposed High Speed Rail Link	Respond to all relevant Government consultations on HS2 Respond to all planning applications relating to HS2.

Theme Two: Policies for Building Sustainable Communities

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

		by location (location criteria as set out in Policy BSC6)	set out in Policy BSC6
BSC 7	Meeting Education Needs	Completed education infrastructure	Timely provision of education infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 7	Meeting Education Needs	Developer contributions to education infrastructure	To meet development needs, as set out in the IDP
BSC 8	Securing Health and Well Being	Completed health care infrastructure	Timely provision of health infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 8	Securing Health and Well Being	Developer contributions to health care infrastructure	To meet development needs, as set out in the IDP
BSC 8	Securing Health and Well Being	Completions at Bicester Community Hospital	Replacement of Bicester Community Hospital within the plan period
BSC 9	Public Services and Utilities	Completed public services/utilities infrastructure	Timely provision of public services/utilities infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC 9	Public Services and Utilities	Developer contributions to public services/utilities	To meet development needs, as set out in the IDP
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Amount, type and location of open space/sport/recreation facilities	No net loss of open space/outdoor sport/recreation sites
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Areas deficient in recreation provision by type and amount	Annual improvements over the plan period
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Completed built development on (former) sites of open space, outdoor sport and recreation	No net loss of open space/outdoor sport/recreation sites
BSC 10	Open Space, Outdoor Sport & Recreation Provision	Open spaces in the District meeting quality standards	A yearly improvement in the quality of sites/facilities
BSC 11	Local Standards of Provision - Outdoor Recreation	Developer contributions to open space/sport/recreation facilities per typology	As set out in policy BSC11
BSC 12	Indoor Sport,	Developer contributions to open	As set out in policy BSC12

	Recreation and Community Facilities	space/sport/recreation facilities per typology	
BSC 12	Indoor Sport, Recreation and Community Facilities	Completed community facilities infrastructure	As set out in policy BSC12

Theme Three: Policies for Ensuring Sustainable Development

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

ESD 7	Sustainable Drainage Systems (SuDS)	Completed SuDS schemes in the District	Annual increase over the plan period
ESD 8	Water Resources	Number of permissions granted contrary to Environment Agency advice on water quality grounds	No permissions granted contrary to EA advice on water quality grounds
ESD 9	Protection of the Oxford Meadows SAC	Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment	No permissions granted contrary to consultee (EA, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Total LWS/LGS area	A net gain in total areas of biodiversity importance in the District
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority habitats by number & type	An annual increase over the plan period
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority species by number & type	A net gain in priority species by number and type
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Ecological condition of SSSIs	100% of SSSI units in favourable or unfavourable recovering condition
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Distribution and status of farmland birds	A yearly increase in the District index of farmland bird presence
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Distribution and status of water voles	A yearly increase in the presence of water voles
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment	Permissions granted contrary to tree officer advice	No permissions granted contrary to tree officer advice

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

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

**Policies for Cherwell’s Places
Bicester**

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

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

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

Policies for Cherwell's Places

Banbury

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

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

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

**Policies for Cherwell’s Places
Kidlington**

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

**Policies for Cherwell’s Places
Our Villages and Rural Areas**

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

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

The Infrastructure Delivery Plan

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

Duty to Cooperate

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

Appendices

Appendix 5: Monitoring Framework

Sustainability Appraisal Monitoring Framework: Extracted from the Local Plan Sustainability Appraisal (December 2013)

Table F.1: Sustainability Appraisal Monitoring Framework			
Cherwell Local Plan Theme	SEA Topic	SA Objective	Significant Effects Indicators
Developing a Sustainable Local Economy	Population Human Health Material Assets	17	<ul style="list-style-type: none"> • Levels of economic growth (Gross Value Added) • Economic activity • Average earnings • Claimant counts • Qualifications
	Population Human Health Material Assets	18	<ul style="list-style-type: none"> • Examination results • Young People Not in Education, Employment or Training • Take up of business space • New VAT registered businesses
	Population Human Health	19	<ul style="list-style-type: none"> • Number of jobs created • Home based working • Employment commitments and completions on allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas) • Employment commitments and completions on non-allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas) • Completions resulting in a loss of employment use to non employment use per sub area (Banbury, Bicester, Kidlington, Rural Areas) • Town centre use (use classes A1-A5, B1a, D2) completions within and outside of each of the town centres • Permitted residential development at ground floor level in urban centres • Urban centre vacancies • Diversity of uses in urban centres • No. of retail impact assessments submitted with planning applications • Completed tourism developments (D use class uses, Sui Generis uses)

			<ul style="list-style-type: none"> • Number of visitors to tourist attractions in the district • Number of overnight stays within the district • Completed transport improvement schemes • Developer contributions to transport infrastructure • Level of Council involvement with the proposed High Speed Rail Link
Building Sustainable Communities	Population Human Health	1	<ul style="list-style-type: none"> • Total Dwellings • District population • Rural population • Age structure • Population by ethnic group • Housing types in the district • Housing tenure • Property prices • Overcrowding • Households lacking basic amenities • Homelessness • Low income households • Child poverty • Levels of child well being • Housing commitments and completions per sub area (Banbury, Bicester, Kidlington, rural areas) • Housing completions on rural exception sites • % of residential completions on previously developed land • Net housing density of completions • Net affordable housing completions/acquisitions per tenure • No. of self-build completions • Number of completed dwellings per number of bedrooms • Number of 'extra care' completions
	Population Human Health Material Assets	3	
	Population Human Health Material Assets	4	
	Population Human Health	5	
	Population Human Health Material Assets	6	

			<ul style="list-style-type: none"> • Completed development per type in the 'area of renewal' • The 'Brighter Futures in Banbury' Performance Measures Package Reports • Completed/lost Gypsy & Traveller Plots/Travelling Showpeople Pitches, by location • Completed education infrastructure • Developer contributions to education infrastructure • Completed health care infrastructure • Developer contributions to health care infrastructure • Completions at Bicester Community Hospital • Completed public services/utilities infrastructure
Building Sustainable Communities	Population Human Health Material Assets	7	<ul style="list-style-type: none"> • Developer contributions to public services/utilities • Amount, type and location of open space/sport/recreation facilities • Areas deficient in recreation provision by type and amount • Completed built development on (former) sites of open space, outdoor sport and recreation • Open spaces in the district meeting quality standards
	All	8	<ul style="list-style-type: none"> • Developer contributions to open space/sport/recreation facilities per typology • Completed community facilities infrastructure • Urban edge park schemes completed • Community woodland provision • Type of permitted/completed development at Stratton Audley Quarry • Developer contributions for burial provision • Completed development relating to the Cherwell Country Park scheme

Ensuring Sustainable Development	Water Soil Climate Factors Population Human Health	2	<ul style="list-style-type: none"> • Car ownership • Travel to Work distances • Levels of radon • Geological sites in the district • Carbon emissions in the district per capita • Permissions granted contrary to Environment Agency advice on Flood Risk grounds • Access to services and facilities by public transport, walking and cycling
	Air	9	<ul style="list-style-type: none"> • Number of Energy Statements submitted • % of new dwellings completed achieving Code for Sustainable Homes Levels • Completed non residential development achieving BREEAM Very Good, BREEAM Excellent
	Biodiversity Flora and Fauna	10	<ul style="list-style-type: none"> • Number of District Heating Feasibility Assessments submitted • Number of permitted district heating schemes in the district • Permitted renewable energy capacity per type • Permissions granted contrary to Environment Agency advice on flood risk grounds • Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse • Completed SuDS schemes in the district • Number of permissions granted contrary to Environment Agency advice on water quality grounds • Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment • Total areas of biodiversity importance in the district • Changes in priority habitats by number & type • Changes in priority species by number & type • Ecological condition of SSSIs • Distribution and status of farmland birds • Distribution and status of water voles • Permissions granted contrary to tree officer advice

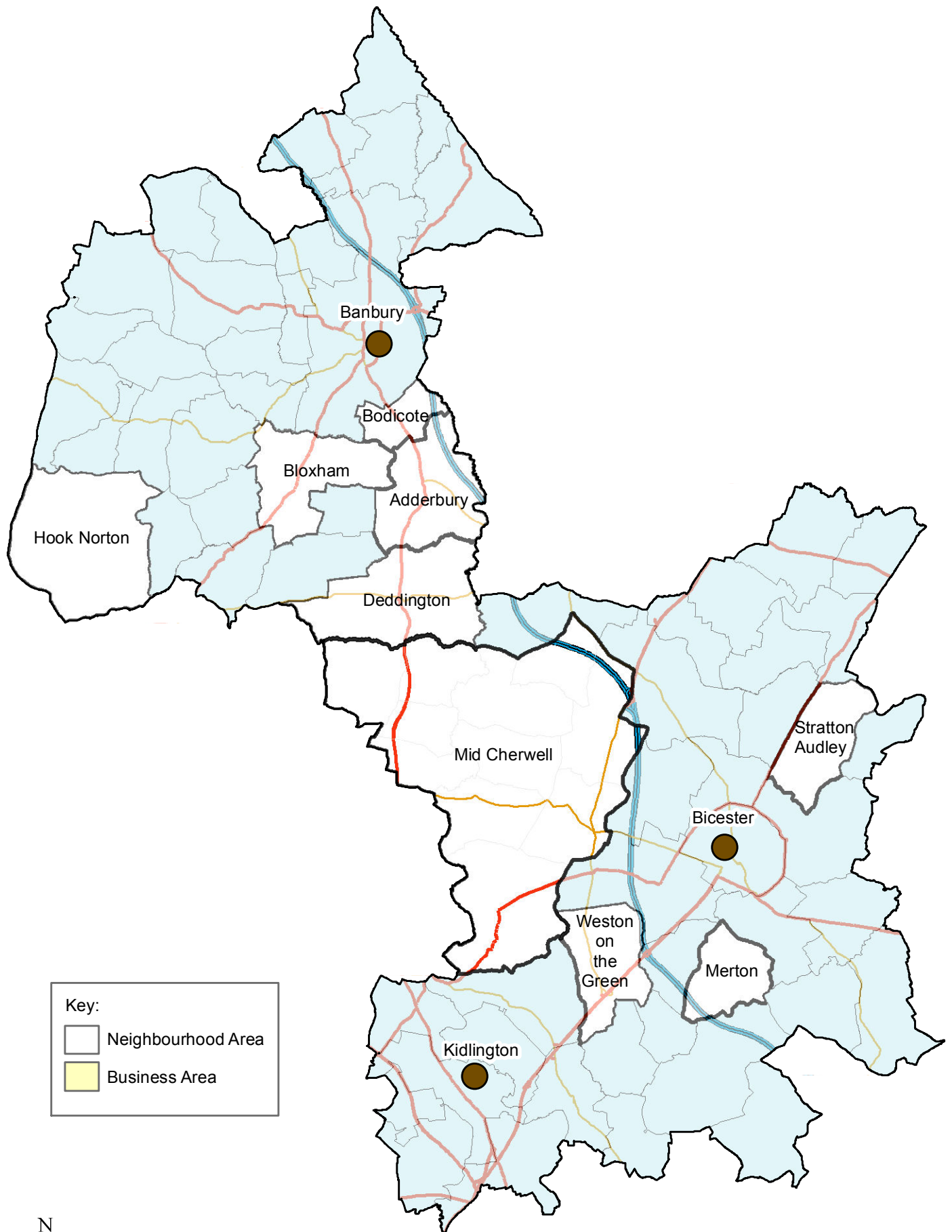
			<ul style="list-style-type: none"> • Permissions granted contrary to biodiversity consultee advice • Number of Ecological Surveys submitted with applications
Ensuring Sustainable Development	Cultural Heritage Landscape Biodiversity Flora and Fauna	11	<ul style="list-style-type: none"> • Total amount of BAP Habitat within Conservation Target Areas (CTAs) Biodiversity improvements achieved in Conservation Target Areas • Permissions granted in Conservation Target Areas contrary to biodiversity consultee advice • Built development permitted in the AONB • Permissions granted contrary to the advice of the AONB Management Board • Number and location of urban fringe restoration/improvement schemes completed • Permissions granted contrary to Landscape Officer advice • Completed development (per type) in the Green Belt • Completed development on land identified as Green Buffers per type • Permissions granted contrary to the advice of English Heritage/consultee advice on heritage grounds • Permissions granted contrary to design consultee advice on design grounds • % of permitted and completed developments with Design and Access Statements (that address the criteria of policy ESD16) • Number of new (and reviews of) conservation area appraisals • Completed transport/recreation/leisure/tourism uses within 1km of the Oxford Canal • Permissions granted contrary to consultee advice on heritage grounds • Completed green infrastructure schemes • Developer contributions to green infrastructure
	Air Population Human Health	12	
	Climate Factors	13	
	Water Soil Climate Factors	14	
	Water Soil Biodiversity Flora and Fauna	15	
	Climate Factors	16	

Cherwell's Places	All	All	Housing, employment, town centre, and infrastructure completions at the Strategic Sites allocated in the Local Plan.
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Appendices

Appendix 6: Neighbourhood Planning Parishes Map (April 2015)

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



Key:

- Neighbourhood Area
- Business Area



Appendices

Appendix 7: Summary of Infrastructure Updates – March 2017

No.	BICESTER Projects	Main aim	Priority Critical Necessary Desirable	Update
Transport & movement				
(1) Comp.	East West Rail Phase 1 - Oxford to Bicester Village Station (formerly known as Evergreen 3) New station at Oxford Parkway (Water Eaton), upgrades to the current stations at Islip and Bicester Village and a new fast Chiltern Railways service between Oxford and London Marylebone	Supporting economic growth and new homes with better access to the national rail network.	Necessary	Completed in Autumn 2015
(2) Comp.	Introducing bus facilities at Bicester Village Station, including a bus turning head and new bus stops on London Road	Improving access and facilities at train stations	Critical	Completed (facilities provided but no bus yet running at the time of update)
(7b) Comp.	Ensuring delivery of high quality public transport from all Strategic Sites to Bicester Town Centre and Rail Stations: South West Bicester Phase 1	Improving access and facilities at town centre and train stations	Critical	Completed
(7c) Comp.	Ensuring delivery of high quality public transport from all Strategic Sites to Bicester Town Centre and Rail Stations: North West Bicester Ecotown Phase 1 (Exemplar site)	Improving access and facilities at town centre and train stations	Critical	Completed
(9) Comp	Cycle parking facilities at Bicester Village station.	Improving access and facilities at train stations at Bicester North. <i>Some cycle parking has already been installed</i>	Desirable	Completed
(10) Comp	New bus interchange hub in Manorsfield Road and 500 space multi-storey car park	To reduce traffic congestion, provide environmental improvements and increase attractiveness of the town centre	Necessary	Completed in July 2013
(11) Comp	Bringing Bicester area bus stops to Premium Route standard: Town centre	To reduce traffic congestion, provide environmental improvements and increase attractiveness of the town centre	Necessary	Completed in July 2013
(13) Comp.	Park & Ride to serve Bicester town centre, employment and rail stations, Bicester Village and Oxford. South west of Bicester	To reduce traffic congestion, provide environmental improvements and increase attractiveness of the town centre	Necessary	Completed in November 2015
(14a) Comp	M40 Motorway capacity enhancements: M40, Junction 9	Improvements to strategic highways capacity	Critical	Completed Spring 2015
(14b) Comp	M40 Motorway capacity enhancements: M40, Junction 10	Improvements to strategic highways capacity	Critical	Completed Spring 2015
(16) Comp.	Bicester Strategic Highway Improvements: South West Peripheral Route (Vendee Drive)	Improvements to strategic highways capacity To improve journey time reliability and traffic flow while improving access for all forms of transport	Critical	Completed in April 2012
(16a) Comp.	Highway capacity improvements to peripheral routes: Western corridor Improvements to Howes Lane/Bucknell Road Junction: North West Bicester Ecotown Phase 1	To facilitate integration of new development with the town	Critical	Completed
(17a) Comp.	A41 Oxford Road corridor: A41 Oxford Road / Boundary Way roundabout	Improvements to strategic highways capacity - Reduce traffic congestion into the Tesco and Bicester Village development and implement a park and ride at South West Bicester.	Necessary	Completed in January 2017
(19a) Comp.	Town centre access improvements Phase 1: Sheep Street and Manorsfield road junction improvements. (Junctions remodelled)	To improve journey time reliability and traffic flow while improving access for all forms of transport – including buses, cyclists and pedestrians to improve access to Bicester town centre	Necessary	Completed in July 2013
21a	Improvements to Middleton Stoney Road Roundabout western end: Shakespeare Drive and Howes Lane roundabouts	To improve journey time reliability and traffic flow while improving access for all forms of transport	Necessary	Completed
(23) Comp.	Improvements to St. John's Street and the 5 arm junction at the northern end of Field Street . to allow for 2 way traffic, linking with the Bus Interchange and Bure Place	To reduce traffic congestion and provide environmental improvements	Necessary	Completed in July 2013
(24b) Comp.	Vehicle charging points installed at Bicester North Rail Station and Bure Place	To reduce pollution from road traffic.	Desirable	Completed
(26a) Comp.	Bicester pedestrian and cycle links: Northwest Bicester (Phase 1- Exemplar site) to town centre - implementation of new cycle route on the B4100 from site to Lord's Lane junction and across Lord's Lane	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Completed
(26e) Comp.	Bicester Pedestrian and cycle links Bridge Over Railway - Tubbs Crossing	Bridge to facilitate access over railway replacing level crossing	Necessary	Completed
(4b) Delet.	London Road level crossing solution – pedestrian/cycle link	To avoid severance of town centre from the development areas to the south east of the town	Necessary	Project DELETED from IDP given its removal from OCC capital programme. A scheme remains for road access: 3b London Road level crossing - vehicular solution
9b NEW	Highway capacity improvements to peripheral routes: southern corridor Provision of new highway link in the form of a south east perimeter road	Improvements to strategic highways capacity	Critical	OCC Cabinet Member Decision March 2016 to seek to safeguard the land for the southern option alignment. Previously a project in the pipeline

Pipeline	A34 Oxford to Cambridge Expressway	Improvements to strategic highways capacity	TBC	TBC	Oxford to Cambridge Expressway Strategic Study at early stages of preparation. This will inform future Roads Investment Strategy Part of the government's Road Investment Strategy, commissioned by the Department for Transport
Pipeline	Bus route connecting residential areas to employment areas: Graven Hill, Launton Road Industrial Estate, Bicester Business Park, Bicester Gateway, South East Bicester, North East Bicester	Connecting residential areas with existing and future employment centres	Desirable	TBC	Projects to be aligned with the Bicester Sustainable Transport Strategy published in October 2015 with project plan currently under development.
Pipeline	Investigating and delivering better cycle routes to Bicester Village station.	Improving access and facilities at train stations at Bicester North. Some cycle parking has already been installed	Desirable	TB	
Pipeline	Investigating and delivering better cycle routes to Bicester North station.	Improving access and facilities at train stations at Bicester North. Some cycle parking has already been installed	Desirable	TBC	
Pipe line	Strategic Road Network: A new motorway junction at Arncott, Bicester (new motorway junction and link road)	Improvements to strategic highways capacity	TBC	TBC	Garden town project investigating a motorway option to take strategic highway traffic away from the town and reduce congestion on key links. Currently at project development stage
Pipeline	Highway capacity improvements to peripheral routes: eastern corridor. Skimmingdish Lane dualling and signalisation of junctions.	Improvements to strategic highways capacity	Critical	Medium to long term	Progression of IDP scheme 9a
Pipeline	Highway capacity improvements to peripheral routes: eastern corridor. Provision of a new south east link road (western end)	Improvements to strategic highways capacity	Critical		
Pipeline	Highway capacity improvements to peripheral routes: eastern corridor. Provision of a new south east link road -section from A41 Pioneer Road junction to Gavray Drive junction on Wretchwick Way	Improvements to strategic highways capacity	Critical		
Pipeline	The Causeway	Physical improvements to cycling and walking routes to key destinations. Deliver improved cycle/footpath links around the town and into the neighbourhoods to encourage visits to the town centre and sustainable travel.	Necessary	Medium term	Projects to be aligned with the Bicester Sustainable Transport Strategy published in October 2015 with project plan currently under development.
Education					
(31) Comp.	Expansion and relocation of St Edburg's Primary - Southwest Bicester phase 1 (Kingsmere) 2FE with inclusive Foundation Stages	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: <u>Skills, training and education</u>	Critical	Completed	
(33a) Comp.	New secondary school provision to accommodate growth to 2031: Expansion of The Cooper School	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed	
(33d) Comp.	Bicester Technology Studio	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: <u>Skills, training and education</u>	Critical	Completed	
Utilities					
(34) Comp.	Waste water treatment - foul drainage Upgrading sewage treatment works near Horton and Horley	Ensure utilities infrastructure grows at the same rate as communities	Critical	Completed	
(42) Comp.	Biomass Boiler - Bicester Leisure Centre	Ensure utilities infrastructure grows at the same rate as communities	Desirable	Completed	
(43) Comp.	Bicester Green Reuse Centre McKay Trading Estates	Ensure utilities infrastructure grows at the same rate as communities	Necessary	Completed	
Flood risk					
(45) Comp.	Realignment of the River Bure	Reduce probability of flooding	Critical	Completed	
EA considering projects for future capital works at the time of this update					
Emergency and rescue services					
No updates					

Emergency and rescue services				
No updates				
Health				
(48) Comp.	Conversion of existing non GP space at Bicester Health Centre to create the additional capacity needed in East Bicester and Upper Heyford	Ensure health infrastructure grows at the same rate as communities	Critical	Completed
(50a) Comp.	Bicester Community Hospital	Ensure health infrastructure grows at the same rate as communities	Critical	Completed in December 2014
41b NEW	Exploring a two hub site practice model potentially serving 30,000 patients	Ensure health infrastructure grows at the same rate as communities	Critical	New growth and closure of a GP practice in Bicester in Sept 2016 trigger a wider consideration of a town wide health care model providing for 30,000 patients in two hubs. This includes scheme 41a
Community Infrastructure				
(55) Comp.	Civic Building within the Town Centre Redevelopment: Relocated and expanded library	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Completed
(56) Comp.	Adult Learning Service within the Town Centre Redevelopment – Bicester Adult Learning Centre	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed
Open space, Recreation and Biodiversity				
58a NEW	River Ray Conservation Target Area BBOWT lowland meadow maintenance (Meadow Farm, Cow Leys and Dorothy)	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term

No.	BANBURY Projects	Main aim	Priority Critical Necessary Desirable	Update	
Transport & movement					
(3) Comp.	Multi-storey car parks to serve Banbury railway station (700 space)	Deliver new railway station car park without increasing traffic congestion	Desirable	Completed	
(10a) Comp.	Delivering bus stop improvements to a Premium Route standard: Routes S4	New or improved bus services Improve the transport and movement networks into and through the	Necessary	Completed	
(10b) Comp.	Delivering bus stop improvements to a Premium Route standard: Routes B1, B2, B5 and B8	New or improved bus services Improve the transport and movement networks into and through the town	Necessary	Completed	
(16b) Comp.	Vehicle charging point installed at Banbury Railway Station	To reduce pollution from road traffic.	Desirable	Completed	
(24) Comp.	Grimsbury environmental improvements - East Street and Centre Street	Improvements to public realm	Necessary	Completed in February 2013.	
6 NEW	Banbury Station Masterplan	To align CRCL aspirations to improve Banbury station with the Local Authority's Local Plan to develop Banbury Town.	Critical	Long Term	Exploring next steps with local authorities and other Stakeholders including Network Rail and Arriva.
Pipeline	Increasing long term highway capacity: Link Road East of M40 J11 (Overthorpe Road to A422)	Improving capacity of the highways network and anticipated traffic growth at M40 Junction 11	TBC	Long term	New schemes from LTP4
Pipeline	Increasing long term highway capacity: Potential link road crossing from Tramway to Higham Way or a South East Link Road	Improving capacity of the highways network and anticipated traffic growth at M40 Junction 11	TBC	Long term	
Education					
36 NEW	School expansions at Hanwell Fields Primary School and Hill View Primary School	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Completed	
35 NEW	School expansion to 2 FE at Queensway Primary School	Expand the schools and colleges provision to match the needs of residents and businesses. Provide opportunities for local people to improve the quality of their life: Skills, training and education	Critical	Expected completion in September 2017	
Education					
25a	Scheme reflecting generic policy aspiration - removed as covered by existing specific projects.				
25f	Scheme now merged with 25c				
Utilities					
Pipeline	Potential water conservation measures resulting from emerging Water Cycle Study supporting LP2	Ensure utilities infrastructure grows at the same rate as communities and respond to Climate change and Water Stress	Necessary	Long term	New scheme
Flood risk					
42	Banbury Flood Alleviation scheme	Reduce probability of flooding	Critical	Completed in 2012	
Emergency and rescue services					
No updates					
Health					
57a NEW	Exploring delivery of healthcare through cluster clinics and provision and additional primary care facilities.	Ensure health infrastructure grows at the same rate as communities	Necessary/critical	Short to medium term	Serving an expanded population and difficulties recruiting in the past 18 months trigger a town-wide review of service provision. Intended to commence delivery in 2018
57b NEW	Relocation and expansion of Hightown Surgery	Ensure health infrastructure grows at the same rate as communities	Critical	Short term	Currently progressing developer contributions negotiations with developers
Community Infrastructure					
(65) Comp.	Expansion of the Health & Wellbeing Centre - Stanbridge House Re-provision of Banbury Resource Centre as part of new extra care development at Stanbridge Hall	Ensure social infrastructure grows at the same rate as communities	Necessary	Completed	
Open space, Recreation and Biodiversity					
79 NEW	Restoration, maintenance, new habitat creation at proposed North Cherwell Conservation Target Area	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	New scheme	
79a NEW	Proposed North Cherwell Conservation Target Area Restoration, maintenance, new habitat creation at Spiceball Park	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	New scheme	

No.	Kidlington and Rural Areas Projects	Main aim	Priority Critical Necessary Desirable	Update
Transport & movement				
(3a) Comp.	Oxford Parkway - New station at Water Eaton as part of the East West Rail Phase 1 (Evergreen 3 project) The station is served every 30 minutes by trains running in both directions between Oxford and London Marylebone. The Improved Park & Ride and highway to support the new stations	Supporting economic growth and new homes with better access to the national rail network.	Desirable	Completed
(3b) Comp.		Supporting economic growth and new homes with better access to the national rail network.	Desirable	Completed
(4a) Comp.	Integration of bus and rail transport: Extending the existing Oxford Plus bus zone to include Water Eaton station	Ensuring delivery of high quality public transport. Integration of rail and bus transport	Desirable	Completed
(4b) Comp.	Integration of bus and rail transport: Bus link to the rail network (probably via Water Eaton station)	Ensuring delivery of high quality public transport. Integration of rail and bus transport	Necessary	Completed
(4c) Comp.	Direct bus services from Kidlington and/or Water Eaton to serve Oxford's Eastern Arc	Ensuring delivery of high quality public transport. Integration of rail and bus transport	Necessary	Completed. 700 Service runs from Kidlington to Oxford Parkway, JR and Churchill Hospital
Education				
(17a) Comp.	Heyford Park Free School - Providing 500 secondary and sixth form school places	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Completed
19 NEW	Permanent expansion to 1 FE: Launton CE Primary School, Launton	Provide opportunities for local people to improve the quality of their life: Skills, training and education.	Critical	New Classroom accommodation expected for 2018.
20 NEW	Expansion of Chesterton CE (VA) Primary School, Chesterton		Critical	Feasibility assessment under preparation, expansion planned for 2018
21 NEW	Expansion of Christopher Rawlins CE (VA) Primary School, Adderbury		Critical	Expanding to 1.5 FE from September 2017
24 NEW	Expansion of Warriner School, Bloxham		Critical	Expansion to 1FE in 2017 and an additional FE from 2019.
Utilities				
No updates				
Flood risk				
EA considering projects for future capital works at the time of this update.				
Emergency and rescue services				
No updates				
Health				
35 NEW	Exploring the relocation of Gosford Hill Medical Practice to a new practice at Exeter Hall and work in alliance with the KEYS practice	Ensure health infrastructure grows at the same rate as communities	Necessary	
36 NEW	Exploring additional primary care facilities	Ensure health infrastructure grows at the same rate as communities	Necessary	
Community Infrastructure				
No updates				
Open space, Recreation and Biodiversity				
No updates				

Cherwell District Council Tenancy Strategy 2017



Cherwell District Council 2017

Tenancy Strategy		
1.	Introduction to the Tenancy Strategy.....	2
2.	Vision and Objectives.....	2
3.	Background to Cherwell District Council’s housing situation.....	3
	o Population.....	3
	o Housing Need.....	4
4.	Housing Policy Background.....	4
	o Key National Policies.....	4
	o Key Local Policy.....	5
5.	Providing new affordable homes.....	5
	o Delivery.....	5
6.	Tenure Options – flexible tenancies.....	6
	o Specialist housing.....	7
7.	Tenancy review.....	8
	o At the end of a tenancy.....	8
	o Throughout the tenancy.....	8
8.	Affordable Rents.....	9
	o Affordability.....	9
9.	Disposals.....	11
10	Mobility.....	11
	o Moving for employment/social and welfare reasons.....	11
	o Downsizing.....	12
11.	Housing Register.....	12
12.	Discharge of homelessness duty through a private sector tenancy offer	12
13.	Succession.....	12
14.	Voluntary Right To Buy	13
15.	Governance – monitoring and reviewing	13
16.	Risk.....	13
17.	Equalities.....	14

1. Introduction to the Tenancy Strategy

Tenancy Strategy

The Tenancy Strategy continues to provide guidance for Registered Providers (RPs) operating in the Cherwell District Council area. It sets out the Council's position on the provision of affordable housing including the use of Flexible Tenancies, Affordable Rents and the use of private sector tenancies for homeless households.

The Localism Act (2011) introduced a duty for Local Authorities to produce a Tenancy Strategy which outlines both the Council's and Registered Provider's approach to issues which affect tenants living in Cherwell. Further legislation since then has also had impacts upon some of these same issues, affecting them in different ways. This Tenancy Strategy is an updated version of the document which ran between 2012 – 2015, and also incorporates the applicable changes of the more recent legislation.

The Council supports the Government's aim to make best use of housing stock, focussing support on the most vulnerable people in society. We believe this can be achieved through greater freedom to respond to local circumstances. The Tenancy Strategy sets out the role of affordable homes as part of the broader housing market in Cherwell.

2. Vision and Objectives

Our **vision** is for good quality housing provision where successful tenancies can be sustained. This vision is at the heart of Cherwell District Council's aims to support vibrant, mixed communities and to achieve a district of opportunity.

The Tenancy Strategy is intended to promote clarity and fairness, and to offer a guide to Registered Providers who may manage stock on a wide geographical basis as to what Cherwell District Council's vision for its residents encompasses. Cherwell District Council no longer owns much stock, having transferred its stock to two Housing Associations now both part of the Sanctuary Housing Group.

The **objectives** of this Tenancy Strategy are:

- To provide access to decent accommodation that people can afford
- To stimulate a diverse and resilient economy
- To provide opportunities for all the community

These objectives reflect thinking within the Cherwell Housing Strategy 2012-17 and the Cherwell Sustainable Community Strategy "Our District, Our Future"¹ as well as reflecting the Council's approach in its Allocation Policy and the its Homeless Action Plan. These aims and objectives will also act as a thread running through future policies and strategies.

¹ www.cherwell.gov.uk/media/pdf/s/t/Sustainable_Community_Strategy.pdf

Appendix 1

Scope of Cherwell's Tenancy Strategy

This Tenancy Strategy mainly covers the following areas, as required by Section 150 of the Localism Act (2011), but also:

- Flexible Tenancies
- Affordable Rents
- The Housing Register
- Using the private sector to house homeless people
- Disposals of social housing stock

Although the Voluntary Right to Buy does not fall into the category of prescribed policies in the Localism Act, it is included in this Tenancy Strategy update as it relates closely to the other subjects covered.

3. Background to Cherwell District Council's housing situation

Cherwell District Council covers a large geographic area within north Oxfordshire and is one of five district councils in Oxfordshire. As of September 2016, there are 8210 social properties in the district, split between the twenty two Registered Providers currently operating in the district who are managing stock, many of whom are also actively developing new affordable housing.

Population

○ Distribution

There are approximately 144,500 people living in Cherwell district, according to mid-2014 estimates. Cherwell's main settlements are Banbury, Bicester and Kidlington which together account for 64% of the population of the entire district. The majority of the growth in population between 2001 and 2011 was in Banbury and Bicester.

The district has fewer mid-sized settlements than other rural districts in Oxfordshire. The rural make-up of the district is unusual, with a higher number than average of small settlements – 59% of parishes have fewer than 500 residents. Small settlements are considered less sustainable in planning terms and are less likely to have identified land supply for development.

○ Ethnicity

The latest Office of National Statistics (ONS) results for ethnicity in Cherwell show that the area remains predominantly White British (83.6%), with the largest minorities being Other White (6.2%), Indian (1.3%), Pakistani (1.2%), Other Asian (1.2%), African (1%) and Irish (1%).

○ Religion

The ONS also provided data showing that the most popular religions in Cherwell were Christianity (63.4%), Islam (2.3%) then Buddhism and Hinduism (both 0.4%).

Appendix 1

Housing Need

Cherwell has high levels of housing need and demand. The Council's Housing Register had over 1,000 applicants as of September 2016.

The annual number of lets, including supported properties, in the last five years are:-

2011/2012	415
2012/2013	396
2013/2014	541
2014/2015	493
2015/2016	585

There is a high demand for private rented accommodation, partly fuelled by many residents being unable to buy on the open market due to inability to access mortgage finance (including the need for large deposits) and because of the high house prices in the district, which is especially stark when compared to average earnings in the district. The average house price in Cherwell for July 2016 was £292,251 (Source: Land Registry)

4. Housing Policy Background

Key National Policies

The Localism Act 2011:

- All Local Authorities to have a Tenancy Strategy
- New Fixed Term Tenancy introduction
- New rent model (Affordable Rent)
- Housing Register eligibility criteria delegated to Local Authorities
- Discharging of homelessness duties into the private sector
- Social housing succession rights changes

Welfare Reform Act 2012:

- Universal Credit roll out
- Benefit Cap introduction
- Spare Room Subsidy removal
- Local Housing Allowance rate introduction

Welfare Reform and Work Act 2016:

- Lowering of the Benefit Cap
- 1% annual social housing rent reduction

Housing and Planning Act 2016:

- Starter Homes
- Self-build and custom house building
- Voluntary Right To Buy
- Vacant higher value Local Authority housing to be sold
- Rents for higher income social tenants

Appendix 1

- Secure tenancies abolished
- Disposals of social housing amended

All of the above legislation can be accessed independently at www.legislation.gov.uk

Key Local Policy

Housing Strategy

Cherwell District Council produced a Housing Strategy to meet the needs of the District's residents between 2012 – 2017, and will be updated to reflect the changing needs of the district in the future accordingly. It contains the following strategic priorities:

- Strategic Priority One: Increase the supply and access to housing
- Strategic Priority Two: Develop financially inclusive, sustainable communities
- Strategic Priority Three: House our most vulnerable residents
- Strategic Priority Four: Ensure homes are safe, warm and well managed
- Strategic Priority Five: Prevent Homelessness (Cherwell's Homelessness Action Plan)
- Strategic Priority Six: Maximise resources and be an investment-ready district

5. Providing new affordable homes

Cherwell District Council sets itself a target for the number of new affordable homes it expects to be delivered. Between 2012 - 2016 that target was set out in the Housing Strategy as being 150 homes each year. This number has since increased to provide 190 affordable properties per year from 2016/2017 onwards. Over the last five years delivery has been as follows:

Year	Delivery
2011/2012	213
2012/2013	113
2013/2014	145
2014/2015	195
2015/2016	322

Delivery

There are four main streams for the delivery of the planned affordable housing, which are:

- **Through Registered Provider led sites**

The Homes and Communities Agency (HCA) signs agreements with Registered Providers to provide homes under the 2015 – 2018 Affordable Homes Programme and now the SOAHP 2016 – 2021, and makes it clear that new homes should be provided with a minimum of public subsidy. Registered Providers are expected by the HCA to use their income generation facility through the use of affordable rent model together with their own resources to fund the building of new homes.

- **Through s106 planning gain**

Appendix 1

Homes provided on market developments as part of s106 planning agreements should normally be provided without subsidy. Cherwell's Affordable Housing Viability Study 2010² recommends that this is achievable on sites if they do not have additional factors affecting viability.

- **Build!® project**

Cherwell District Council has created its Build!® programme (community led and self-build / self-finish housing) to deliver housing on sites which might otherwise be unviable for other Registered Providers to develop. The properties are partially built to pre-agreed levels, and then the tenants/purchasers are expected to complete the properties themselves. Proportional financial discounts are awarded to tenants on the basis that they are not buying a finished product, and are putting in time rather than money. The number of opportunities delivered through this scheme in the last 3 years is:

Year	Delivery
2013/2014	34
2014/2015	22
2015/2016	37

- **Self-build properties**

Following on from the success of the Build!® programme the Council wanted to ensure that it was helping to lead on the self-build initiative and offer this opportunity on a large scale to provide a different style of opportunity in the district, and so has established The Graven Hill Village Development Company to provide 1,900 self-build plots in Bicester.

6. Tenancy options – flexible tenancies

- **Aim of flexible tenure**

The Localism Act gave Registered Providers the ability to offer flexible tenancies with the aim of making better use of existing homes in a diminishing market and encouraging tenants to use Affordable Housing opportunities as a springboard to other more aspirational tenures. The existing agreements between Registered Providers and their tenants are not affected and it is possible for Registered Providers to offer fixed term tenancies at social rent levels as well as at affordable rent levels. The affordable rent model is usually reserved for new build properties and a limited number of conversions.

The minimum recommended term for fixed term tenancies is two years, with five years as the norm, although the Housing and Planning Act (2016) gave an additional option of offering ten year fixed term tenancies, if the household has a child under the age of 9 years. The Housing and Planning Act also eliminating the use of lifetime tenancies in all but the exceptional circumstances detailed below.

Cherwell District Council wants to continue to see a balance of available tenancies which shows an effective use of stock and the wish to create sustainable communities where affordable housing tenancies can provide an opportunity for households to build a stable

² <http://www.cherwell.gov.uk/index.cfm?articleid=3244>

Appendix 1

future, with children settled in school and where other community links can be developed. We want to continue to see a minimum of five year tenancies with the ten year tenancy option used where applicable, as this gives the option to review rents and keep them in line with any changes in the market. Very occasionally, for example on properties which are linked to employment or educational opportunities, a two year tenancy could be agreed.

We also believe that the use of fixed term tenancies can help ensure that properties adapted for use by disabled occupants can continue to be made available for those who need them; so ensuring that best value is obtained from limited adaptation budgets.

○ **Making a clear offer to applicants**

A variety of tenancies are available to new social tenants in Cherwell:

- Fixed term tenancies at Social Rent (50% of market level rent)
- Fixed term tenancies at Affordable Rent (80% of market level rent)
- Starter tenancies (which has the option to convert to a fixed term tenancy after 1 year)
- Introductory tenancies (which has the option to convert to a fixed term tenancy after 1 year)

Cherwell District Council wants tenants to be able to make informed choices about their housing options and will work with our Registered Provider partners to make the process of offering tenancies through the Choice Based Lettings system as clear and transparent as possible, so that applicants can understand and choose the option which is right for them, and we see this as an important part of the Registered Providers pre-tenancy work in explaining tenants' rights and responsibilities.

○ **Exceptions where lifetime tenancies should be offered**

Cherwell District Council believes that for some residents the offer should still be a lifetime tenancy and would expect this to apply to long term supported housing for people with enduring mental health needs, learning disability, some types of physical disability and for older people in supported accommodation (but in most cases, not in adapted properties). This is because for these groups of people, social housing is likely to fill the need for a secure home; rather than act as a springboard to other tenures. A lifetime tenancy gives security to these tenants and their carers and families.

Cherwell District Council also wishes to follow the HCA recommendation of offering lifetime tenancies to tenants who have been involved in self building or self finishing their homes as recognition of the engagement they have made in providing their own housing solution.

Specialist housing

○ **Properties with adaptations**

Cherwell District Council expects that homes which have been purpose built or adapted to accommodate people with physical disabilities will be let on Flexible Tenancies. Adaptations are made to make it easier for people with physical disabilities to occupy their homes. Such adaptations can be expensive and it is important that as part of the best use of stock, homes are let to people who need them. Cherwell District Council believes that where there is a

Appendix 1

change of circumstances and the adaptations are no longer needed, the household should be re-housed. Flexible tenancies facilitate using stock in the most flexible way.

- **Older peoples' housing**

We would usually expect that lifetime tenancies are offered to people moving into specialist older people's housing, especially for downsizers who are giving up a larger home and lifetime tenancy, and who might be put off from moving if a less secure tenancy is offered.

- **Supported housing**

We expect lifetime tenancies will usually be issued to tenants in specialist supported housing as homes for life, where health conditions mean that they require long term support or who have permanent disabilities. Where support is being delivered in these circumstances it may be more appropriate for support providers to assess whether residents have an improved level of independence which would enable them to move on as circumstances change rather than at a fixed point of tenancy review.

7. Tenancy review

At the end of a tenancy

The government guidance requires that the end of the tenancy period should be accompanied by a tenancy review, conducted in good time. Cherwell District Council believes that this should take place between 6 – 9 months from the date the tenancy is due to end. Registered Providers need robust arrangements in order to be aware of when tenancies are due for review.

We do not anticipate that homelessness will be an outcome for Registered Providers' tenants; but that a variety of options will be considered. Where the decision is made to not extend a tenancy, Registered Providers should be confident that tenants have received all the advice and support necessary to provide a new housing solution which better meets their needs and prevents homelessness. Where tenants who are over working age do not have their tenancy renewed we expect that the Registered Provider will make an offer of alternative accommodation that meets the needs of the tenants, using the stock allocation over which they have nomination rights.

Throughout the tenancy

The use of a flexible tenancy is to fulfil its aim for social housing to be a springboard to other opportunities it gives tenants the opportunity to take stock of their situation and to access relevant information about education, training, skills and work opportunities. Cherwell District Council expects that Registered Providers will be providing this support throughout a tenancy and not simply as an 'add on' at the time of tenancy review. The role of the Registered Provider can range from signposting existing provision to offering apprenticeships and other training opportunities.

8. Affordable Rents

Affordability

- **Aim**

Affordable Rent was introduced in order to raise funds to build further Affordable Homes. Registered Providers can charge up to 80% market rent levels – higher than the social rents previously charged. Affordable rents can be charged in new properties and on a proportion of re-let homes.

- **Ability to afford**

The government promotes work to reduce levels of benefit dependency, so it is important that rent levels do not deter tenants from entering employment.

In addition, the proposed introduction of Universal Credit (UC) is likely to have an effect on the ability to pay for those residents who are dependent on benefit payments to meet their rental responsibilities.

Cherwell District Council intends to review this approach and will take into account any further information that has been confirmed about the operation of Universal Credit.

The latest development on this front is the transitioning of single claimants from the previous system to Universal Credit, as part of one of the initial pilot schemes. As the roll-out continues to progress, more categories of applicants will be switched over from current system. Couples and family claimants are expected to be switched over to UC soon, as part of the overall national roll-out between now and 2021.

- **Setting the level of a market rent**

Registered Providers use the RICS User Guide “Market Rent” which was produced in association with the Homes and Communities Agency to assess market rents.

- **Capping the level of Affordable Rent**

Cherwell District Council continue to support the use of Affordable Rents because we want to see development in the district to meet the housing need of our residents whilst also understanding that Registered Providers have a need to generate income through higher rents to replace public subsidy, which has been lost in current grant programmes.

However, in order that the housing provided still meets local need, we believe that Affordable Rents should be capped at a level to match Local Housing Allowance. We want to avoid a situation where high rents prove a disincentive for people to take up employment or make tenancies which are unsustainable. The Cherwell district falls into two Broad Market Rental Areas for housing benefit purposes, Cherwell Valley and Oxford, of which the rents nearer to Oxford are considerably higher.

We expect Registered Providers to discuss with us the level of rent it will be reasonable to charge as Affordable Rent. Where Cherwell District Council has invested Capital Funding in a building or acquisition project, the Council will have a greater say in the negotiation of rent

Appendix 1

levels, although we would expect all Registered Providers to charge rents that do not fall outside of the Local Housing Allowance rates for the local area.

Registered Providers should take into account the availability of property and the demographics of the district when setting rents. For example, in areas such as Kidlington where the availability of market and affordable properties is comparatively low, it will be important to retain a proportion of social rented properties. Market rents in rural areas can be extremely high while wages can be lower than average. We expect to discuss this with Registered Providers who are building in our villages. In these cases we anticipate rents may need to be set lower than 80% and we will work jointly with Registered Providers to assess information on local incomes. We will expect Registered Providers to take account of this information when setting rents. Where rents appear to be unduly high the Council will reserve the right to see and challenge the valuation. If necessary the Council will refer rents to the Rent Officer service for adjudication.

○ **Exceptions to Affordable rents**

The provision of supported housing is an important tool in preventing homelessness and improving the quality of life of many of Cherwell's vulnerable residents.

We require that supported housing properties are an affordable option for residents who need housing options with support. The levels of rent/service charge should not act as a deterrent to those service users who are in a position to seek or continue with employment while receiving housing related support.

To achieve this we require that the total sum of rent and service charge is still within the local housing allowance rates. This may mean that rents are set below 80% market rents, even if they are not set at social rent levels. Where new developments of supported housing are proposed we will work with Registered Providers to determine the rent levels required to offer a suitable product to our residents. We will scrutinise the affordability of combined rents and housing benefit charges where these do exceed local housing.

○ **Conversions of re-let properties to Affordable Rent**

As a Local Authority, Cherwell District Council seeks to ensure that housing provision is good value for money and minimises public funding through Housing Benefit payments and we are concerned that a lack of properties set solely at the maximum affordable rent levels (80% of market levels) may lead to residents being placed in a "benefit trap", where they are discouraged from taking up employment because they would be unable to pay an Affordable Rent. The issue is particularly important in the south of the District, where private rents are comparatively higher than the rest of the district. However, Cherwell District Council understands that there may still need to be a level of re-let properties converted to Affordable Rent in order to support new development. Therefore, Cherwell will support Registered Providers in converting up to one third of their re-let vacancies (excluding supported housing) to Affordable Rents, although affordability should still be monitored and is of the utmost importance to Cherwell District Council.

We require our Registered Provider partners to do the following:

- Spread the number of conversions as evenly as possible throughout the year, so that a variety of rental levels are available

Appendix 1

- Select properties for conversion with an even distribution over the district (as far as possible)
- Select properties for conversion predominantly from one and two bedroomed stock, allowing larger properties to be re-let at proportionately lower rent levels

We will monitor the number and proportion of conversions to ensure that:

- no more than one third of rents are converted on re-let from social rent to affordable rent
- a reasonable distribution of social rented opportunities exists across the district
- rents and service charges do not exceed the Local Housing Allowance

Cherwell District Council expects that properties subject to existing s106 agreements will not be converted to Affordable Rent where a Social Rent is specified.

- **Monitoring the effect of Affordable Rents**

We will work with Registered Providers to monitor the effect of lettings at Affordable Rents, through the use of the RP Management Forums. We will monitor the bidding levels through Choice Based Lettings so that they can be compared to bids of all let properties, and will ask Registered Providers to supply information on the sustainability of Affordable Rent tenancies. This information will then be used to review the policy where appropriate.

9. Disposals

Cherwell District Council is not generally in favour of the disposal of social housing stock but it is understood that at times the best solution may be for a Registered Provider to dispose of stock that has become surplus to requirements or is too costly to bring up to the required housing standards. We expect that particularly where a property has been given in trust to a Registered Provider, or where Cherwell District Council has invested in the property, any gain should be reinvested back into the Cherwell district.

Cherwell District Council maintains a close relationship with Registered Providers through the RP Development and RP Management Forums, through regular one-to-one meetings and through the annual Registered Provider appraisal processes and expects that part of the asset management decision making process by the owning Registered Provider will be a meaningful dialogue with the Local Authority. This dialogue is to ensure that adequate notice is given to the Council of a proposal to dispose of a property in good time before any disposal occurs, to which the Council will consider the variety of options available to it.

10. Mobility

Moving for employment/social and welfare reasons

Cherwell District Council supports the government's aim to make it easier for tenants who wish to move for employment or social and welfare reasons and expects that Registered Providers will offer assistance to their residents in these circumstances from the stock available to them through the nominations agreements.

Appendix 1

Downsizing

Cherwell District Council expects all Registered Providers operating in its area to be open to their tenants wanting to downsize. Whilst the Spare Room Subsidy penalises Housing Benefit claimants who under-occupy social properties, downsizing also offers advantages of smaller, more accessible properties being easier and cheaper to run and also frees up much needed family accommodation for those that require it. Registered Providers should continue to be looking to see whether tenants who are in properties of a size they don't require would consider moving to smaller properties within their own stock, especially vulnerable tenants and older people, and offer a support service where necessary to facilitate a move. The Council will also continue to work with Registered Providers to aid in this activity.

11. Housing Register

Cherwell undertook a review of its Housing Register in 2012, and then made amendments to it in both 2013 and 2015. The changes were in line with the freedoms granted in the Localism Act.

These changes were made in order to ensure that emerging households were being considered and to ensure the sustainability of new and existing communities.

The Council will continue to monitor and review its Allocation Policy in light of the changing housing policy environment to ensure the policy remains both relevant and deliverable.

12. Discharge of homelessness duty through a private sector tenancy offer

Previously Local Authorities had the option of offering a private sector tenancy to households who have been found to be statutorily homeless, but the households did not have to accept the offer. The Localism Act has given Local Authorities powers to discharge their homelessness duty with a suitable private sector offer.

Cherwell District Council believes in a strong flourishing private sector, and seeks to build good relationships with effective private landlords through its Landlords' Forum and education work. We continue to promote the use of private sector tenancies as a valuable Housing Option where applicants can exercise choice, and control their own housing solutions. Where properties of suitable standard can be found at the right cost, Cherwell District Council will make offers of private sector accommodation.

13. Succession

The Localism Act provides for a right of succession for spouses and civil partners in fixed term assured tenancies provided that:

- (i) the tenancy is for a term of not less than two years;
- (ii) the landlord is a private registered provider of social housing; and,
- (iii) the tenancy agreement contains an express term allowing for succession. The intention is to ensure that affordable rent tenants enjoy similar rights of succession to those enjoyed by periodic tenants.

Where an assured shorthold tenancy becomes a family intervention tenancy and a new tenancy is then granted, that tenancy will also be a family intervention tenancy.

Appendix 1

Under the Localism Act, the statutory right of succession to a secure tenancy for family members was abolished. Accordingly, succession will be limited to spouses, civil partners and those in equivalent relationships. This will not, however, affect existing secure tenancies.

Cherwell expects that its Registered Providers will act according to the provisions of the appropriate legislation.

14. Voluntary Right To Buy

As a local authority, we are supportive of creating new opportunities for those who wish to get onto the property ladder and own their own home. However we are also acutely aware that the need to maintain the availability of affordable rented accommodation in Cherwell District is also paramount, with needs only increasing.

Cherwell District Council support RPs offering the opportunity for tenants to purchase their homes where eligibility and availability avail themselves, however we ask that the following criteria be considered for creating an exemption for specific properties;

- Properties in rural locations, which have less than 3000 persons
- Designated elderly person accommodation
- Specialist or supported forms of housing
- Disabled adapted properties – secured through planning obligations
- Shared accommodation

We also request that Cherwell District Council be kept informed of any proposed Right to Buy purchases, similar to how the Council is currently informed of any disposals which are proposed by Registered Providers. This is to ensure that the Council maintains a robust and up to date understanding of the affordable housing stock which it has in the district.

15. Governance – monitoring and reviewing

Cherwell District Council monitors and reviews the Tenancy Strategy in co-operation with individual Registered Providers. This includes reviewing Registered Providers records of tenancy sustainment. The RP Management Forum will support the Council in assessing the effectiveness of the strategy, by analysing trends in housing need and homelessness.

Registered Providers will be expected by their regulator to have their own set of tenancy policies and Cherwell District Council will support them in monitoring and reviewing their success through the appraisal process.

16. Risk

Cherwell District Council has a strong, preventative approach to homelessness, which is covered by Cherwell's Homeless Prevention Action Plan. Through our Housing Strategy we want to create an environment which enables people to be part of their own housing solutions and see the support offered during a social housing tenancy and at the end of the tenancy as a contributory factor.

Appendix 1

We aim to mitigate risk through careful discussion with Registered Providers about rent levels, tenancies and affordability on both new properties and conversions; through partnership working to improve tenants' financial circumstances and by continuing our successful prevention work offered through the Housing Options team's Early Intervention Protocol.

17. Equalities

This document is subject to an Equality Impact Assessment.

Cherwell District Council expects Registered Providers to carry out Equality Impact Assessments when devising their own tenancy policies.



**EQUALITY IMPACT ASSESSMENT
Tenancy Strategy 2017**

Equality Impact Assessments

CONTENTS

APPENDIX 1 STAGE 1	INITIAL SCREENING DETAILS.....	2
STAGE 1 INITIAL	SCREENING ASSESSMENT.....	3

Equality Impact Assessment

APPENDIX 1 STAGE 1 - INITIAL SCREENING DETAILS ASSESSING POLICIES AND ACTIVITIES - GUIDANCE FOR STAFF

Notes:

1. As a result of this exercise, you will have checked that your policy or activity does not have adverse impact on equality groups and you will have identified relevant action that you need to take, and the likely costs/resources associated with any improvement. The equality groups covered are at present: Race, Gender, Disability, Sexuality and Religion in employment by 2003 and Age by 2006.

Note. This is not simply a paper exercise - it is designed to make sure that your policy or activity is delivered fairly and effectively to all sections of our local community.

2. Please note that the Council is required to publish the results of these assessments, and updates, therefore **your completed Appendices may be public documents.**

3. Appendix 1 questionnaire (**to be completed for each relevant Strategy, Policy or Service Development**) is for use regardless of whether your policy or activity is aimed at external customers or internal staff.

Please tick/delete as appropriate: Is this EIA for a,

Strategy	<input type="checkbox"/>	Existing	<input checked="" type="checkbox"/>
Policy	<input checked="" type="checkbox"/>	New	<input type="checkbox"/>
Service Development	<input type="checkbox"/>	New/Existing	<input type="checkbox"/>

Tenancy Strategy update 2017

AIMS, OBJECTIVES & PURPOSE OF THE POLICY OR ACTIVITY:

This document is an update to the previous Tenancy Strategy, and continues the work set out previously to provide good quality housing provision where successful tenancies can be sustained is at the heart of Cherwell's aims to support vibrant, mixed communities and to achieve a district of opportunity.

The Tenancy Strategy is intended to promote clarity and fairness, and to offer a guide to Registered Providers who may manage stock on a geographical basis as to what Cherwell District Council's vision for its residents.

PLEASE LIST THE MAIN STAKEHOLDERS/BENEFICIARIES IN TERMS OF THE RECIPIENTS OF THE ACTIVITY OR THE TARGET GROUP AT WHOM THE POLICY IS AIMED:

Applicants for affordable housing,
tenants of affordable housing,
all residents of the District,
Registered Providers,
advice and support agencies.

IF THE ACTIVITY IS PROVIDED BY ANOTHER DEPARTMENT, ORGANISATION, PARTNERSHIP OR AGENCY ON BEHALF OF THE AUTHORITY, PLEASE GIVE THE NAMES OF THESE ORGANISATIONS/AGENCIES:
Registered Providers of social housing in Cherwell district.

LEAD OFFICER: Gary Owens
SERVICE AREA: Regeneration and Housing
ASSESSMENT DATE: February 2017

TEL: 01295 221663
DIRECTORATE: Commercial
ASSESSMENT REVIEW DATE: February 2020

Equality Impact Assessment

STAGE 1 – INITIAL SCREENING ASSESSMENT

Q	Screening Questions	Y/N
1.	Does the policy or activity knowingly prevent us in anyway from meeting our statutory equality duties under the 2010 Equality Act?	N
2	Is there any evidence that any part of the proposed policy or activity could discriminate unlawfully, directly or indirectly, against particular equality groups?	N
3	Is there any evidence that information about the policy or activity is not accessible to any equality groups?	N
4	Has the Council received any complaints about the policy or activity under review, in respect of equality issues?	N
5	Have there been any recommendations in this area arising from, for example, internal/external audits or scrutiny reports?	N
6	Will the proposed policy or activity have negative consequences for people we employ, partner or contract with?	N
7	This Strategy, Policy or Service Development has an impact on other council services i.e. Customer Services and those services have not yet been consulted.	N
8	Will there be a negative impact on any equality groups? If so please provide brief details below:	
	Equality Impact:	Evidence
	Disability	
	Gender Reassignment	
	Pregnancy & Maternity	
	Race	
	Religion or Belief	
	Sex	
	Sexual Orientation	
	Age	
	Marriage & Civil Partnership	
9	Is the proposed policy or activity likely to have a negative affect on our relations with certain equality groups or local community? If so please explain.	N
10	There has been no consultation with equality groups about this policy or activity? Answer yes if you agree with this statement.	N
11	Has this assessment missed opportunities to promote equality of opportunity and positive attitudes?	N

Proceed to In Depth (Full) Assessment (complete **Appendix 2) if the answer is YES to more than one of the above questions.**

For any YES answers include an improvement action in your Equality Improvement Plan.

Declaration

I am satisfied that an initial screening has been carried out on this policy or activity and an In Depth (Full) Equality Impact Assessment is not required. I understand that the EIA is required by the Council and take responsibility for the completion and quality of this assessment.

Completed by: Alex Rouse
Countersigned by Head of Service: Chris Stratford

Date: 13/02/2017
Date: 13/02/2017