

Cherwell Local Development Framework

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Annual Monitoring Report 2011

December 2011

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

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Chapter 1 Introduction

Purpose of the AMR

- 1.1** This Annual Monitoring Report (AMR) reviews progress on preparation of the Council's Local Development Framework (LDF) and provides monitoring information on business (employment generating) development and town centres, housing, environmental quality, and car parking and transport for the period 1 April 2010 to 31 March 2011. It is the seventh AMR that the Council has produced.
- 1.2** Government guidance on preparing AMRs - '*Local Development Framework Monitoring: A Good Practice Guide*' (2005) and '*Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*' (2008) - has recently been withdrawn. However, the requirement to produce an AMR is still set out in the Regulations (the Town and Country Planning (Local Development) (England) Regulations 2004, as amended). The Regulations require that an AMR should provide the following information:
- A review of progress made in terms of Local Development Document (LDD) preparation against the timetable and milestones in the Local Development Scheme (LDS);
 - Data on the net additional dwellings built since the start of the plan period and during the monitoring period.
- 1.3** Beyond this, it is now a matter for each Council to decide what to include in their AMRs. New 'best practice' recommendations are set out in a document produced by the Planning Advisory Service⁽ⁱ⁾ and it is anticipated these recommendations will be reflected in next year's AMR.
- 1.4** The AMR forms part of the Local Development Framework but is not a Local Development Document and does not itself establish policy. The AMR is not a consultation document but comments on the information and evidence contained within this report would be welcomed, using the AMR questionnaire available on our website at <http://www.cherwell.gov.uk/index.cfm?articleid=3238>.

Content of this AMR

- 1.5** **Chapter 2** of the AMR presents the key findings from the monitoring work undertaken during this monitoring year.
- 1.6** **Chapter 3** explains the monitoring framework to be used to monitor the effectiveness of future LDF policies.
- 1.7** **Chapter 4** summarises progress on the Local Development Framework since the publication of the last AMR in December 2010.
- 1.8** **Chapter 5** sets out the monitoring results in detail using specific indicators relating to business development and town centres, housing, environmental quality, car parking and transport, and local services.
- 1.9** **Chapter 6** explains how we intend to develop the monitoring framework alongside progress on the Local Development Framework, so that the implementation of LDF policies can be assessed.

i 'Monitoring that Matters: Towards a Better AMR', PAS, (April 2011) at <http://www.pas.gov.uk/pas/aio/1348152>

- 1.10** As the Council does not yet have adopted Local Development Framework policies, there are no LDF policies for the AMR to review at this time. As the LDF progresses, future AMRs will consider whether new policies are meeting objectives and enabling targets to be met, whether they are having unintended consequences, and whether they require review. Whilst the performance of the saved policies of the Adopted Cherwell Local Plan is not assessed in this AMR, the monitoring results will enable review of their effectiveness in the preparation of LDF policies. The saved policies are set out in Appendix 3.

More Information

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

Chapter 2 Key Findings

2.1 This chapter sets out the key findings of the Annual Monitoring Report for 2010-11. The results are presented and discussed in more detail in Chapter 5.

Progress on the Local Development Framework

- Progress on key areas of the evidence base for the LDF
- Production of a draft Planning Obligations Supplementary Planning Document (SPD)
- Production of a draft SPD to guide the redevelopment of the Bolton Road site in Banbury. Public consultation on this document is, at the time of writing, currently underway
- Further consultation on the Core Strategy has been held up by the Government's announcement of its intention to revoke the Regional Spatial Strategy (the South East Plan), and the need for Council to review aspects of the LDF evidence base particularly in relation to determining appropriate levels of housing growth for the plan period.

Business Development and Town Centres

- 22,756m² (gross) of business development (offices, industry, or storage and distribution) was completed in Cherwell during 2010-11
- Overall employment land availability using a new methodology (non 'built out' allocations + extant permissions for new build only) is 78.234ha
- Overall, 2.66ha of employment land has been lost to other uses, including on land identified within the Employment Land Review
- 460m² (gross) of 'town centre uses' (shops, financial and professional services, offices and leisure) was completed in Banbury, Bicester and Kidlington centres, with 98,698m² being recorded as complete across the district during the monitoring year.

Housing

- The district presently has a 2.8 year housing land supply for the period 2011-2016 and a 2.9 year supply for the period 2012-2017
- Housing completions (net) in 10/11 were 370 compared to the South East Plan requirement of 670 per annum
- Total completions from 2006 to 2011 have been 2542, an average of 508 per annum compared to a 5 year requirement of 3350
- 53% of housing completions (net) were on previously developed land
- Overall housing completions in 11/12 are expected to be low with a projection of 222 excluding previously unidentified sites
- First completions are now being recorded at the Kingsmere (South West Bicester) urban extension (in 11/12)
- Approval has been given for the first phase (Exemplar) of the North-West Bicester Eco-Development
- Total housing supply for 2006-2026 including completions and projections for deliverable and developable sites is estimated to be 8609 without emerging LDF allocations (6067 from deliverable and developable sites)
- Net affordable housing completions in 10/11 were 96 (126 including acquisitions).

Environmental Quality

- There have been no applications granted contrary to Environment Agency advice on flooding grounds
- 18 renewable energy schemes have been permitted in 2010-11, an increase from 5 schemes in 2009-10
- There are no open spaces in the district managed to Green Flag Award standards
- There has been a net loss of the area of Local Wildlife Site (formerly called County Wildlife Sites) in the district due to some areas being deselected. There has been a decrease in the 'priority species' present within Cherwell although no change in the 'priority habitat' area. Priority species and habitats are derived from the UK Biodiversity Action Plan and are a priority for biodiversity and conservation action.

Car Parking and Transport

- Most of the applicable non residential schemes recorded as complete during 2010-11 provided car parking equal to or below the maximum car parking standards.

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

Chapter 3 Monitoring Framework

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

Objectives

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

Indicators

'Core Output' Indicators

3.3 The selection of indicators for this AMR has been informed by the indicators previously referred to as 'Core Output Indicators'. Until March 2011 these were the recommended indicators set out in Government guidance. These indicators measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies and cover topics such as business development, housing and environmental quality. Although Core Output Indicators have now been removed by Government, as an interim measure we have continued to report on many of these indicators as they still provide locally specific contextual information which will be useful in formulating LDF policies. The use of these indicators will be reviewed as we compile the full set of indicators required to monitor the Core Strategy policies. This work will be undertaken as the Core Strategy progresses to adoption (see para' 3.4 below).

Indicators

Indicators are shown throughout this AMR in a green box similar to this

Additional Indicators to be Developed in Future

3.4 Since the Core Output Indicators have now officially been removed, indicators more specifically relevant to Cherwell district and our local planning policies will be developed in future AMRs. These will enable a robust assessment of the implementation of our new planning policies, when adopted. Some emerging draft indicators are set out in Appendix 4. These will be finalised by the time the Core Strategy is adopted.

3.5 Some key messages regarding the selection of new indicators are set out in recent guidance produced by the Planning Advisory Service, published after the removal of the Government's monitoring guidance. These are as follows:

- The primary purpose of AMRs is to share the performance and achievements of the planning service with the local community (and so there should be a stronger focus on reporting on locally important issues)

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

- The monitoring report should draw out what actions need to be taken to achieve the vision in the local plan
- Reporting activities need to be linked to local priorities and corporate goals (corporate plans, community strategies, economic strategies, climate change strategies and so on)
- To avoid the selection of indicators being too 'officer led', we should ask the community what they would like to know.

3.6 Overall, it is clear that monitoring reports should broaden their focus to show overall how the planning function is performing and to reflect on the 'value added' to development by policy, development control, conservation and enforcement activity. This includes:

- What's happening on the ground? (houses completed, affordability of housing, unemployment data, new jobs created)
- Whether the development was right for the place (improvements to the environment resulting from enforcement activity, the outcomes from major projects, planning appeal results)
- The quality of development (through design and sustainability standards)
- Planning performance (the planning service's budget, how many applications were received and/or approved, customer satisfaction)
- User and neighbour experience (surveys to understand the impacts of development on a place)
- Infrastructure delivery (how funding from legal agreements has been used)
- How planning is contributing to strategic priorities.

Contextual Information

3.7 This AMR focuses on the first of the bullet points in paragraph 3.6 above - what is happening on the ground. Additional contextual information on the characteristics of the Cherwell district is set out in the Council's first AMR of 2005, and is also presented as baseline data for the Council's Sustainability Appraisal (SA). Both the 2005 AMR and the SA work undertaken so far are available on the Council's website at <http://www.cherwell.gov.uk/localdevelopmentframework>. The Council has also more recently published 'Living in Cherwell', a profile of the district containing comprehensive contextual data on population, housing, education, deprivation, the economy, transport and local services (http://www.cherwell.gov.uk/media/pdf/i/g/Living_in_Cherwell_FULL_MMCL_July_2010.pdf). A new Sustainable Community Strategy has also recently been produced by the Cherwell Local Strategic Partnership which provides the overall strategic direction and vision for Cherwell District until 2030. The document is backed by evidence and analysis, and as such is also an important source of information: (<http://www.cherwell.gov.uk/index.cfm?articleid=1376>).

Relationship with Corporate Performance Management

3.8 The Council's performance is measured through the Performance Management Framework. Central to this is the Corporate Scorecard, which is made up of the Council's priority performance targets across seven areas - performance against the Local Area Agreement and the Community Strategy, the Corporate Plan pledges, priority service indicators, finance, human resource, and customer

satisfaction targets. Several of these targets are relevant to spatial planning and will be considered as part of the contextual evidence base for the Local Development Framework. The Council is required to report on a number of indicators, three of which - net additional homes, affordable homes and deliverable housing sites - are the same as Core Output Indicators and so are reported on within this AMR. A report detailing Cherwell's 'End of Year Performance' for 2010/11 is available online at <http://modgov.cherwell.gov.uk/mgAi.aspx?ID=6626#mgDocuments>

Sustainability Appraisal

- 3.9** Sustainability Appraisal (SA) is linked to the plan making process and aims to ensure plans are based on the principles of sustainable development by assessing their social, economic and environmental effects. Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) may require SEA/SA and throughout their development, the sustainability implications of each document will be monitored through a series of SA indicators (see 'Significant Effects Indicators', below). The SA reports which the Council has produced so far for its Local Development Documents (the collective terms for DPDs, SPDs and the Council's Statement of Community Involvement) are available via <http://www.cherwell.gov.uk/localdevelopmentframework>.

Significant Effects Indicators

- 3.10** Significant Effects Indicators are devised using the work undertaken for Sustainability Appraisal (above). They are indicators which demonstrate the significant effects of policies and should relate to the subject areas set out in the Strategic Environmental Assessment (SEA) Directive including biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors and heritage. An example of a significant effects indicator may include information on air quality in a particular area of the district. These indicators will be used in future AMRs to report on the implementation of DPDs or SPDs where appropriate.

Targets

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

DATA SOURCES

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

and Building Control records have again been used to determine completions, and the cdpsmart system is again used for reporting and analysis;

- Data provided directly by other external organisations, such as the Thames Valley Environmental Records Centre which provides biodiversity information.

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

Chapter 4 Local Development Framework Progress

- 4.1 As required by the Regulations, this chapter discusses how the Council's Local Development Framework (LDF) is progressing. Planning Policy Statement 12 (PPS12) states that AMRs should:
1. Report progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme.
 2. Report progress on the policies and related targets in local development documents, including progress against any relevant national and regional targets.
 3. Include progress against indicators including information on net additional dwellings and an update of the housing trajectory
 4. Indicate how infrastructure providers have performed against the programme of infrastructure set out in the Core Strategy.

Evidence Base

- 4.2 Progress has been made during the monitoring year, and since, on the evidence base for the LDF. Key areas where work has been undertaken include the following:-
- Landscape Sensitivity & Capacity Assessment for Banbury & Bicester (completed September 2010)
 - Retail Study Update (completed November 2010)
 - Extra Care Housing Viability Study (completed February 2011)
 - Population and household projections for the district, produced to inform new housing requirements (completed February 2011)
 - Final Habitat Regulations Assessment (Appropriate Assessment) of the Draft Core Strategy (completed February 2011)
 - Level 2 Strategic Flood Risk Assessment for the district, including work to consider flood risk issues affecting the Canalside proposal (currently underway)
 - A review of the 2006 Employment Land Review (currently underway).

Core Strategy Development Plan Document (DPD)

- 4.3 The Core Strategy DPD will set out the strategic policy framework for the District to 2026.
- 4.4 Following the public consultation on "reasonable alternatives for directions of growth and strategic sites" ("Options for Growth") between September and November 2008, the Council published its Draft Core Strategy in February 2010. The public consultation on this document took place between February and April 2010. The intention within the 2009 Local Development Scheme was to publish the Core Strategy in September 2010 and then allow a period for formal representations during September and October before submitting the Core Strategy to the Secretary of State in December 2010.
- 4.5 This timetable has been affected by the announcement of the Secretary of State in July 2010 of the intention to revoke Regional Spatial Strategies including the South East Plan. This will (amongst other matters) remove the strategic housing requirement within the district. Work has been undertaken since this announcement on the evidence base for the Core Strategy, particularly work relating to an appropriate level and distribution of growth to recommend for the district. A review of the timetable for the production of the Core Strategy through to Submission and Adoption is currently taking place.

Delivery Development Plan Document (DPD)

- 4.6** Aside from the Core Strategy, the Council's original intention was to produce three separate DPDs covering site allocations (identifying a range of sites capable of meeting the strategic requirements of the district for a number of land uses) for the Banbury and North Cherwell area, for the Bicester and Central Oxfordshire area, and development control policies for the district. The Council later decided to combine these into a single Delivery DPD enabling a simplified, more efficient and more readily understood process.
- 4.7** The following "issues and options" consultations have been undertaken to support this DPD:-
- Banbury and North Cherwell Site Allocations DPD (July and November 2006)
 - Bicester and Central Oxfordshire Site Allocations DPD (May 2007)
 - Supplementary consultation on Site Allocations (covering both parts of the district) (February 2008).
- 4.8** Further work on this DPD has not taken place in view of the need to prioritise work on the Core Strategy, and in particular the strategic site allocations. The earlier work and consultation on the potential site allocations has been helpful in informing the selection and consideration of strategic sites for the Core Strategy.
- 4.9** It was expected that a draft of the Delivery DPD would be published in January 2011. However this has been affected by changes to the programme for the production of the Core Strategy DPD and the need to consider the implications of the Localism Act (see above).

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

- 4.10** The Council adopted an SPD and Sustainability Appraisal Report for the Former RAF Upper Heyford Airbase in March 2007. The SPD sets out the Council's policy for the development of the former airbase.
- 4.11** Outline application 08/00716/OUT was granted on appeal on 11 January 2010 for a new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure. The site was then acquired by the Dorchester Group and a new outline application with masterplan was submitted in October 2010 (10/01642/OUT), which the Council has resolved to approve subject to a legal agreement being entered into.
- 4.12** Implementation of the Former RAF Upper Heyford proposals will be monitored in future reports.

Planning Obligations SPD

- 4.13** A draft Supplementary Planning Document (SPD) on Planning Obligations has been produced to provide guidance on how the Council will decide what new infrastructure and facilities need to be provided as a consequence of development and how it will assess requirements for 'in kind' provision and/or financial contributions towards provision.
- 4.14** On 23 May 2011 the Council's Executive approved the draft Supplementary Planning Document (SPD) on planning obligations for use as informal guidance. It is now being used as a guide in negotiations with applicants pending consultation, potential amendment and formal adoption by the Council as an SPD. As informal guidance, the draft document does not carry the weight of a formally adopted SPD. Consultation is due to take place on this draft document although the timescale for this is currently under review.

Canalside SPD

- 4.15** This SPD will set a detailed framework to guide the regeneration of this area of Banbury. This document is currently in preparation. A draft SPD was approved for public consultation in October 2009 and consultation was undertaken during November and December 2009. Progress on the document was then delayed whilst further technical information was sought, relating in particular to flooding and deliverability issues. The preparation of a revised draft of the SPD is currently underway and is scheduled to be produced early in 2012.

Bolton Road SPD

- 4.16** A draft SPD has been prepared to promote and manage future development in the Bolton Road area of central Banbury, and deliver new retail and other town centre uses on the site. The SPD aims to improve the quality and range of the town centre offer, to integrate the site with the surrounding area, to enhance existing heritage assets and local character, to create a high quality public realm and to improve connections in and through the area. The draft Bolton Road SPD is currently undergoing public consultation until 2 December 2011 and the document sets out the following: a vision and objectives for the site, design and development principles for future development, an illustrative masterplan, and how the development proposals and regeneration of the site will be delivered.

Building in Harmony with the Environment SPD

- 4.17** This will set out the Council's approach to climate change mitigation and adaptation through the planning process. Work on this document was due to start in September 2010. There has been some delay to this process owing to delays to the timetable for the Core Strategy (see above).

Statement of Community Involvement (SCI)

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

PLAN OF ACTION

- 4.19** The Local Development Scheme of 2009 includes three Development Plan Documents (the Core Strategy DPD, the Delivery DPD and the Proposals Map DPD) and three Supplementary Planning Documents (Planning Obligations, Canalside and Building in Harmony with the Environment). The LDS is currently under review having regard to the Localism (2011) Act. Progressing the Core Strategy to Submission is a priority for the Council.

Chapter 5 Monitoring Results

- 5.1** This chapter presents the monitoring results for 2010-11, ordered by theme and then by indicator. Although we are now no longer required to report on the Core Output Indicators, as set out in Chapter 3, we continue as an interim measure to report on many of these indicators and also on additional indicators that were removed from the (now withdrawn) official list some time ago.
- 5.2** As the Core Strategy progresses to adoption a full set of local indicators will need to be established to monitor the effectiveness of policies and objectives once they are adopted. Strategic Objectives have been drafted that will guide the LDF policies, and particularly the Core Strategy, and these are set out in the boxes below. Please note that these objectives are likely to continue to evolve as further evidence emerges and consultation results are considered. The Draft Core Strategy 2010 also included a number of local objectives specific to Banbury, Bicester, Kidlington and the rural areas. The Draft Core Strategy is available at <http://www.cherwell.gov.uk/index.cfm?articleid=3282>.

Draft LDF Objectives

Economic Objectives

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

Community Objectives

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

Draft LDF Objectives

Environmental Objectives

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

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

Business Development and Town Centres

- 5.4 The indicators relating to 'Business Development and Town Centres' are listed below. These indicators may continue to be used as we progress with the Local Development Framework (LDF), although when LDF policies are finalised we will be able to develop additional indicators more directly relevant to our specific policies.

Indicators

Employment Indicators

- BD1:** Total amount of additional employment floorspace - by type
- BD2:** Total amount of employment floorspace (gross) on previously developed land - by type
- BD3:** Employment land available - by type
- BD4:** Total amount of floorspace for 'town centre uses'
- BD5:** Losses of employment land in (i) employment areas (areas identified within the Employment Land Review) and (ii) elsewhere in the district
- BD6:** Amount of employment land lost to residential development

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

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

- 5.6 Table 1 overleaf shows commercial floorspace completed during 2010-11 (gross and net), and the proportion of the gross floorspace completed on previously developed land (PDL). The 'net' figures reflect the overall completion totals taking into account any losses, including changes of use away from commercial use.
- 5.7 The table shows a lower amount of gross B use class floorspace compared to last year (22,756m² compared to 44,692m² last year and 42,961m² in 2008-9). It should be noted however that the totals for the last two years included a high number of 'amendments', schemes that were physically completed in earlier years but were only being reported in later years. The presence of 'amendments' in this year's figures is much lower than previously (less than half last year's number) and so although the total recorded floorspace is lower, it is more likely to reflect what is actually happening on the ground. It is important also to note the large difference between the gross completed floorspace, and the net completed floorspace, is large. Overall there was actually a net loss of completed employment floorspace during 2010-11 (of -70m²). The difference between the net and the gross figure is that the net figure takes into account floorspace lost through redevelopment or changes of use away from employment use.
- 5.8 In terms of the types of commercial floorspace being built, the table shows that, across the district:

- A higher proportion of the gross completed floorspace was for offices, research and development and light industrial (B1) uses compared to last year (58% compared to 27%)
- A higher proportion of the gross completed floorspace was for general industrial (B2) use compared to last year (21% compared to 8%)
- A lower proportion of the gross completed floorspace was for storage and distribution (B8) use (21% compared to 40%)

5.9 The emerging trend noted in last year's AMR regarding the conversion in rural areas of former barns to office use and commercial storage has continued, although overall it is difficult to highlight trends in the type of floorspace being built over the last few years. What is evident however is that general industrial and storage/distribution type uses both continue to contribute a proportion of the overall completed commercial floorspace in the district. This may at first glance conflict with the Council's long held strategy of encouraging 'high density' job creation (with more jobs per floorspace typically created by office and manufacturing uses, than storage/distribution). However, work on the emerging 'Employment Land Study' for the district indicates that structural changes in the economy are resulting in higher job densities on storage/distribution land. Cherwell District is particularly well located to offer advantages to warehousing/distribution occupiers including good transport links with the M40. The emerging Study projects significant demand for warehouses and logistics to 2026, and so we may continue to see a high proportion of 'B8' use completions in future.

5.10 There is a relatively healthy level of commercial completions in the rural areas of the district in terms of both gross and net completed floorspace. Overall there is a high proportion (92%) of completions on previously developed land across the district with little 'new' greenfield development.

Table 1 BD 1 & 2: Completed Business Development 2010-11 (sqm)

	Gross B1a	Gross B1b	Gross B1c	Gross B1 Mix ⁽ⁱⁱⁱ⁾	Gross B1 Total	Gross B2	Gross B8	Gross B Mix ^(iv)	Gross B Class Total	Net B1a	Net B1b	Net B1c	Net B1 Mix	Net B2	Net B8	Net B Mix	Net B Class Total
Banbury	136	130	0	0	266	679	0	0	945	-155	130	-233	0	499	-196	-403	-6078
% PDL	15%	100%	N/A	N/A	56%	100%	N/A	N/A	88%								
Bicester	387	0	0	0	387	3927	0	0	4314	-197	0	0	0	3763	-1616	-925	1025
% PDL	100%	N/A	N/A	N/A	100%	100%	N/A	N/A	100%								
Kidlington	7777	0	0	0	7777	72	2141	0	9990	7477	0	0	0	6509	75	0	1043
% PDL	100%	N/A	N/A	N/A	100%	100%	100%	N/A	100%								
Rural Areas	1129	0	3640	0	4769	123	2615	0	7507	-43	0	3640	-105	-1979	2427	0	3940
% PDL	67%	N/A	94%	N/A	88%	0%	59%	N/A	76%								
DISTRICT TOTALS	9429	130	3640	0	13199	4801	4756	0	22756	5662	130	3407	-105	-4226	690	-5628	-70
% PDL	95%	100%	94%	N/A	95%	97%	78%	N/A	92%								

iv B Mix refers to applications where the floorspace breakdown between B1, B2 and B8 uses is not stated

iii B1 Mix refers to applications where the floorspace breakdown between B1a, B1b and B1c is not stated

Indicator BD3: Employment Land Available

5.11 For this monitoring year, we are calculating employment land availability slightly differently than in previous years. The new method is more closely aligned to the method used by other authorities in the County and it has been used to submit data to the County Council to fulfil their monitoring requirements.

5.12 The indicator is defined as follows:

Employment land available = remaining allocated land + all extant planning permissions outside of allocated land

5.13 As set out in paragraph 5.5, this indicator relates to land for offices, industrial and storage/distribution uses (B1, B2 and B8 use classes).

Step 1 - Remaining Allocated Land

5.14 Uptake of each of the sites allocated for employment (not mixed use) development in the Non Statutory Cherwell Local Plan 2011 has been monitored to establish which sites are still undeveloped. For the purposes of this indicator, sites are only considered 'no longer available' once development has been completed. Sites 'committed' for development (i.e with planning permission) are still considered, for the purposes of this indicator, to be 'available' since it is possible that the permission may expire unimplemented or may be superseded by another. The total area calculated as the remaining allocated area is shown in Table 2 below, along with explanatory comments.

Table 2 Remaining Allocated Land (ha)

Location	Remaining Allocated Area	Comments
Banbury	29.24	The majority of this 'remaining area' consists of the site allocated as 'Land to the south of Overthorpe and west of M40'.
Bicester	22.76	The majority of this 'remaining area' consists of 22ha at land east of A41, Oxford Road. The total excludes allocated land at Gavray Drive (16.7ha), which, using a strict interpretation of the indicator methodology, would continue to be considered 'available' until the residential development allowed at appeal (04/02707/OUT) is physically completed. The total also excludes any employment at Bicester Airfield. The Planning Brief for RAF Bicester sets out which parts of the site may be suitable for employment in light of the heritage value of the site. Realistically therefore the total 'available' area may be slightly higher.
Kidlington	1.18	Remaining allocation at Oxford Spires Business Park and Langford Locks
Rural Areas	5.37	The majority of this 'remaining area' consists of what is left at the site allocated as Banbury Business Park in Adderbury (off Aynho Road).
TOTAL	58.55	

Step 2 - Extant Planning Permissions

- 5.15** Next, the site area (ha) of extant permissions is added to the total in Table 2. To avoid double counting, we do not include any extant permissions that are on allocated sites. The total site area of extant permissions on non allocated land is shown in Table 3 below. This includes the site area of permissions relating to new build employment development only, and not changes of use between employment uses since this would result in no overall gain in employment land.

Table 3 Extant Planning Permissions (Site Area, ha)

Location	Site Area
Banbury	1.06
Bicester	3.84
Kidlington	1.418
Rural Areas	13.366
TOTAL	19.684

Step 3 - Remaining Allocated Land + Extant Planning Permissions

This is shown in Table 4 below:

Table 4 BD3: Overall Employment Land Available (ha)

Location	Total
Banbury	30.3
Bicester	26.6
Kidlington	2.598
Rural Areas	18.736
OVERALL TOTAL	78.234

- 5.16** It is considered that this indicator methodology results in an overestimation of the employment land availability because it allows for sites with planning permission, or even under construction, to be considered 'available'.
- 5.17** An update of the 2006 Employment Land Study, currently underway, will produce new data on employment land 'clusters' in the district (i.e not just allocated sites) that have undeveloped land and/or vacant buildings and will make recommendations on the sites to be allocated in the Local Development Framework. This will be an important source of evidence in the formulation of LDF policies on employment development, and will form an important part of the baseline data.

Indicator BD4: Completed Floorspace for 'Town Centre Uses'

- 5.18** This indicator provides information on completed development for 'town centre uses' within town centres and within the district as a whole.
- 5.19** 'Town centre uses' are defined as retail, financial and professional services, offices, and leisure (A1, A2, B1a and D2 uses as set out in Appendix 2).

5.20 For the purposes of this report, we define 'town centres' according to the Town Centre Shopping Area, the Town Centre Commercial Area and the Primary Shopping Frontage in Banbury, the Town Centre Boundary and the Primary Shopping Frontage in Bicester, and the Primary Shopping Frontage in Kidlington (shown in the Non Statutory Cherwell Local Plan 2011, available at <http://cherweb.cherwell-dc.gov.uk/local%20plan/>). Town centre areas for Banbury, Bicester and Kidlington were also more recently set out in the Draft Core Strategy, although there are few differences between these new, draft, boundaries and the boundaries set out in the Non Statutory Cherwell Local Plan.

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

		A1	A2	B1a	D2	Total
Gross	'Town Centres'	460	0	0	0	460
Net	'Town Centres'	-317	-132	-2006	0	-2455
Gross	District	7773	515	9429	80981	98698
Net	District	6036	383	5662	80911	92992

5.21 Table 5 above shows that there has been a significant amount of floorspace completed (both gross and net) across the district as a whole for retail, office and leisure uses although in town centres there has been a net loss. This is similar to the position reported in the 2009 AMR. The net loss in town centre uses within town centres is a result of changes of use from town centre uses to restaurants and cafés (A3 use), drinking establishments (A4), hot food takeaways (A5), health clinics or dentists (D1), to other uses such as tattooists (Sui Generis) or changes of use of the upper floors of shops/offices to residential use (C3). The high amount of 'leisure' use built outside of town centres is attributed largely to a single planning permission to renew D2 use at the former RAF Upper Heyford site. Since the application sought the continuation of an existing use, it is not in reality 'new' floorspace; however it had not previously been recorded in the monitoring system and so needed to be added in this monitoring year.

Indicator BD5: Losses of Employment Land

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

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

Non Employment Completions on ELR Sites	A Use Classes	C Use Classes (including residential development)	D Use Classes	Sui Generis ^(v)	Total
2008-9	0.06	0.00	0.00	0.33	0.39
2009-10	0.00	0.00	0.20	0.14	0.34
2010-11	0.60	0.00	0.00	0.48	1.08

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

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

Non Employment Completions on Non ELR Sites	A Use Classes	C Use Classes (including residential development)	D Use Classes	Sui Generis	Total
2008-9	0.55	0.13	0.69	0.01	1.38
2009-10	0.56	0.34	0.18	0.00	1.08
2010-11	0.08	0.33	0.11	0.97	1.49

- 5.23** Changes of use from employment to other uses have occurred on Employment Land Review (ELR) sites (Table 6) and non ELR sites (Table 7). The ELR identifies the most significant employment sites in the district and so it is to be expected that changes of use away from employment will be lower on ELR sites than non ELR sites (1.08 hectares compared to 1.58 hectares).
- 5.24** Changes of uses from employment use on non ELR sites are not a major cause for concern. 'Employment' sites on non ELR sites are likely to be town centre locations or small sites in rural areas. Table 7 above shows 'losses' to retail, leisure or other uses that would be expected in these types of locations.
- 5.25** What is of interest are the changes of use from employment to other uses on established employment sites (1.08 hectares in total in 2010-11). This compares to 0.34 hectares in 2009-10 and 0.39 in 2008-9, and can be attributed mainly to the completion of a food retail store (A1 use) in Bicester, and the change of use of a unit in B use class to a trade counter (Sui Generis use) in Banbury, both taking place on sites identified within the Employment Land Review as employment clusters. There is no policy to protect employment land in the Local Plan, other than on existing employment sites within or adjoining villages (Non Statutory Cherwell Local Plan Policy EMP5).

Further Information on Business Development

- 5.26** For further contextual information please see the following:
- Office for National Statistics (<http://www.ons.gov.uk>)
 - National statistics on land use, commercial and industrial floorspace and rateable values, and areas of town centre activity and retail cores (<http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/>)
 - Oxfordshire Data Observatory (<http://www.oxfordshireobservatory.info/>)
 - Cherwell Performance Management Framework (<http://www.cherwell.gov.uk/index.cfm?articleid=1503>)
 - Cherwell District Employment Land Review, URS (2006) (http://www.cherwell.gov.uk/media/pdf/s/1/Employment_Land_Review_-_Final_Report_-_July_2006_-_lr.pdf)
 - Cherwell Retail Study Update, CBRE (2010) (http://www.cherwell.gov.uk/media/pdf/a/d/Cherwell_Retail_Study_Update_%28November_2010%29.pdf)
 - Economic Development Strategy for Cherwell 2011 - 2016 (http://www.cherwell.gov.uk/media/pdf/8/3/11_10_06_Chерwell_EDS_2011-16.Pdf)
 - Cherwell Commercial Property Register (Cherwell - M40 Investment Partnership), available via <http://www.cherwell-m40.co.uk/>
 - Living in Cherwell (http://www.cherwell.gov.uk/media/pdf/C/4/Living_in_Chерwell_2010.pdf)

Housing

- 5.27** The Annual Monitoring Report includes a comprehensive review of housing delivery and housing land supply taking into account planning permission and housing completion data for the period 1 April 2010 to 31 March 2011 and new information (October 2011) on the deliverability and developability of housing sites. It examines housing completions in relation to current requirements, future housing delivery, the use of previously developed land, provision for Gypsies and Travellers and for Travelling Showpeople, and the supply of affordable housing.

Indicators

Housing Indicators

- H1:** Housing requirements
- H2a:** Housing completions
- H2b:** Future housing delivery
- H2c:** Five-Year Land Supply
- H3:** Use of previously developed land
- H4:** Accommodation for Gypsies & Travellers / Travelling Showpeople
- H5:** Affordable housing completions

Indicator H1: Housing Requirements

- 5.28** At present the district's adopted housing requirements are those specified in the South East Plan. The South East Plan continues to form part of the Development Plan, although the Government has now enacted powers for the Secretary of State for Communities and Local Government (CLG) to revoke the Regional Spatial Strategies, subject to procedural requirements and consultation. In anticipation of revocation, proposals for local housing figures are emerging and will be developed further through continued work on the Core Strategy.
- 5.29** In the meantime, the South East Plan's overall requirement of 13,400 net additional homes (670 per annum) continues to be applied for housing land supply purposes. The South East Plan also requires Cherwell to provide 6,400 homes within a defined 'Central Oxfordshire' sub-region (including about 4,900 at Bicester) and 7,000 in the rest of the district (Banbury and North Cherwell). Figure 1 in Appendix 5 shows the two areas. It is also implied in the South East Plan that about 4,800 homes should be provided at Banbury.

Indicator H2a: Housing Completions

- 5.30** The following tables provide housing completion data since 1996 and 2006 and a breakdown by the sub-areas identified in the South East Plan. Continued preparation of the Core Strategy will include a review of whether or not these sub-areas (in Table 9 and Table 10) remain appropriate.

Table 8 Housing Completions (NET) Since 1996

	BANBURY				BICESTER				REMAINING AREAS				TOTALS	PDL%
	Windfalls		Allocated		Windfalls		Allocated		Windfalls		Allocated			
	PDL ^(vi)	G ^(vii)	PDL	G	PDL	G	PDL	G	PDL	G	PDL	G		
96/97	29	7	32	17	1	53	1	253	98	102	11	69	673	26
97/98	64	97	144	40	5	4	0	72	62	73	36	68	665	47
98/99	41	21	125	40	6	0	0	131	54	55	0	27	500	45
99/00	72	0	60	22	5	9	0	318	45	22	0	0	553	33
00/01	26	0	9	35	16	57	0	360	36	40	21	0	600	18
01/02	36	0	0	53	62	3	0	249	69	50	2	9	533	32
02/03	27	0	19	128	8	-2	0	184	54	18	0	0	436	25
03/04	24	0	0	140	3	0	0	175	32	25	10	0	409	17
04/05	34	0	41	203	3	0	0	269	95	18	14	0	677	28
05/06	55	0	166	237	79	0	0	0	477	31	22	0	1067	75
06/07	122	0	243	121	73	0	0	0	202	45	0	47	853	75
07/08	45	0	73	89	10	9	12	0	107	55	15	40	455	58
08/09	57	6	82	59	29	0	0	0	94	48	0	51	426	62
09/10	41	0	180	0	8	0	0	0	77	77	0	55	438	70
10/11	73	20	29	0	17	0	0	0	76	20	0	135	370	53
TOTALS	746	151	1203	1184	325	133	13	2011	1578	679	131	501	8655	46

vii Greenfield

vi Previously Developed Land

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

BANBURY						ELSEWHERE IN NORTH CHERWELL				BANBURY AND NORTH CHERWELL TOTALS	
	Windfalls		Allocated		Sub Totals	Windfalls		Allocated		Sub Totals	
	PDL	G	PDL	G		PDL	G	PDL	G		
2006/07	122	0	243	121	486	68	30	0	27	125	611
2007/08	45	0	73	89	207	38	30	0	19	87	294
2008/09	58	5	82	59	204	52	40	0	27	119	323
2009/10	41	0	180	0	221	52	28	0	32	112	333
2010/11	73	20	29	0	122	45	6	0	15	66	188
TOTALS	339	25	607	269	1240	255	134	0	120	509	1749

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

BICESTER						ELSEWHERE IN CENTRAL OXFORDSHIRE				BICESTER AND CENTRAL OXFORDSHIRE TOTALS	
	Windfalls		Allocated		Sub Totals	Windfalls		Allocated		Sub Totals	
	PDL	G	PDL	G		PDL	G	PDL	G		
2006/07	73	0	0	0	73	134	15	0	20	169	242
2007/08	10	9	12	0	31	69	25	15	21	130	161
2008/09	29	0	0	0	29	42	8	0	24	74	103
2009/10	8	0	0	0	8	25	49	0	23	97	105
2010/11	17	0	0	0	17	31	14	0	120	165	182
TOTALS	137	9	12	0	158	301	111	15	208	635	793

5.31 In 2010/11 housing completions were 370, a decrease from the previous year 2009/10 (when it was 438), some 300 dwellings lower than annualised South East Plan requirements, and the lowest recorded completions in the period between 1996 and 2011. This continued low level of housebuilding is caused by the economic recession and delay in the commencement of strategic sites. Average completions since 1996 have been 577 per annum, and since 2006, 508 per annum.

5.32 The 2010 AMR estimated that there would be at least 172 completions in 2010/11 as projected by the housing trajectory. Delivery has therefore exceeded this by 198 dwellings which largely reflects the fact that no allowance is made in the projections for the future delivery for small (less than 10 dwellings) unidentified sites (133 in 10/11). Gross completions in 10/11 (i.e. not accounting for losses) were 416.

- 5.33** The tables above show that since 2006 most housing development has been in Banbury and the rural areas (including Kidlington). Little residential development has occurred in Bicester since completion of its last urban extension in 2004/05 as can be seen in Table 8.
- 5.34** Table 27 in Appendix 5 lists the Council's housing allocations and previously unidentified sites assumptions as specified in policy H1b of the Non-Statutory Cherwell Local Plan 2011. The table also shows completion and permission data as at 31 March 2011. 8260 dwellings were planned to be built from 01 April 2001 to 31 March 2011. 5664, or 69%, have been delivered.

Indicator H2b: Future Housing Delivery

- 5.35** Table 28 in Appendix 5 is a Housing Delivery Monitor (October 2011) used for assessing the district's housing land supply. It shows the results of a comprehensive review of delivery expectations involving consultation with individual developers, agents and landowners as well as other Council officers in Development Control and Housing Services.
- 5.36** The Housing Delivery Monitor identifies all known deliverable and developable housing sites (10 or more dwellings) for Banbury, for the rest of North Cherwell, for Bicester and for the rest of the Central Oxfordshire area (within Cherwell). It distinguishes this supply from other housing potential. PPS3 requires land supply to comprise specific deliverable and developable sites only, whenever possible. Deliverable sites are those considered to be available, suitable and achievable. Developable sites are those in a suitable location and where there is a reasonable prospect that they will be available, and could be developed, at the point envisaged. PPS3 states that that an allowance for unidentified sites should not be included in the first 10 years of land supply unless there are genuine local circumstances that prevent specific sites being identified. Where it is not possible to identify specific sites for years 11-15 (of a 15 year land supply) in Local Development Frameworks, broad locations for future growth should be indicated.
- 5.37** Table 11 below provides a summary of the district's overall housing supply position:

Table 11 Housing Land Supply Summary 2006-2026

		District	Banbury and North Cherwell	Bicester and Central Oxfordshire
a	South East Plan requirements	13,400	7,000	6,400
b	Completions (2006-2010)	2,542	1,749	793
c	South East Plan minus Completions (a-b)	10,858	5,251	5,607
d	Future Supply from Deliverable (Available, Suitable and Achievable) Sites	5,068	1,961	3,107
e	Future Supply from Developable Sites	999	767	232
f	Total Housing Land Supply 2006-2026 (b+d+e)	8,609	4,477	4,132
g	<i>Other Identified Housing Potential (not taken into account)</i>	733	436	297
h	<i>Total Housing Land Supply plus Other Identified Housing Potential (f+g)</i>	9,342	4,913	4,429

- 5.38** The table above demonstrates that the current total housing land supply for the district from 2006 to 2026, based upon Planning Policy Statement 3 (PPS3) definitions of deliverability and developability, is calculated to be 8,609. This does not take into account additional housing potential: specifically, projections for small (less than 10 dwellings) previously unidentified sites; other specific sites with housing potential (not yet deliverable or developable); nor emerging LDF allocations (other than the North-West Bicester Eco-Development Exemplar Project which is being progressed ahead of the main development).
- 5.39** These figures will change over time as housing supply is monitored and new considerations are taken into account (for example, completion of the Council's Strategic Housing Land Availability Assessment).

Indicator H2c: Five-Year Land Supply

- 5.40** Planning Policy Statement 3 (PPS3) requires a five year rolling supply of deliverable housing land and the monitoring and managing of housing supply. It requires scenario and contingency planning to identify different delivery options, in the event that actual housing delivery does not occur at the rate expected. Policies and proposed management actions are expected to reflect the degree to which actual performance varies from expected performance, as indicated in housing trajectories. Paragraph 64 states that where actual housing delivery performance, compared with the trajectories, is within the acceptable ranges (for example within 10-20 per cent), and future performance is still expected to achieve the rates set out in the trajectories, PPS3 states that there may be no need for specific management actions at that time and that Local Planning Authorities (LPAs) will wish to continue to monitor and review performance closely and consider the need to update the five year supply, of deliverable sites where appropriate. Where LPAs cannot demonstrate an up-to-date five-year supply of deliverable sites, paragraph 71 of PPS3 states that they should consider favourably planning applications for housing, having regard to the policies and considerations in the PPS.
- 5.41** The five-year housing land supply positions for the district and for the two South East Plan sub-areas (Table 29, Table 30 and Table 31 in Appendix 5) are informed by the Housing Delivery Monitor. As well as calculating the current supply of deliverable housing land over the next five years, they also calculate projected supply over rolling five year periods. At this time, no allowance has been made for emerging LDF allocations.
- 5.42** Table 12, Table 13 and Table 14 overleaf provide a summary of the five year land supply positions now and from April 2012 for the district and for the two sub-areas.

Table 12 Calculation of Housing Land Supply from Deliverable Sites - District

		Five Year Period 2011-2016	Five Year Period 2012-2017
a	South East Plan requirement	13,400 (2006-2026)	13,400 (2006-2026)
b	Completions / projected completions	2542 (2006-2011)	2542+222= 2764 (2006-2012)
c	Remaining requirement (a-b)	10,858	10,636
d	Annualised requirement over remainder of plan period (c/years)	723.9 (over 15 years)	759.7 (over 14 years)
e	Annualised requirement over next 5 years (dx5)	3620	3799
f	Supply from deliverable (available, suitable and achievable sites) over the next 5 years	2023	2239
g	Total years supply over the next 5 years (f/d)	2.8	2.9
h	5 year supply shortfall (e-f)	1597	1560

Table 13 Calculation of Housing Land Supply from Deliverable Sites - Banbury and North Cherwell

		Five Year Period 2011-2016	Five Year Period 2012-2017
a	South East Plan requirement	7,000 (2006-2026)	7,000 (2006-2026)
b	Completions / projected completions	1749 (2006-2011)	1749+114= 1863 (2006-2012)
c	Remaining requirement (a-b)	5,251	5,137
d	Annualised requirement over remainder of plan period (c/years)	350.1 (over 15 years)	366.9 (over 14 years)
e	Annualised requirement over next 5 years (dx5)	1751	1835
f	Supply from deliverable (available, suitable and achievable sites) over the next 5 years	594	625
g	Total years supply over the next 5 years (f/d)	1.7	1.7
h	5 year supply shortfall (e-f)	1157	1210

Table 14 Calculation of Housing Land Supply from Deliverable Sites - Bicester and Central Oxfordshire

		Five Year Period 2011-2016	Five Year Period 2012-2017
a	South East Plan requirement	6,400 (2006-2026)	6,400 (2006-2026)
b	Completions / projected completions	793 (2006-2011)	793+108= 901 (2006-2012)
c	Remaining requirement (a-b)	5,607	5,499
d	Annualised requirement over remainder of plan period (c/years)	373.8 (over 15 years)	392.8 (over 14 years)
e	Annualised requirement over next 5 years (dx5)	1869	1964
f	Supply from deliverable (available, suitable and achievable sites) over the next 5 years	1429	1614
g	Total years supply over the next 5 years (f/d)	3.8	4.1
g	5 year supply shortfall (e-f)	440	350

- 5.43** The above tables show that the district does not presently have a five-year supply of deliverable housing for the period 2011-2016 or for the period 2012-2017. There is also under-supply in both of the South East Plan sub-areas, although, as policy areas, these would cease to exist once the Plan is revoked. Prior to the economic downturn, a repeated Council resolution to bring forward all non-statutory housing allocations in the interests of increasing and maintaining housing delivery had been having a positive effect on the level of permissions and completions. However, the economic conditions experienced since 2007/08 and delay in the delivery of major sites has significantly curtailed current and projected delivery.
- 5.44** In 2009, the Council identified that supply had for the first time fallen below five years. Over the course of 2010, a number of planning applications were considered in the context of an identified under-supply. Approval was given for unplanned development at Bloxham and Arcott in the interests of increasing supply. Other developments, including the Exemplar Project for the North West Bicester Eco-Development, have subsequently been approved. In June 2011, it was the Council's view that the district had a five-year land supply. On 28 June 2011, two appeal decisions were received which confirmed this view (APP/C3105/A/10/2132662 & APP/C3105/A/10/2134007). However, on 18 August 2011, following a local inquiry, an appeal decision (APP/C3105/A/11/2147212) for 140 homes south of Talisman Road, Bicester, determined that both the district and that part of the district lying within the Central Oxfordshire sub-regional area did not have a five-year supply.
- 5.45** The review of housing land supply for this AMR updates this position, taking into account observations made by the Inspector and having regard to the up-to-date position on all anticipated housing sites and current market conditions. The conclusion is that despite the attempts of the Council to increase and maintain delivery, there is presently a significant shortage of deliverable housing sites. In these circumstances, paragraph 71 of PPS 3 takes effect:

PPS3, para' 71:

"Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69."

PPS3, para' 69:

"In general, in deciding planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing*
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular families and older people*
- The suitability of a site for housing, including its environmental sustainability*
- Using land effectively and efficiently".*

5.46 The draft National Planning Policy Framework (para' 109) proposes a continuation of the requirement to maintain a five-year land supply but suggests that the supply should *"...include an additional allowance of at least 20 per cent to ensure choice and competition in the market for land"*. If this becomes a requirement of the final NPPF, it will increase the pressure on the district's housing land supply position.

5.47 There is therefore a need to consider carefully how the district's housing land supply is monitored and managed in the interests of increasing and maintaining delivery while seeking to ensure that new housing development takes place in sustainable locations and is appropriate to meeting Cherwell's needs.

Indicator H3: Use of Previously Developed Land

5.48 From Table 8 it can be seen that the percentage of new housing (net) built on previously developed land (PDL) in 2010/11 was 53%, a decrease from the previous year 2009/10 when it was 70%, but still higher than the overall average since 1996 (46%). This appears to be a result of completions on greenfield sites allocated in the Non Statutory Local Plan being recorded this year (e.g. South of Buchanan Road/Greenfields, Arncott; North of Milton Road, Bloxham and North of Cassington Road, Yarnton); with fewer completions on brownfield sites recorded. As new permitted village extensions and the strategic site at South West Bicester generate housing completions over the next two years, it is likely that the percentage of dwellings on previously developed sites will fall further and more significantly. The 2010 AMR (Table 17) set a target of achieving at least 47% of net housing completions on previously developed land in 2010/11; this was met. The Housing Delivery Monitor (Table 28 in Appendix 5), suggests that 44% should be achievable in 2011/12.

Indicator H4: Gypsies and Travellers and Travelling Showpeople

5.49 The Government is in the process of reviewing guidance for planning for the accommodation needs of Gypsies and Travellers and Travelling Showpeople. A draft Planning Policy Statement on *Planning for Traveller Sites* states that Local Planning Authorities should:

- co-operate with travellers and others in preparing and maintaining an up-to-date understanding of the permanent and transit accommodation needs of their areas in the light of historical demand;

- set pitch and plot targets to address these needs;
- set out in development plans policies for delivering their locally set targets, including identifying specific sites that will enable continuous delivery for at least 15 years;
- identify sufficient specific deliverable sites to deliver site need in the first five years.

5.50 The Council has a completed assessment of the needs of Travelling Showpeople to 2018 and is in the process of commissioning new work to review the needs of Gypsies and Travellers.

5.51 Table 15 and Table 16 below show the number of pitches and plots presently available:

Table 15 Gypsy and Traveller Pitches

Site	Number of Pitches in 2006 ^(viii)	Net Loss / Gain					Net Running Totals
		06/07	07/08	08/09	09/10	10/11	
Station Caravan Park, Banbury	10	0	0	0	0	0	10
Smiths Caravan Park, Milton	20	0	0	0	0	0	20 ^(ix)
Bicester Trailer Park, Chesterton	18	0	0	-10	0	0	8
Corner Meadow, Farnborough Road, Mollington	0	0	0	1	1	1	3
OS Parcel 0006, Foxfield Farm, Station Road, Ardley	0	0	0	0	1 ^(x)	0	1
Totals	48	0	0	-9	2	1	42

Update as at Nov 11:

On 26 May 2011, planning permission (11/00293/F) was granted for a fourth pitch at Corner Meadow, Mollington

On 22 September 2011 an appeal was allowed for 8 pitches at OS Parcel 2678, adjoining A34, Hampton Gay & Poyle, near Islip (10/00839/F & APP/C3105/A/11/2144721)

On 3 November 2011, the Planning Committee conditionally resolved to grant planning permission (11/01356/F) for 3 pitches for a temporary period of 3 years on land south-west of The Mead, Woodstock Road, Yarnton.

viii A pitch is the area of land demarked for the use as accommodation by a single Gypsy and Traveller household

ix Long-standing temporary permission now expired but new application expected

x personal permission only (09/01064/F)

Table 16 Travelling Showpeople Plots

Site	Number of Plots in 2008	Net Loss / Gain		
		08/09	09/10	10/11
Rose's Yard, Blue Pitts, Bloxham	3	0	0	0
Carousel Park, Bloxham	2	0	0	0
Faircare, Bloxham	6	0	0	0
Hebborn's Yard, Gosford	3	0	0	0
Totals	14	14	14	14

Indicator H5: Affordable Housing

- 5.52** As Table 17 below shows, net affordable housing completions (excluding acquisitions by housing associations) were 96 in 2010/11, just one less than the 97 recorded in 2009/10. It is also one unit less than the projected target of 97 anticipated by the 2010 AMR and, excluding acquisitions, is just below the minimum average annual target set by the Council's Housing Strategy (100 per annum). The net average since 2001 is now 101, and since 2006, 116. The average since 2005 (the start of the Housing Strategy period) is 107 which is above minimum Housing Strategy levels. The Council has therefore achieved the Housing Strategy target of at least 600 dwellings from 2005 to 2011 without taking acquisitions into account.

Table 17 Net Affordable Housing Completions

	2010/11	2001-2011	2006-2011	2005-2011 (Housing Strategy Period)
Banbury	40	508	335	390
Bicester	3	269	44	48
Remaining Areas	53	232	200	202
Totals	96	1009	579	640

- 5.53** Table 32 in Appendix 5 provides a breakdown of the net completions shown above. Gross completions for 2010/11 were 126 (i.e. including acquisitions and not allowing for losses). This is slightly higher than the 124 target set out in the 2010 AMR.
- 5.54** The Non-Statutory Cherwell Local Plan makes provision for at least 1605 affordable dwellings out of a total 5845 dwellings on identified sites (excluding Bicester Fields Farm and Slades Farm at Bicester) (i.e. 27%). From Table 27 (Appendix 5), it can be determined that 540 of the 1605 planned have been built since 2001. In addition 221 affordable homes have been delivered at Bicester Fields Farm and Slades Farm, and 248 on previously unidentified sites. Council policy presently requires 30% affordable housing to be provided on qualifying sites. However, emerging LDF work supported by a viability study is suggesting that a higher requirement should be achievable in the future.

- 5.55** From the Housing Delivery Monitor (Table 28, Appendix 5) it can be calculated that 2503 dwellings are expected to be delivered (from deliverable and developable sites only) from 2011 to 2016. A cautious 10% discount for sites that do not qualify to provide affordable housing would reduce this figure to 2253. Assuming, again in the interests of caution, that 27% of these are delivered as affordable homes (i.e. as for the Non-Statutory Plan), this would produce a total of 608 affordable homes, equating to an average of 122 per annum to 2016. Compared to recent rates of delivery, these may seem high. However, delivery on approved strategic sites over the coming years should significantly boost delivery.

Other Information on Housing

- 5.56** For further contextual information please see the following:

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

Environmental Quality

- 5.57** The indicators for the theme of 'Environmental Quality' currently encompass flooding, biodiversity and renewable energy issues, as follows:

Indicators

Environmental Quality Indicators

- E1:** Number of planning permissions granted contrary to Environment Agency advice on flood risk grounds
- E2a:** Change in areas of biodiversity importance
- E2b:** Change in priority habitats and species by type
- E3:** Renewable energy generation
- E4:** Amount of eligible open spaces managed to Green Flag Award standard

Indicator E1: Flood Protection

- 5.58** Using the Council's development control database ('Uniform') we have identified 73 planning permissions granted between 1 April 2010 and 31 March 2011 where the Environment Agency (EA) was consulted. If the EA objected to the application or if they recommended conditions be attached to the permission, this was compared to the decision notice for the application to identify permissions granted contrary to their advice.
- 5.59** There have been no applications granted contrary to Environment Agency objections on flood risk grounds.
- 5.60** Flooding issues will be considered in the preparation of the Local Development Framework, and a Strategic Flood Risk Assessment of the District (together with West Oxfordshire) has now been produced to inform decisions about directions of growth and specific site allocations as we progress with the LDF.

Indicator E2a: Changes in Areas of Biodiversity Importance

- 5.61** Information on biodiversity has been provided by the Thames Valley Environmental Records Centre (TVERC). Areas of biodiversity importance are areas recognised for their intrinsic environmental value of international, national, regional, sub-regional or local significance, including Sites of Special Scientific Interest and Local Wildlife Sites (previously called County Wildlife Sites).
- 5.62** The amount of Local Wildlife Sites within Cherwell decreased by 7.25ha during the monitoring period. Local Wildlife Sites are selected, de-selected and extended in area on a regular basis by a site selection panel. The Meadows West of the Oxford Canal (6.37ha) was designated, although Poodle Gorse (6.13ha) and Old LNERC Railway (7.11ha) were both deselected at the LWS site selection panel meeting. Other minor amendments to boundaries account for the remainder of the decrease.
- 5.63** There was no change to the other areas designated for their biodiversity importance between this year and last year, as changes most of them are infrequent.

Table 18 Changes in Areas of Biodiversity Importance

Designated Site	Area 2010 (ha)	Area 2011 (ha)	As a percentage of Cherwell district
Site of Special Scientific Interest (SSSI)	605.5	605.5	1.03%
Special Areas of Conservation (SACs)	83.0	82.79	0.14%
Local Wildlife Sites	976.54	969.29	1.65%
Local Nature Reserves	15.6 (2 sites)	15.6 (2 sites)	0.15%
Local Geological Sites	135.7 (10 sites plus 3 unmapped sites)	135.7 (10 sites plus 3 unmapped sites)	Not known

Indicator E2b: Change in Priority Habitats and Species by Type

5.64 TVERC has also provided information on this indicator. Priority habitats and species were defined in the UK Biodiversity Action Plan BAP and represent a priority for conservation action, with action plans produced for each.

Habitats:

5.65 Information on changes in priority habitats in Cherwell and in Oxfordshire is provided in Table 19 below.

Table 19 Changes in Priority Habitats by Type

UK BAP priority habitat type	Area (ha) 2009-10	Area (ha) 2010-11	County context 2009-10	County context 2010-11
Arable field margins	Not known	Not known	Not known	Not known
Coastal and floodplain grazing marsh	1544.15	1544.15	4750.90	4750.90
Eutrophic standing water	65.47	65.47	933.20	933.20
Hedgerows	Not known	Not known	Not known	Not known
Lowland beech and yew woodland	0.0	0.0	777.36	777.36
Lowland calcareous grassland	78.62	78.92	732.71	732.71
Lowland dry acid grassland	5.34	5.34	48.75	48.75
Lowland fens ^(xi)	39.68	39.68	142.96	142.96
Lowland heathland	0.22	0.22	2.96	2.96
Lowland meadow	482.46	482.46	1081.27	1081.27
Lowland mixed deciduous woodland	1045.37	1045.37	4518.41	4518.41

xi Combined figure of Fen and Reedbed resource

UK BAP priority habitat type	Area (ha) 2009-10	Area (ha) 2010-11	County context 2009-10	County context 2010-11
Open mosaic habitats on previously developed land	Not known	Not known	Not known	Not known
Ponds	2.57	2.57	3.79	3.79
Purple moor grass and rush pastures	4.75	4.75	14.09	14.09
Reedbeds	19.84	19.84	25.82	25.82
Rivers	Not known	Not known	Not known	Not known
Traditional orchards	31.97	31.97	326.21	326.21
Wet woodland	35.73	35.73	137.94	137.94
Woodpasture and parkland	488.87	488.87	1858.82	1858.82
Total area of BAP priority habitat	3845.04	3845.04	15329.37	15329.37

5.66 In previous years, only relatively minor changes to the data have been reported, arising from improvements in knowledge of the existing habitat resource, rather than habitat creation. This year, there have been no changes to the data. Digital habitat data from site surveys and a review of digital mapping has been undertaken by TVERC, but the new data has yet to be consolidated within the overall digital resource.

Species:

5.67 Table 20 below shows that there has been a slight reduction in the number of BAP species recorded in Cherwell district this monitoring year. One bird species (lesser redpoll) was added this year, but two species were removed from the list as records of their presence in the district now date back to 1989 (a plant - wood calamint - and a ground beetle). The 2009 figure has also been changed retrospectively as there was a double counting of yellow wagtail last year. A detailed list of the priority species recorded in the district, as well as the year and location of the recording, has been compiled by TVERC and can be made available on request via the Council (contact details are in Chapter 1).

Table 20 Changes in Priority Species

	2009-10	2010-11
Numbers of BAP priority species	130	129

Conservation Target Areas

5.68 There are a number of Conservation Target Areas (CTAs) within or extending into the district, which are based around areas of priority habitat and species within SSSIs and Local Wildlife Sites. The CTAs have been identified as the areas of greatest opportunity for biodiversity improvement in the district. These areas are to be targeted for conservation action and biodiversity enhancement through the maintenance, restoration and creation of BAP priority habitats. The Oxfordshire Nature Conservation Forum coordinates annual monitoring of the quality of the CTAs in terms of the area of BAP Habitat within each CTA. Targets are also set out, including targets relating to the area of created or restored priority habitat within each CTA by 2015. This data provides an excellent indicator by

which we can measure the success of Core Strategy policies, when adopted, on biodiversity enhancement in CTAs. A complication is that because CTAs extend beyond the district boundaries, the data is not strictly contained to the district level. However, the data represents a useful source of baseline information as we progress with the Core Strategy. More details are available at <http://www.oncf.org.uk/biodiversity/cta.html>

- 5.69** Data on 'Condition of SSSIs', 'Distribution and Status of Water Vole' and 'Distribution and Status of Farmland Birds in Oxfordshire' has also been provided by TVERC and is included in Appendix 6.

Indicator E3: Renewable Energy Generation

- 5.70** Currently we monitor the number of planning permissions granted for renewable energy schemes rather than the renewable energy generated from the schemes if and when they are implemented. The Council's development control database ('Uniform') has provided information on all planning applications for renewable energy schemes.
- 5.71** There have been 18 renewable energy applications permitted in the district during this monitoring period (an increase from 5 in 2009-10). As with previous years, these are primarily small scale domestic or public sector schemes, and primarily related to solar PV. There was one scheme refused in the monitoring period (solar panels and other alterations to a listed building).
- 5.72** The important contribution of renewable energy in tackling climate change is being considered in the preparation of the Local Development Framework. Emerging policies on climate change, renewable energy, and sustainable construction are being informed by the Strategic Flood Risk Assessment and the Renewable Energy and Sustainable Construction Study, both of which are available online at <http://www.cherwell.gov.uk/index.cfm?articleid=3244>.
- 5.73** The Council's Environmental Strategy for a Changing Climate (available at http://www.cherwell.gov.uk/media/pdf/4/4/Environmental_Strategy.pdf) recognises the increased corporate priority given to reducing harmful emissions and preparing to adapt to the impacts of climate change. The Council has made a corporate promise to reduce its carbon emissions year on year. The end of year performance report for 2010-11 showed good reductions in carbon emissions from buildings and fleet although emissions from the sports centres have increased, and so overall the reduction is slight.

Indicator E4: Open Space

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

Other Information on 'Environmental Quality'

5.77 For further information on environmental quality in Cherwell, please see the following:

- Office for National Statistics (<http://www.ons.gov.uk>)
- Environment in Your Pocket (<http://www.defra.gov.uk/environment/>)
- Oxfordshire Data Observatory (<http://www.oxfordshireobservatory.info>)
- Cherwell Performance Management Framework (<http://www.cherwell.gov.uk/index.cfm?articleid=1503>)
- The Sustainability Appraisal Scoping Reports produced for the LDF so far (and references therein) (<http://www.cherwell.gov.uk/localdevelopmentframework>)
- Cherwell's Environmental Strategy for a Changing Climate (and references therein) (http://www.cherwell.gov.uk/media/pdf/4/4/Environmental_Strategy.pdf)
- 'Living in Cherwell' (http://www.cherwell.gov.uk/media/pdf/C/4/Living_in_Chерwell_2010.Pdf)

Car Parking and Transport

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

Indicators

Car Parking Indicator

CP1: Amount of completed non residential development complying with car parking standards

- 5.79** Car parking standards are set out in the Non Statutory Cherwell Local Plan 2011. They limit parking provision, using maximum standards, for sustainability reasons and apply to developments over a certain size threshold. The standards vary between use classes (see Appendix 2) and according to location within the district.
- 5.80** Only completed new non residential schemes have been monitored for this indicator, not extensions to existing development, and the floorspace created by the development has been measured, not the full application site area. Where applications resulted in a net loss of floorspace (i.e. demolitions) or were for a change of use away from commercial use, these have not been included.
- 5.81** Using this criteria, there were only 8 non residential schemes that are applicable to the calculation. This reflects the low number of 'new build' completions recorded this year, and the high number of completions that were under the floorspace size thresholds set out in the car parking standards. Additionally, a number of the completions were for uses for which there is no set maximum standard. Of the 8 non residential schemes, 3 schemes were equal to or below the maximum parking standard, 1 exceeded the maximum parking standard (but only because it was for a new building at an existing site and the parking across the entire site was stated), and for 4 schemes the parking provision did not appear to be clearly stated or shown with the application documents. The merits of applications are considered on a case by case basis, and parking provision may sometimes deviate from the standards to take account of other planning considerations.

Accessibility

- 5.82** In previous years we have reported on another transport indicator - "amount of new residential development within 30 minutes of key services (by public transport)". This data has not been provided this year. The recently withdrawn Core Output Indicator guidance suggested that National Indicator 175 "Access to services/facilities by public transport, walking and cycling" may instead have provided useful information in monitoring accessibility. However the monitoring proposals within the new Local Transport Plan for Oxfordshire (2011-2030) note some concerns with this indicator and propose a simpler alternative - to look at the population within 30/60 minutes public transport travel of each of the larger towns (modelling of cycling and walking accessibility is not considered appropriate because improvements in facilities rarely leads to changes in calculated accessibility value). When data is provided on this indicator as part of the LTP monitoring arrangements this could also be reported on in future monitoring reports that we produce.

Other Information on 'Car Parking and Transport'

- 5.83** For further information on 'Car Parking and Transport', please see the following:

- Office for National Statistics (<http://www.ons.gov.uk>)
- Oxfordshire Data Observatory (<http://www.oxfordshireobservatory.info>)
- Oxfordshire Local Transport Plan 2011-2030
(<http://www.oxfordshire.gov.uk/cms/public-site/transport-policies-and-plans>)
- Integrated Transport and Land Use Studies for Banbury, Bicester (draft) and the Cherwell Rural Areas (<http://www.cherwell.gov.uk/index.cfm?articleid=3244>)
- 'Living in Cherwell' (http://www.cherwell.gov.uk/media/pdf/C/4/Living_in_Cherwell_2010.Pdf)

5.84 The next chapter sets out recommendations to feed into the LDF preparation and the 2012 monitoring report.

Chapter 6 Future Monitoring

- 6.1** This chapter briefly sets out how the Council proposes to develop its monitoring framework and the AMR in future, and discusses how the monitoring results can be used to inform the LDF.

Monitoring Framework

- 6.2** As development plan documents are adopted, the emphasis of AMRs will shift from one of primarily monitoring current characteristics within an area, to a greater emphasis on monitoring the effects of policies and proposals, and the 'value added' by the planning system as discussed in Chapter 3. The monitoring framework needs to be developed accordingly as the Core Strategy approaches Submission, with local indicators and targets identified which are closely linked to key local policies to help us assess their impact (draft indicators based on emerging policies are set out in Appendix 4).
- 6.3** In developing the monitoring framework, we will consider the recent best practice guidance produced by the Planning Advisory Service^(xii) and will liaise with other local authorities to ensure a consistent method of reporting on key indicators at a county level where possible. Potential improvements in relation to the monitoring framework include the following:
- Developing linkages between the AMR and Sustainability Appraisal processes, including reporting on significant effects indicators to monitor the significant environmental impacts that the Sustainability Appraisal has identified
 - Developing linkages with other monitoring activities at district or county levels, and with other strategies including the Sustainable Community Strategy and others that share common targets with the LDF
 - Further develop internal monitoring practices including our new monitoring and reporting system, 'cdpsmart', and GIS (electronic mapping) to improve the efficiency and accuracy of our monitoring.
- 6.4** Next year's monitoring report will build upon this AMR and will aim to provide further information on the monitoring framework established for the LDF, in particular for the Core Strategy document.

Actions

- 6.5** The data presented in this and future monitoring reports will form part of the evidence base for the LDF. Where relevant, it will also be a material consideration in the determination of applications for planning permission. There are some areas highlighted in this AMR for particular attention in the preparation of the LDF and future monitoring reports:
- Need to establish a detailed local monitoring framework once LDF policies have been finalised
 - Need to maintain information on employment land availability: the new Employment Land Study currently underway will be used to inform the creation of LDF policies and will establish an up to date baseline of 'available' employment land in the district on which to base future monitoring
 - Consider developing a policy to protect employment land
 - Need to build up increased 'trend' data in the Business Development section. For example, it may be beneficial in future to include additional information on employment space or town centre vacancy rates, and changes in rental values, to help assess the balance of supply and demand for different types of space in different areas

xii Available at <http://www.pas.gov.uk/pas/core/page.do?pageId=620773>

- Develop the monitoring software to incorporate spatial layers of data to ensure that future monitoring work is more efficient (i.e. the system would be able to automatically report on planning applications within a town centre rather than this having to be calculated manually)
- Continue to closely monitor losses of employment land, particularly losses to residential use
- Continue close monitoring of the supply of deliverable housing sites
- Continue to monitor planning permissions granted for renewable energy schemes. Renewable energy schemes in the district may increase as knowledge about the technology increases, or according to national or local policy developments before the next monitoring report is published.

6.6 Future progress with the Core Strategy document between the preparation of this AMR and 2012's report will play a key role in identifying other policy areas where future monitoring will be important.

Appendix 1 Glossary

Phrase	Definition
Adoption	The approval of the final version of a Local Development Document by the local authority for future planning policy and decision making.
Affordable Housing	Includes social rented, affordable rented and intermediate affordable housing, provided to specified eligible households whose needs are not met by the market.
Annual Monitoring Report (AMR)	A report prepared by local planning authorities containing a review of progress in preparing Local Development Documents, showing what the planning policies are achieving, whether the impacts of those policies are as predicted and whether changes are needed.
Appropriate Assessment	A process required by European Directives (Birds Directive 79/409/EEC and Habitats Directive 92/43/EEC) to avoid adverse effects of plans, programmes and projects on Natura 2000 sites and thereby maintain the integrity of the Natura 2000 network and its features.
Area Action Plan (AAP)	A type of Development Plan Document focused upon a specific location or an area which will be subject to significant change.
Core Strategy (CS)	A Development Plan Document setting out a long term spatial vision and spatial strategy which will provide a strategic framework for more detailed Development Plan Documents.
Development Plan	The term used to represent the statutory plans/documents that apply to a particular area.
Development Plan Documents (DPDs)	Documents which make up the LDF, including the core strategy and area action plans. All DPDs must be subject to public consultation and independent examination.
Evidence Base	The information and data gathered by local authorities to ensure the "soundness" of the policy approach set out in Local Development Documents.
Examination	The process by which an independent Planning Inspector may consider whether a Development Plan Document is 'sound' before it can be adopted.
European Union (EU)	Union of European Member States.
GOSE	Government Office for the South East (closed on 31 March 2011).
Infrastructure	Includes drainage, water supply, roads.
Key Diagram	A map showing the main features and proposals in the local authority area.
Local Development Documents (LDDs)	Documents which form part of the Local Development Framework, which include Development Plan Documents, Supplementary Planning Documents and a Statement of Community Involvement.
Local Development Framework (LDF)	The Local Development Framework is a folder of documents containing the local planning authority's Local Development Documents and other documents including the Annual Monitoring Report.
Local Development Scheme (LDS)	The local planning authority's programme/timetable for the preparation of Local Development Documents.
Local Plan	A planning document produced for a local area

Phrase	Definition
Local Strategic Partnership (LSP)	A group of people and organisations from the local community including from public, private, community and voluntary sectors within a local authority area, with the objective of improving the quality of life of the local community.
Local Transport Plan	A transport strategy prepared by the County Council.
Localism Act 2011	The Localism Act introduces measures to devolve greater power to councils and neighbourhoods and introduces significant changes to the planning system. It was enacted on 15 November 2011.
National Planning Policy Framework (Draft)	Emerging national policy statement which will replace existing planning policy
Planning & Compulsory Purchase Act 2004	This Act updates the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduced a new statutory system of regional and local planning. However it has now been amended by the Localism Act 2011.
Planning Inspectorate	The Government body responsible for providing independent inspectors for planning inquiries and examinations of development plan documents. PINS is due to incorporate what is currently the Infrastructure Planning Commission.
Planning Policy Guidance (PPG)	Produced by central Government setting out national planning guidance. Many of these have now been replaced by Planning Policy Statements.
Planning Policy Statement (PPS)	Produced by central Government to replace existing Planning Policy Guidance. PPSs are due to be superseded by a new National Planning Policy Framework.
Proposals Map	A map produced as part of the LDF to show where plans and proposals apply.
Regeneration	The economic, social and environmental renewal and improvement of rural and urban areas.
Regional Spatial Strategy	A long term strategy for a region providing the planning policy framework including priorities for housing, transport, infrastructure, economic development, agriculture, and minerals and waste treatment and disposal. The Localism Act 2011 makes provision for the Government to revoke regional spatial strategies.
Regulations	This means "The Town and Country Planning (Local Development) (England) Regulations 2004" and the "Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008" unless indicated otherwise. Planning authorities must follow these when preparing Local Development Frameworks. New regulations are being prepared to reflect the changes introduced by the new Localism Act 2011.
Saved Policies	Some policies in Local Plans are 'saved' and will therefore continue to be used until replaced by a Local Development Framework
Soundness	To be "sound" a DPD should be justified, effective and consistent with national policy. The examination into a DPD will assess this.
South East Plan	The Regional Spatial Strategy for the South East region. The provisions of the Localism Act 2011 enable the Government to revoke regional spatial strategies.
Spatial Planning	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes and stake holders which influence the nature of places and how they function.

Phrase	Definition
Statement of Community Involvement (SCI)	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all DPDs and SPDs and development control decisions.
Strategic Environmental Assessment (SEA)	A process introduced by a European Directive which requires planning authorities to assess the potential environmental effects of a proposed plan.
Strategic Housing Land Availability Assessment (SHLAA)	The assessment of land within the district to explore its potential for housing.
Structure Plan	A plan produced by the County Council under the previous planning system. The Oxfordshire Structure Plan was replaced by the South East Plan apart from three policies - T7: Service Areas, H2: Upper Heyford, and M2: Sand and Gravel.
Submission	When a Development Plan Document is sent to the Secretary of State for independent examination.
Supplementary Planning Document (SPD)	A Local Development Document that adds detail to a DPD. There is no examination for an SPD.
Supplementary Planning Guidance (SPG)	Usually produced by local authorities under the old planning system and adds detail to a policy in a local plan.
Sustainability Appraisal (SA)	The process of assessing the economic, social and environmental effects of a proposed plan. This process covers the requirements of the SEA Directive.
Sustainable Community Strategy (SCS)	Sets an overall strategic direction and long-term vision for the economic, social and environmental wellbeing of an area. The SCS for Cherwell District has been prepared by the Cherwell Local Strategic Partnership
Sustainable Drainage Systems (SuDS)	SuDS seek to manage surface water as close to the source as possible, mimicking surface water flows arising from a site prior to the proposed development. Typically SuDS involve a move away from piped systems to softer engineering solutions inspired by natural drainage processes.
Sustainable Development	A widely used definition was drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

Appendix 2 Use Classes

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

Table 21 Use Classes

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

Appendix 3 Saved Policies

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

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

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

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

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

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

Table 22 Extended Saved Policies of the Cherwell Local Plan 1996

Extended Saved Policy Number	Extended Saved Policy Title/Purpose
GB1	Development in the Green Belt
GB2	Outdoor Recreation in the Green Belt
GB3	Major Development Sites in the Green Belt
H1	Allocation of sites for housing
H4	Housing schemes for the elderly and disabled
H5	Affordable housing
H6	Rural exception sites
H12	Housing in the rural areas
H13	Residential development in category 1 settlements
H14	Residential development in category 2 settlements
H15	Residential development in category 3 settlements
H16	White land at Yarnton
H17	Replacement dwellings

Extended Saved Policy Number	Extended Saved Policy Title/Purpose
H18	New dwellings in the countryside
H19	Conversion of buildings in the countryside
H20	Conversion of farmstead buildings
H21	Conversion of buildings in settlements
H23	Residential caravans
H25	Sites for travelling showpeople
H26	Residential canal moorings
EMP1	Allocation of sites for employment generating development
EMP3	Employment generating development at Kidlington, Yarnton and Begbroke (East)
EMP4	Employment generating development in the rural areas
S2	Proposals for retail development in the shopping centre and town centre, Banbury
S3	Primary shopping frontages, Banbury
S8	Redevelopment of land north of Bridge Street and east of the inner relief road, Banbury, for recreational or cultural use
S9	Change of use of residential buildings in Banbury town centre
S10	Development in Banbury commercial areas
S12	Development proposals in Bicester town centre
S13	Primary shopping frontages, Bicester
S15	Redevelopment of land at Franklin's Yard, Bicester
S21	Development in Kidlington shopping centre
S22	Provision of rear servicing, Kidlington
S25	Retail development in the rural areas
S26	Small scale ancillary retail outlets in the rural areas
S27	Garden centres in rural areas
S28	Proposals for small shops and extensions to existing shops outside Banbury, Bicester and Kidlington shopping centres
S29	Loss of existing village services
TR1	Transportation funding
TR7	Development attracting traffic on minor roads
TR8	Commercial facilities for the motorist
TR10	Heavy Goods vehicles
TR11	Oxford Canal

Extended Saved Policy Number	Extended Saved Policy Title/Purpose
TR14	Formation of new accesses to the inner relief road and Hennef Way, Banbury
TR16	Access improvements in the vicinity of Banbury Railway Station
TR20	Reservation of land for road schemes at Bicester
TR22	Reservation of land for road schemes in the countryside
R1	Allocation of land for recreation use
R5	Use of redundant railway lines and disused quarries for recreation purposes
R7	Protection and enhancement of the recreational roles of the Oxford Canal and River Cherwell
R9	Facilities for canal users
R12	Provision of public open space in association with new residential development
R14	Reservation of land for community buildings in association with housing development at Hanwell Fields, Banbury and Slade Farm, Bicester
T2	Proposals for hotels, motels, guest houses and restaurants within settlements
T3	Land reserved for hotel and associated tourist or leisure based development, in vicinity of Junction 11 of the M40, Banbury
T5	Proposals for new hotels, motels, guest houses and restaurants in the countryside
T7	Conversion of buildings beyond settlements to self catering holiday accommodation
AG2	Construction of farm buildings
AG3	Siting of new or extension to existing intensive livestock and poultry units
AG4	Waste disposal from intensive livestock and poultry units
AG5	Development involving horses
C1	Protection of sites of nature conservation value
C2	Development affecting protected species
C4	Creation of new habitats
C5	Protection of ecological value and rural character of specified features of value in the District
C6	Development proposals adjacent to the River Thames
C7	Landscape conservation
C8	Sporadic development in open countryside
C9	Scale of development compatible with a rural location
C10	Historic landscapes, parks and gardens and historic battlefields
C11	Protection of the vista and setting of Rousham Park
C12	Development in the Cotswold Area of Outstanding Natural Beauty
C13	Areas of High Landscape Value

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

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

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

Table 24 Expired Policies of the Cherwell Local Plan 1996

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

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

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

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

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

Appendix 4 Draft Indicators

Table 26 Draft Indicators

Core Strategy Theme	Draft Indicator
Achieving Sustainable Development	Planning permissions granted contrary to Environment Agency advice on flood risk grounds
	Number of consented renewable energy schemes, number of refused renewable energy schemes, and reasons for refusal
	Number of consented developments making use of combined heat and power
	Number of developments achieving Code for Sustainable Homes/BREEAM standards, and at what level
	Permissions granted contrary to BBOWT/Natural England/Environment Agency advice
	Area of biodiversity habitat/number of species
	Progress towards Conservation Target Area targets (not set or monitored by the Council, but by Oxfordshire Nature Conservation Forum)
	Number of ecological surveys permitted with applications
	Amount of AONB lost to development
	Number of major development schemes permitted in AONB
	Number of urban fringe improvement schemes
	Amount of Green Belt lost to development (hectares)
	Number of permissions granted contrary to Design & Conservation Officer advice
Monitoring and Managing Housing Supply	Housing completions on previously developed land
	Density of housing completions
	Affordable housing completions/acquisitions
	Housing completions by type and size
	Number of extra care units completed
	Number of Gypsy and Traveller pitches and Travelling Showpeople plots provided/lost
Achieving a Sustainable Local Economy	Employment land lost to non employment use (hectares)
	Allocated employment land completed, committed and remaining
	Employment development on non allocated land (hectares)
	Amount of retail/town centre uses completed within and outside of town centres
	Diversity of uses within urban centres
	Amount of vacant uses within town centres
	Number of village services and facilities closed, opened or lost to development.

Core Strategy Theme	Draft Indicator
Delivering our Infrastructure Needs	Number (or floorspace) of new health care facilities provided
	Number (or floorspace) of new community facilities provided
	Number of new educational places provided (primary/secondary/tertiary)
	Amount, type and location of open space/sport/recreation facilities
	Areas deficient in recreation provision by type and amount
	Open space/sport/recreation facilities lost to development
	Open space/sport/recreation facilities gained through new development/S106 agreements
	Open space/sport/recreation facilities enhanced through new development/S106 agreements
	Number of areas of open space achieving quality standards

Appendix 5 Housing Tables

Housing Delivery

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



Table 27 Residential Development as Planned in the Non-Statutory Cherwell Local Plan 2011 (policy H1b) (as at 31/03/11)

Non-Statutory Allocation / Previously Unidentified Sites Assumptions	No. of units specified in policy H1b	Built 01/04/2001 to 31/03/2011	Permissions as at 31/03/2011 excluding units built
Banbury			
Former Cattle Market & Adjoining Land	410	523	0
South of Warwick Road & west of North Bar	80	70	0
Land north of Castle St & east of Southam Rd	100	122	0
Former Hartwell Ford Motors, Warwick Rd	60	68	0
Hanwell Fields	900	1016	0
Manor Farm (remaining to be built on former allocation)	16	14	0
Land west of Railway Station	165	12	0
Grimsbury Local Centre	40	38	6
Land rear of Hightown Road	10	0	8
Bretch Hill Farm	70	0	0
Bankside	950	0	1092
PDL previously unidentified sites	470	514	283
Greenfield previously unidentified sites (no assumption in plan)	0	26	59
Banbury Sub-Totals	3271	2403	1448
Bicester			
Cattle Market	40	0	0
OCC Highways Depot	30	0	60
West of Chapel St & Bryan House	20	0	5
Slade Farm & Bicester Fields Farm (remaining)	925	877 ^(xiii)	0
Bicester Town Railway Station	130	12	0
Land south of Church Lane	15	0	0
South west Bicester	1585	0	1585
Transco Depot, Launton Road	25	0	0

xiii Completions at 31/03/01 were 778

Non-Statutory Allocation / Previously Unidentified Sites Assumptions	No. of units specified in policy H1b	Built 01/04/2001 to 31/03/2011	Permissions as at 31/03/2011 excluding units built
Bessemer Close/Launton Road	70	0	0
PDL previously unidentified sites	255	292	32
Greenfield previously unidentified sites (no assumption in plan)	0	10	(xiv) 503
Bicester Sub-Totals	3095	1191	2185
Remaining Areas			
Tom Griffins, Adderbury	23	24	0
Former MOD Housing Estate, Ambrosden	50	24	0
Market Square, Kidlington	16	22	0
Thames Valley Police HQ, Kidlington	70	0	0
Land south of Aynho Road, Adderbury	10	19	0
West of west Hawthorn, Ambrosden	15	40	0
South of Buchanan Road, Arncott	15	16	0
South of Greenfields, Arncott	15	25	0
North of Milton Road, Bloxham	40	74	0
Land off Banbury Rd, Ells Lane, Bloxham	10	27	0
North of Gossway Fields (formerly Crutchmore Crescent), Kirtlington	15	15	0
Oak Farm, Milcombe	15	0	29
North of Cassington Road, Yarnton	135	103	65
Former RAF Upper Heyford	700	0	761
Completions relating to earlier adopted LP sites	0	11	0
PDL previously unidentified sites	600	1283 ^(xv)	204
Greenfield previously unidentified sites (assumption for commitments only)	165	367	134
Remaining Area Sub-Totals	1894	2070	1193
Totals	8260	5664	4826

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

xv Includes 314 retrospective completions at former RAF Upper Heyford

Table 28 Housing Delivery Monitor (October 2011)

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/	12/	13/	14/	15/	16/	17/	18/	19/	20/	21/	22/	23/	24/	25/	26/	Total Completions and Projected Completions 2006-2026	Details
						12	13	14	15	16	17	18	19	20	21	22	23	24	25	26			
BANBURY & NORTH CHERWELL																							
BANBURY																							
Banbury - Completed Identified Sites (10 or more dwellings)																							
61-66 Calthorpe Street	Complete. 06/00221/F	0.04	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Conversion of upper floors to 14 no. one bed apartments. Complete.
Oxford Lodge, 51 Oxford Road	Complete. 00/02253/F	0.08	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Change of use from house in multiple occupation to 12 flats (net gain 11). Complete.
108 Bretch Hill	Complete. 06/00237/F	0.01	PDL	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Demolition of existing shop and garages. Construction of 10 No. one bedroom flats. Complete.
Spencer House, Britannia Road	Complete. 03/02159/F	0.42	PDL	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	Redevelopment. Complete.
Hanwell Fields	Complete. Urban extension. Committed in the Non-Statutory Local Plan for 900 dwellings.	32.94	G	0	269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	269	Strategic site. 1016 completions (747 before 1/4/06). Complete.
Land north of Castle Street & east of Southam Road	Complete. Non-statutory allocation. 05/01591/F & 08/00258/F.	1.24	PDL	0	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	Complete. 05/01591/F for 56 assisted living flats, 30 sheltered flats and 30 affordable housing units (McCarthy and Stone - 116 dwellings net) on northern part of the site. 08/00258/F for the conversion of 19, 21 and 23 Castle Street to form 12 studio apartments (7 net). One unit lost elsewhere (04/00641/F). Lapsed permission (07/00082/F) for 4 one bed flats and 4 two bed flats on adjacent builder's yard within the allocated area.
South of Warwick Road & west of North Bar	Two parts of a non-statutory allocation complete (01/00588/F for 58 homes (before 1/4/06) and 05/01880/F for 12 with care home). Part of the allocation still available (see North Bar Place). Non-statutory allocation for 110 dwellings.	0.82	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	70 dwellings and a care home complete on two parts of the non-statutory allocation (01/00588/F & 05/01880/F). 58 of these units completed before 1/4/06.
Hanwell Fields Farm	Complete 07/01886/REM, 08/00307/REM, 09/01000/F	0.85	G	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Former farm buildings and agricultural land remaining from the Hanwell Fields urban extension.
'The Autoshop', 38 Middleton Road	Complete. 07/01428/F	0.1	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Delayed in 2009 but now complete
Former Bridge Motors Site, Causeway	Complete. 06/01332/F. One part of non-statutory allocation for 40 dwellings.	0.19	PDL	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	New permission (06/01332/F) granted in Oct 06 for mixed use development including 24 flats on the former Bridge Motors site. Complete.
Orchard Fields Primary School	Complete. 08/02066/F	1.66	PDL	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Disused school. Redeveloped by the Oxfordshire Care Partnership for 40 extra care flats & 60 bed care home (08/02066/F).
Former Cattle Market	Complete. Most of the site allocated in the Non-Statutory Local Plan (410 dwellings). 00/01832/F, 01/00210/OUT,	15.28	PDL	0	435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	435	Large part of non-statutory local plan allocation. 523 completions recorded (88 before 1/4/06). Other remaining areas to be developed are the Cemex and Grundons sites (elsewhere in the Housing Delivery Monitor).

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions											Total Completions and Projected Completions 2006-2026	Details												
					01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21			21/22	22/23	23/24	24/25	25/26							
Banbury - Specific, Developable Sites (Years 6-15) (10 or more dwellings)																													
Orchard Way	Permission granted on 2 August 2010 - 09/01776/F	0.44	PDL	20	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	CDC is in discussion with the County Council about a possible package of proposals for this area including Lincoln House (elsewhere in the Housing Delivery Monitor). Although there is presently no funding to implement the permitted scheme, the package now being explored would allow for the Orchard Way site to be developed in about 2014.
Calthorpe House, 60 Calthorpe Street	Outline permission 09/00038/OUT granted on 22/7/09 & part of land allocated for mixed use development in the non-statutory plan	0.08	PDL	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Permission for 13 flats and two retail units. New County Council accommodation has been constructed on the Tramway Road Industrial Estate and Calthorpe House is now vacant. The County Council advises (Oct 11) that no offers were received for the site by July 2010 and the future strategy for the property is being considered. CDC is in discussion with the County Council about possible acquisition to deliver affordable housing. Would be delivered in the short term if shown to be achievable
Junction of Warwick Road & Foundry Street, 92-94 Warwick Road	Understood that work commenced but then stopped. Planning permission 03/02616/F granted in February 2005.	0.13	PDL	22	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Planning permission granted for 19 flats and 3 maisonettes. A number of conditions were discharged in 2010 (10/00018/DISC). Others outstanding. Agents (Demarcation) confirm (Oct 11) that work has ceased for financial reasons but that the owner is likely to develop the site over the next 12-18 months. Not deliverable at the present time but remains a developable site.
Bretch Hill Farm	Allocated in saved, adopted Local Plan for 60 dwellings. Allocated in non-statutory Local Plan for 70.	2.54	G	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Although allocated in consecutive local plans this site has not come forward for development and is constrained by a 20m water tower and 49m telecommunications mast. It is now considered that only 24 dwellings are likely to be developable post 2016. Has been developer interest in the site in the past but it is understood that the landowners expectations were not met.
Orchard Lodge, Warwick Road	Discussions about possible acquisition by CDC ongoing. Urban Housing Potential Study 2005 - Site BA025	0.33	PDL	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	UHPS - identified site with housing potential. Now vacant. CDC in discussion with the County Council about possible acquisition to deliver a mix of housing tenures including affordable housing. Feasibility work suggests that the site is developable for about 25 homes.
Cemex and Grundons, Merton Street	Remaining part of 'Cattle Market and adjoining land' allocation in the Non-Statutory Local Plan	1.9	PDL	0	0	0	0	0	50	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	143	75 dwellings per hectares considered to be a reasonable working assumption for these areas (about 143 dwellings) allowing for flats and houses. Development dependent on the implementation of the Flood Alleviation Scheme (FAS) which is scheduled for completion early in 2012. The County Council has approved (06/00954/CM) a replacement waste management site for Grundons nearby subject to use of the existing site ceasing once the new development is built. Grundons advise (Oct 11) that it will need to dispose of the existing site for housing to fund the relocation. They are testing the market for housing but it could be several years before the the proposals are delivered. Cemex advise (Oct 11) that its site has been cleared and is now surplus to requirements. They intend to make the site available for redevelopment once the Grundons access road (Higham Way) has been adopted (in progress). Best estimate for redevelopment - 2014-16.	
Lincoln House, Lincoln Close	Urban Housing Potential Study Site - BA070	0.4	PDL	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	UHPS - identified site with housing potential (16 dwellings). The County Council advises (Oct 11) that the property has now been vacated (to Orchard Fields). CDC is in discussion with the County Council about a possible package of proposals for this area including Orchard Way (elsewhere in the Housing Delivery Monitor) and the development of a mix of uses including residential at Lincoln House. Redevelopment could take place in 2013. A mix of uses may mean a lower number of units than identified in the UHPS.	

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	Completions																			Total Completions and Projected Completions 2006-2026	Details
						11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26						
North Bar Place	Part of Non-Statutory Allocation (South of Warwick Road & West of North Bar)	0.79	PDL	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	25	Vacant land as well as car servicing, engineering, workshop and public car parking uses to the rear of offices and a restaurant within the site and fronting North Bar Street. Previous uses included car breakage. Past applications include withdrawn schemes for 71 and 85 flats (04/01660/F & 01/00778/F), a refused scheme for 73 flats (00/01181/F) and an unimplemented office development (98/01858/F & 99/00073/F). Excluding the historic buildings on North Bar Street and important groups of trees, there is approximately 0.5 hectares of developable land. A density of about 50 dwellings per hectare and a yield of about 25 homes, should allow for a combination of town houses and flats with some commercial elements.					
Canalside	Non-statutory allocation for 165 dwellings. Draft SPD.	24.5	PDL	0	0	0	0	0	25	75	135	150	100	0	0	0	0	0	0	485	The 2005 Urban Housing Potential Study 2005 (UHPS) concluded that despite constraints, infrastructure requirements and complexity, a higher density could be achieved (approx. 250 homes) than suggested by the Non-Statutory Local Plan (165 dwellings). Since 2008, consultants have been working on feasibility and masterplanning for a comprehensive scheme. Early conclusions suggested potential for some 1200 homes. The potential yield in the Housing Delivery Monitor was increased in 2008 to just under 500 homes in view of the consultants' emerging conclusions. A draft SPD, including plans for 1000-1200 homes, was produced in Nov 09 and was subject to consultation. The SPD is now being finalised and is expected to be adopted informally for development control purposes pending completion of the Core Strategy. It would then be adopted formally. The site is dependent on the Banbury Flood Alleviation Scheme (FAS) which is being implemented and scheduled for completion early in 2012. 12 completions were recorded on this site before 1/4/06.					
Banbury - Specific, Developable Sites (Years 6-15) Sub-Totals				55	0	0	0	70	95	168	184	150	100	0	0	0	0	0	0	767						
Banbury - Completions on other unidentified sites				-	170	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor (sites less than 10 dwellings).					
Banbury - Housing Land Availability Totals				1299	1240	89	54	109	177	268	284	300	250	150	150	150	67	0	0	0	3288					

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total Completions and Projected Completions 2006-2026	Details
Banbury - Other Housing Potential																					Sites with housing potential but not identified as being deliverable or developable
28A Ferguson Road	Expired outline planning permission 04/01099/OUT	0.37	PDL	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	Permission previously granted for demolition of existing dwelling and construction of housing. Application suggested approximately 10 dwellings. There has been no recent indication of implementation and permission expired in 2009. Remains a site with housing potential.
Oxford and Cherwell Valley College East Campus (North), Broughton Road	Outline Planning Permission 07/02043/OUT expired on 3/1/11	2.1	PDL	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	50	Existing college buildings are sub-standard. There is a need to develop a modern college. The college intended to rebuild the campus on the southern of its sites with the northern site being sold for residential development. It received permission (07/02043/OUT) for some 110 dwellings as part of an enabling package. However, funding a comprehensive scheme became difficult and the college decided that it would instead improve the accommodation incrementally. As advised by the college in 2010, these works could enable enable a potential land release on the northern side of the campus for approximately 50 dwellings. However, not considered to be deliverable or developable at this time.
3 West Bar Street	Full permission 08/01665/F for 10 flats. Expires 14/10/11	0.15	PDL	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10	Permission 08/01665/F granted on 14/10/08 and expires on 14/10/11 (conversion and change of use of existing offices to create 10 new apartments). West Bar Partnership advises (Oct 11) that they are letting the permission lapse and will review what they wish to do with the property in the future. No longer a deliverable or developable site but retains some housing potential.
Calthorpe St (East)	Allocated for mixed-use development in the non-statutory local plan.	1.67	PDL	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	20	Identified in the Urban Housing Potential Study 2005 as a site (BA011) with housing potential (30 dwellings). Calthorpe House (a developable site elsewhere in the Housing Delivery Monitor) forms part of the site. The potential yield for the remainder of Calthorpe Street East has therefore been lowered to about 20 dwellings.
Bolton Road	Allocated for mixed-use development in the non-statutory local plan. Draft SPD	1.7	PDL	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10	Identified as having housing potential in the Urban Housing Potential Study 2005 - Site BA013/BA014. Now subject to a Draft SPD for a retail led scheme. Viability work does not rely on the provision of housing but allows for the possibility of some being developed provided it does not undermine the retail objectives of the SPD
Corner of George St & Britannia Road	Urban Housing Potential Study 2005 - Site BA026	0.22	PDL	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	20	UHPS - identified site with housing potential. Some interest in redevelopment.
Crofts, 21-27 Broad Street	Urban Housing Potential Study 2005 - Site BA027	0.17	PDL	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	10	UHPS - identified site with housing potential
TA Centre, Harriers View, Oxford Road	Urban Housing Potential Study 2005 - Site BA044	0.52	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	UHPS - identified site with housing potential
25-27 West Bar	Urban Housing Potential Study 2005 - Site BA069	0.23	PDL	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	UHPS - identified site with housing potential.
Town Centre House, Southam Road & land rear of 5&6 Arran Grove	Refused application 08/01166/F for 38 flats. Withdrawn application 08/00071/F for 46 flats.	0.19	PDL	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	30	Application refused principally on design grounds. Had been developer interest in the site. No recent activity.
Planning Permissions - Other Sites	Existing permissions on sites not specifically identified			139	-	41	41	43	-	-	-	-	-	-	-	-	-	-	-	125	Estimation of unidentified potential from extant permissions for small sites (less than 10 dwellings). 139 minus 10% for non-implementation leaves 125 over 3 years (permissions generally have 3 year expiry dates)
Banbury - Other Housing Potential Sub-Totals				149	0	41	41	43	0	0	100	20	20	20	0	10	0	0	15	310	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/	12/	13/	14/	15/	16/	17/	18/	19/	20/	21/	22/	23/	24/	25/	Total Completions and Projected Completions 2006-2026	Details	
					12	13	14	15	16	17	18	19	20	21	22	23	24	25	26			
Banbury - Housing Land Availability Plus Other Housing Potential			1448	1240	130	95	152	177	268	384	320	270	170	150	160	67	0	0	15	3598		
REST OF NORTH CHERWELL																						
Rest of North Cherwell - Completed Identified Sites (10 or more dwellings)																						
Land off Banbury Road, Ells Lane, Bloxham	Complete. Non-statutory allocation for 10 dwellings. 06/00312/F	1.21	G	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	Full planning permission for 27 dwellings (06/00312/F). Complete.
Beauchamp Squash Club, Barford Road, Bloxham	Complete. 03/02443/F amended by 05/00859/F	0.34	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete. Demolition of existing building and erection of 14 No. new houses (3 built before 1/4/06)
Fritwell C of E School, Fritwell	Complete. 03/01035/F	0.21	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Erection of 15 No. 2 bedroom dwellings.
Green Hill House, Oxford Road, Adderbury	Complete. 07/02135/F for 53 dwellings.	1.99	PDL	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	Complete. Developer was Linden Homes. Site of former care home (Leonard Cheshire) now at Warwick Road, Banbury.
North of Milton Road, Bloxham	Complete. Outline planning permission 05/02103/OUT & reserved matter approval 07/01653/REM. Non-statutory allocation for 40 dwellings.	2.38	G	0	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	Complete
Land south of Aynho Road, Adderbury	Site complete. Non-statutory allocation for 10 dwellings. Full Planning Permission 06/00017/F	0.76	G	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Erection of 13 market dwellings and 6 affordable.
Rest of North Cherwell - Completed Identified Sites Sub-Totals			0	199	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	199	
Rest of North Cherwell - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) (10 or more dwellings)																						Sites contributing to the 5 year rolling supply of deliverable sites (e.g. 2011-2016)

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions																	Total Completions and Projected Completions 2006-2026	Details
				01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26			
South of Milton Road, Bloxham	Full planning permission (09/01811/F) granted on 26 July 2010	1.9	G	61	0	20	41	0	0	0	0	0	0	0	0	0	0	0	0	61	61 homes granted permission in the absence of a five year rolling supply in Summer 2010. Conditionally required to implement within 2 years. Bewley Homes now on site and advise (Oct 11) that there should be 20 completions by the end of 2011 and, sales permitting, the remaining 41 by the end of 2012.	
Former RAF Upper Heyford	Outline permission 08/00716/OUT granted on appeal on 11 January 2010. Saved policy under the 2016 Structure Plan for 1000 dwellings gross (700 net) & non-statutory Local Plan allocation. Development Brief (SPD) adopted March 2007. Revised outline application 10/01642/OUT resolved to be approved on 24 March 2011.	505	PDL	761	0	0	0	45	45	45	45	45	45	45	45	45	45	45	45	585	Outline application 08/00716/OUT was granted on appeal on 11 January 2010 for a new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure (there are 314 existing homes, leaving a net new build of 761). The site has been acquired by the Dorchester Group. The approved revised application (10/01642/OUT) allows for retention of more of the existing housing. Revised delivery projections provided by the Dorchester Group (Oct 11) allow for a low rate of delivery from 2013 to 2030 (approximately 45 per year, reduced from 75 per year) allowing for market conditions, meaning that 585 dwellings (net) would be complete by 2026 and 761 by 2030/31. Legal agreement expected to be signed by the end of the year.	
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 (10/00002/F)	0.55	PDL	5	18	5	0	0	0	0	0	0	0	0	0	0	0	0	0	23	Now known as Pinson Close. Developer (Avoncroft Homes). Approaching completion.	
Oak Farm, Milcombe	Outline permission (10/00967/OUT) granted on 5/4/11 for 29 dwellings. Non-statutory allocation for 15 dwellings.	0.93	G	0	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	29	Agent (Savills) advises (Oct 11) that the site is under offer to a developer and the aim is to exchange shortly. The sale is unlikely to complete until April 2012 to provide time to meet the needs of an existing resident. The preferred purchaser has advised that they intend to prepare and submit a reserved matters application this year so they are ready to be on site upon completion of the purchase next year.	
Rest of North Cherwell - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals				827	18	25	41	74	45	45	45	45	45	45	45	45	45	45	45	698		

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/	12/	13/	14/	15/	16/	17/	18/	19/	20/	21/	22/	23/	24/	25/	26/	Total Completions and Projected Completions 2006-2026	Details
					12	13	14	15	16	17	18	19	20	21	22	23	24	25	26			
Rest of North Cherwell - Specific, Developable Sites (Years 6-15) (10 or more dwellings)	No Current Sites																					Identified developable sites not yet considered to be deliverable
Rest of North Cherwell - Specific, Developable Sites (Years 6-15) Sub-Totals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Rest of North Cherwell - Completions on other unidentified sites			-	292	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	292	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor (sites less than 10 dwellings)
Rest of North Cherwell - Housing Land Availability Totals			827	509	25	41	74	45	45	45	45	45	45	45	45	45	45	45	45	45	1189	
Rest of North Cherwell - Other Housing Potential																						Sites with housing potential but not identified as being deliverable or developable
Planning Permissions - Other Sites	Existing permissions on sites not specifically identified		140	-	42	42	42	-	-	-	-	-	-	-	-	-	-	-	-	-	126	Estimation of unidentified potential from extant permissions for small sites (less than 10 dwellings). 140 minus 10% for non-implementation leaves 126 over 3 years (permissions generally have 3 year expiry dates)
Rest of North Cherwell - Other Housing Potential Sub-Totals			140	0	42	42	42	0	0	0	0	0	0	0	0	0	0	0	0	0	126	
Rest of North Cherwell - Housing Land Availability Plus Other Housing Potential			967	509	67	83	116	45	45	45	45	45	45	45	45	45	45	45	45	45	1315	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total Completions and Projected Completions 2006-2026	Details
BANBURY & NORTH CHERWELL - COMPLETED IDENTIFIED SITES			0	1262	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1262	
BANBURY & NORTH CHERWELL - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES (YEARS 1-5)			2071	25	114	95	113	127	145	145	195	195	195	195	195	112	45	45	45	1986	
BANBURY & NORTH CHERWELL - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15)			55	0	0	0	70	95	168	184	150	100	0	0	0	0	0	0	0	767	
BANBURY & NORTH CHERWELL - COMPLETIONS ON OTHER UNIDENTIFIED SITES			-	462	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	462	
BANBURY & NORTH CHERWELL - HOUSING LAND AVAILABILITY TOTAL			2126	1749	114	95	183	222	313	329	345	295	195	195	195	112	45	45	45	4477	
BANBURY & NORTH CHERWELL - OTHER HOUSING POTENTIAL			289	0	83	83	85	0	0	100	20	20	20	0	10	0	0	0	15	436	
BANBURY & NORTH CHERWELL - GRAND TOTALS			2415	1749	197	178	268	222	313	429	365	315	215	195	205	112	45	45	60	4913	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions																	Total Completions and Projected Completions 2006-2026	Details				
				01/04/06 to 31/03/11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26							
Bicester - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) (10 or more dwellings)																								Sites contributing to the 5 year rolling supply of deliverable sites (e.g. 2011-2016)		
West of Chapel St. & Bryan House	Planning permission (10/00106/F) for 23 homes (5 net). Similar site to the non-statutory allocation for 20 dwellings.	0.5	PDL	5	0	0	5	0	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 11/1/11 (10/00106/F) for the demolition of Bryan House (18 sheltered homes) and for 23 new affordable homes (gross). These are presently being constructed as an Eco-Bicester demonstration project (code 4 & 5 eco-homes) by Sanctuary housing association. On course to complete in 12/13.
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 matter approvals 06/01166/REM & 09/01077/REM. An amending application (09/01076/F) approved subject to legal agreement.	0.56	PDL	60	0	20	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	Non-statutory allocation and adjoining land. Development of 40 dwellings, 20 extra care flats for the elderly and a 60 place care home (60 dwellings net). The 20 extra-care units have now been developed by Bedfordshire Pilgrims Housing Association (in 11/12). The County Council owns the land for the remaining 40 dwellings and CDC is in discussion with the County Council about acquiring the site to deliver a mix of housing tenures. Considered to be a relatively straight forward site to deliver. Estimated that the 40 homes could be delivered over 12/13 and 13/14.
Kingsmere (South West Bicester)	Under construction. Outline planning permission for an urban extension (1631 homes - 06/00967/OUT & 11/01052/OUT). 46 permitted in 11/12. Non-statutory allocation. Reserved matter approvals and discharge of conditions on-going.	82.7	G	1585	0	20	100	150	150	150	150	150	150	150	150	150	150	161	0	0	0	0	0	1631	Under construction. Countyside Properties joint venture. Permission 06/00967/OUT (27/6/08) for 1585 homes. Design code approved. 46 additional homes permitted on 30/8/11 (11/01052/OUT). Highway works well underway (approvals for roundabouts, spine and access roads (09/00174/REM, 09/01528/REM, 09/01532/REM, 09/01534/REM, 10/00566/REM); A41 roundabout (09/01530/REM); new perimeter road (09/01531/REM); junction to A41 (10/00325/REM). Sports pitches under construction (11/00565/CDC). Approval for new dwellings on parcels KM1 (94 homes, Taylor Wimpey, 11/00110/REM & 11/00111/REM) and KM2 & KM6 (57 & 38 homes, Bovis Homes, 10/01491/REM & 10/01492/REM). Pending application for 32 homes on KM8 (David Wilson Homes - 11/01508/REM). Application for about 100 homes on KM12 expected (David Wilson). Strategic landscaping applications pending. First completions recorded. Countryside Properties' business plan projections (Sept 11) include delivery of about 250 per annum. For this AMR, a typical annual rate of 150 p.a has been adopted in view of a recent appeal decision, concerns about potential market saturation, and in the interests of caution.	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	Completions																	Total Completions and Projected Completions 2006-2026	Details
					11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26				
North-West Bicester Eco-town Exemplar Project	First stage of Council endorsed eco-development. Application (10/01780/HYBRID) approved for 394 homes subject to legal agreement	22.4	G	0	0	0	20	50	50	50	50	50	50	50	24	0	0	0	0	0	0	394	Full approval for 394 residential units, an energy centre (up to 400 square metres) and ancillary development. 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. Expected that the legal agreement will be signed, and the decision issued, by end of the year. Residential developer is A2 Dominion which has a contractor in place and is working on discharging conditions. Work is scheduled to start on site early in 2012 and about 20 completions can be expected by the end of the year. A conservative development rate of 50 homes per annum is then expected.
Land south of Talisman Road, Bicester	Outline application 09/01592/OUT for 140 dwellings granted on appeal (APP/C3105/A/11/2147212) on 18/8/11.	3.83	G	0	0	40	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	140	Appeal allowed in the context of an under-supply of deliverable housing land. Also permission for off-site flood mitigation (10/01316/F). Persimmon Homes advised at the public inquiry in July 2011 that it had agreed terms in March 2010 subject to contract to purchase the site from Leda Properties Ltd. Persimmon advised that they expected to change contracts as soon as possible; that the proposed scheme was deliverable and viable to both Persimmon and Leda (including with 40% affordable housing); that they would be in a position to commence the development within 9 months from grant of outline permission; that they anticipated a delivery rate of about 40-50 private and 20-30 affordable dwellings per annum; and, delivery of the entire site within two and a half years of commencement. Leda Properties advise (Oct 11) that a deal has not yet been done but that they anticipate that a reserved matters application would be submitted early in the new year with a view to commencement on site in April 2012. Agents (Kemp&Kemp) advise (Oct 11) that the best estimate for delivery is 40 units in 12/13 and 50 in 13/14 and in 14/15.
Gavray Drive	Outline Planning Permission 04/02797/OUT granted on appeal varied by 09/00584/F. 10/01667/OUT - extension of time limit to 04/02797/OUT - resolved to be approved on 8/9/11 subject to existing s.106 being linked to new permission	27.7	G	500	0	0	0	0	50	75	75	75	75	75	75	0	0	0	0	0	0	500	Gallagers advise (Oct 11): pre-commencement conditions to be complied with. Great crested newts to be relocated to a secure habitat. Earliest this can happen is February/March 2012 once a Newt Licence is obtained from Natural England. This requires approval of the master plan and the Ecological Construction Method Statement which require prior approval of the reserved matter application for roads and drainage which will be resubmitted once the new legal agreement is signed and permission is issued. Archaeological investigation required before any construction work can start. Hope to make the application to Natural England by January. Site then to be put to market in the not too distant future on the basis of a conditional contract that will not be completed until the newts and archaeology matters have been successfully resolved i.e. the end of 2012. Allowing for further approval of reserved matters from the purchaser it is unlikely that work would commence on site until the middle of 2013 with first occupation by the end of 2013. Then could possibly expect 50-75 occupations a year. If January deadline is not met, the programme would slip by a year.
Bicester - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals				2150	0	40	185	270	300	275	275	275	275	275	249	150	161	0	0	0	2730		

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions																	Total Completions and Projected Completions 2006-2026	Details	
				01/04/06 to 31/03/11	12/12	13/13	14/14	15/15	16/16	17/17	18/18	19/19	20/20	21/21	22/22	23/23	24/24	25/25	26/26				
Bicester - Specific, Developable Sites (Years 6-15) (10 or more dwellings)																						Identified developable sites not yet considered to be deliverable	
Cattle Market	Non-statutory allocation for 40 dwellings. In temporary use as a public car park.	0.79	PDL	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	40	Previously granted outline permission subject to s.106 (01/00073/CDC) but granted temporary change of use to public car park (04/00779/CDC & 09/00828/CDC). The site is required as a public car park during town centre redevelopment. The redevelopment scheme is underway and expected to be complete by Summer 2013. A review of the town's car parking capacity will need to be undertaken before the site is released. No more than 40 dwellings are likely to be provided due to the anticipated need for some informal parking and/or more scope to provide an attractive, open environment (square/open space). Best estimate for delivery remains 2015/16.
Land south of Church Lane (Old Place Yard)	Non-statutory allocation for 15 dwellings. Development Principles June 2007	0.63	PDL	0	0	0	0	20	5	0	0	0	0	0	0	0	0	0	0	0	0	25	Existing library, County Council offices and older person's home (St. Edburg's). A new library may be provided as part of a phase 2 to the town centre redevelopment scheme subject to funding. St. Edburg's is now expected to become vacant in Spring 2012 following the transfer of residents to the former Highway Depot development. Discussions are taking place between CDC and the County Council about the redevelopment of St. Edburg's (about 20 dwellings). The County Council advise (Oct 11) that its offices are temporarily occupied and can be sold independently of the library. Work on the disposal is to start soon. Development principles approved in June 2007 would allow for about 30 dwellings in total. Estimated that about 25 homes could be developable through the redevelopment of St Edburg's and the County Council's offices in 14/15 and 15/16 although archaeological constraints will require detailed consideration.
Transco Depot, Launton Road	Non-statutory allocation for 25 dwellings. Outline Planning Permission 04/02756/OUT expired in May 2009	0.4	PDL	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Permission for 35 flats expired in May 2009. Agent advised in Oct 08 that in view of market conditions a revised scheme may be required including houses. Potential yield was adjusted down to approximately 18 (45dph) to allow for this possibility. National Grid now owns the site and advised in Sept 10 that it still intended to sell the site for residential and that is anticipated delivery within 3-5 years.
St. Edburg's School	Development principles approved Oct 2008.	0.7	PDL	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	Declared surplus to educational requirements but presently in use. Unlikely to be developed for residential until about 2015/16 as depends on the primary school being provided at SW Bicester. The Oxford Diocesan Board Of Education advised in Sept 10 that it was working on the basis of a new school being available in 2014. The County Council confirms (Oct 11) that it is reasonable to assume that the new school will be open in Sept 2014. A planning application for residential development was submitted in 2009 (09/00082/OUT) but withdrawn to enable landownership issues to be resolved.

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total Completions and Projected Completions 2006-2026	Details
Bessemer Close / Launton Road	Non-statutory allocation for 70 dwellings.	3.35 PDL	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	50	Existing employment site with a large vacant unit (formerly occupied by the Lear Corporation), a unit occupied by Firstline (to be vacated in Spring 2012), 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. In June 2008, the Planning Committee resolved to approve an application (08/00709/F) for the demolition of existing vacant industrial unit (formerly occupied by Lear Corporation) and construction of 4 retail units (eastern corner of the site) subject to a legal agreement. However, in the absence of legal agreement the application was disposed of. A comprehensive redevelopment may therefore again be possible. 50 rather than 70 units is presently considered to be more realistic allowing for some possible trade use and the likelihood that there would be less flattened development than envisaged in the Non-Statutory Plan.
Bicester - Specific, Developable Sites (Years 6-15) Sub-Totals			0	0	0	0	88	59	0	0	0	0	0	0	0	0	0	0	0	147	
Bicester - Completions on other unidentified sites			-	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	57	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor (sites less than 10 dwellings)
Bicester - Housing Land Availability Totals			2150	158	40	185	270	388	334	275	275	275	249	150	161	0	0	0	0	3035	
Bicester - Other Housing Potential																					Sites with housing potential i.e. Other than on completed, deliverable and developable sites identified in this Monitor (less than 10 dwellings)
West of Victoria Road & South of Victoria Court	Urban Housing Potential Study 2005 - Site BI008	0.91 PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	UHPS - identified site with housing potential
Church Car Park, Hanover Gardens	Urban Housing Potential Study 2005 - Site BI009	0.26 PDL	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	UHPS - identified site with housing potential
Corner of Victoria Road & Linden Road	Urban Housing Potential Study 2005 - Site BI013	0.39 PDL	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20	UHPS - identified site with housing potential
Bicester Town Railway Station	Non-statutory allocation for 130 dwellings. Withdrawn application (08/00869/F) for 73 dwellings. Small area (05/00390/F) completed (elsewhere in Housing Delivery Monitor).	6.21 PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Large mixed-use allocation including an existing employment area. Recent development includes extension to Bicester Village and associated decked car park. Part of the site developed with 12 dwellings. An application (08/00869/F) was submitted for a further 73 dwellings (Land and buildings West Of McKay Trading Estate and south east of Priory Road) but was withdrawn. Officer concerns were with design and layout, not the principle of development. However the site has since been sold to Bicester Village. Eastern part of the site is required for operational railway and commercial uses. Therefore presently considered to be no potential for housing. The small part of the site completed with 12 dwellings (05/00390/F) is included elsewhere in Housing Delivery Monitor.
18 London Road	Urban Housing Potential Study 2005 - Site BI078	0.23 PDL	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	18	UHPS - identified site with housing potential

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions																	Total Completions and Projected Completions 2006-2026	Details
				01/04/06 to 31/03/11	12/12	13/13	14/14	15/15	16/16	17/17	18/18	19/19	20/20	21/21	22/22	23/23	24/24	25/25	26/26			
Planning Permissions - Other Sites	Existing permissions on sites not specifically identified		35	-	10	10	12	-	-	-	-	-	-	-	-	-	-	-	-	32	Estimation of unidentified potential from extant permissions for small sites (less than 10 dwellings). 35 minus 10% for non-implementation leaves 32 over 3 years (permissions generally have 3 year expiry dates)	
Bicester - Other Housing Potential Sub-Totals			35	0	10	10	12	20	0	0	10	0	0	0	18	0	0	30	0	110		
Bicester - Housing Land Availability Plus Other Housing Potential			2185	158	50	195	282	408	334	275	285	275	275	249	168	161	0	30	0	3145		

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11(net)	Completions 01/04/06 to 31/03/11	Yearly Completions															Total Completions and Projected Completions 2006-2026	Details		
						11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26				
North of Gossway Fields (formerly Crutchmore Crescent), Kirtlington	Complete. Non-statutory allocation for 15 dwellings. Outline Planning Permission 05/01064/OUT. Reserved matter approval 08/00726/REM amended by 08/00841/REM	0.59	G	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete. Bloor Homes. 6 four-bed, 5 three-bed and 4 two-bed including 4 affordable units.
18 High Street, Kidlington	Complete. 08/00811/F	0.08	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Complete. Includes an additional dwelling over a shop.
Land at and including Sherwood Close, Launton	Complete. 01/00260/F	1.94	PDL	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Complete. 24 in total with 6 before 1/4/06.
Rest of Central Oxfordshire - Completed Identified Sites Sub-Totals				0	258	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	258	
Rest of Central Oxfordshire - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) (10 or more dwellings)																								Sites contributing to the 5 year rolling supply of deliverable sites (e.g. 2011-2016)
Land at Arccott Farm, Buchanan Road, Arccott	Outline planning permission granted on 13/7/11 (10/00806/OUT) for 17 dwellings	0.58	G	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	An application considered in the absence of a five year rolling supply in Summer 2010. Agents (Pegasus Planning) advised (29 July 2010) that terms had been agreed with Bellway Homes (confirmed separately by Bellway), that Bellway's intention was to proceed immediately with a reserved matter application following the grant of outline permission, that development should commence within 8 months of outline permission, and that Bellway has undertaken all necessary investigations to confirm that the submitted scheme is viable. Reserved matter application conditionally required to be made within one year of permission. Implementation also required within one year of reserved matter approval. Pegasus Planning advise (Oct 11) that the site is now being marketed by Berry Morris on behalf of the landowner. A reserved matter application in 2012 should enable delivery of the site in 2013/14.
Land south of Orchard Close, Arccott	Outline planning permission granted on 13/7/11 (10/00807/OUT) for 50 dwellings	1.7	G	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	50	An application considered in the absence of a five year rolling supply in Summer 2010. Agents (Pegasus Planning) advised (29 July 2010) that terms had been agreed with Bellway Homes (confirmed separately by Bellway), that Bellway's intention was to proceed immediately with a reserved matter application following the grant of outline permission, that development should commence within 8 months of outline permission, and that Bellway has undertaken all necessary investigations to confirm that the submitted scheme is viable. Reserved matter application conditionally required to be made within one year of permission. Pegasus Planning advise (Oct 11) that the site is now being marketed by Berry Morris on behalf of the landowner. A reserved matter application in 2012 should enable delivery of the site over 2013/14 and 2014/15.

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions																	Total Completions and Projected Completions 2006-2026	Details				
					01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26							
North of Cassington Road (land adjacent to Exeter Farm), Yarnnton	Under construction. Full Planning Permission 08/02541/F for 168 dwellings and 08/02594/F for 63 bed nursing home. Resolution in Nov 10 to approve 50 extra care homes instead of nursing home subject to legal agreement (10/01302/F). Non-statutory allocation for 135 dwellings.	5.87	G	65	103	65	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	218	Full planning permission for 168 homes and a 64 bed nursing home. Developer is Berkeley Homes working with Catalyst housing association to provide 138 affordable homes and a further 30 market homes. On course to complete in 11/12. The planning application for an additional 50 extra care homes is scheduled to return to committee in Nov 11 as officers have agreed that the scheme is unviable with affordable housing. Nevertheless, Housing 21 are in discussion with Berkeley Homes about possible acquisition and if they purchase the site, are expected to deliver the scheme over 12/13 as 100% affordable housing.
Former DLO Caversfield	11/00151/F - Resolved to be approved subject to legal agreement - 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	9.52	PDL	0	0	3	30	48	48	48	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	195	Former domestic site within the RAF Bicester conservation area. Change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use of lodge building (building 19) to a shop/cafe, change of use to B8 storage (building 50 only), two new access to Skimmingdish Lane, car parking, landscaping and ancillary development. An additional 8 dwellings (net) approved separately. Legal agreement expected to be signed imminently (agreement in principle). Issue of Listed Building and Conservation Area consents pending signing of the legal agreement (resolution to approve). Developer City & Country advises (Oct 11) that the construction programme is for 3 completions by the end of March 2012, 27 units from April 2012 to Dec 2012, and from then on, 4 completions per month. Projections include some reduction to expectations for 12/13 in view of current market conditions.
Rest of Central Oxfordshire - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals				65	103	68	80	90	73	48	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	480	
Rest of Central Oxfordshire - Specific, Developable Sites (Years 6-15) (10 or more dwellings)																											Identified developable sites not yet considered to be deliverable
Thames Valley Police HQ, Kidlington	Non-statutory allocation for 70 dwellings.	2.38	PDL	0	0	0	0	0	0	0	25	60	0	0	0	0	0	0	0	0	0	0	0	0	0	85	Will not be developed unless a replacement Thames Valley Police Authority HQ is funded and provided. Will be considered during continued preparation of the emerging Core Strategy & Site Allocations DPDs but unlikely to be available for development before 2016. Potential for about 85 dwellings.
Rest of Central Oxfordshire - Specific, Developable Sites (Years 6-15) Sub-Totals				0	0	0	0	0	0	0	25	60	0	0	0	0	0	0	0	0	0	0	0	0	0	85	
Rest of Central Oxfordshire - Completions on				-	274	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	274	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor (sites less than 10 dwellings)

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11(net)	Completions 01/04/06 to 31/03/11	Completions by year										Total Completions and Projected Completions 2006-2026	Details							
						11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21			21/22	22/23	23/24	24/25	25/26		
other unidentified sites																								
Rest of Central Oxfordshire - Housing Land Availability Totals				65	635	68	80	90	73	48	43	60	0	0	0	0	0	0	0	0	0	0	1097	
Rest of Central Oxfordshire - Other Housing Potential																								Sites with housing potential but not identified as being deliverable or developable
Tyre Depot, South of Cassington Road, Yarnton	Urban Housing Potential Study 2005 - Site YA003	0.9	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0	22	UHPS - identified site with housing potential
Car Park to rear of Co-Op Supermarket, 26 High Street, Kidlington	Expired outline planning permission 07/01507/OUT (expired 30/10/10)	0.32	PDL	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	20	Permission for flats in the car park of an existing supermarket expired. Agents advise (Oct 11) there is currently no expectation of housing delivery. Remains a site with housing potential.
Planning Permissions - Other Sites				161	-	48	48	49	-	-	-	-	-	-	-	-	-	-	-	-	-	-	145	Estimation of unidentified potential from extant permissions for small sites (less than 10 dwellings). 161 minus 10% for non-implementation leaves 145 over 3 years (permissions generally have 3 year expiry dates)
Rest of Central Oxfordshire - Other Housing Potential Sub-Totals				161	0	48	48	49	0	0	20	0	0	0	0	22	0	0	0	0	0	0	187	
Rest of Central Oxfordshire - Housing Land Availability Plus Other Housing Potential				226	635	116	128	139	73	48	63	60	0	0	0	22	0	0	0	0	0	0	1284	
BICESTER & CENTRAL OXFORDSHIRE - COMPLETED IDENTIFIED SITES				0	359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	359	
BICESTER & CENTRAL OXFORDSHIRE - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES (YEARS 1-5)				2215	103	108	265	360	373	323	293	275	275	275	249	150	161	0	0	0	0	0	3210	
BICESTER & CENTRAL OXFORDSHIRE - SPECIFIC,				0	0	0	0	0	88	59	25	60	0	0	0	0	0	0	0	0	0	0	232	

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11(net)	Completions 01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total Completions and Projected Completions 2006-2026	Details
DISTRICT - GRAND TOTALS				4826	2542	363	501	689	703	695	767	710	590	490	444	395	273	45	75	60	9342	

Table 29 Cherwell District Council Housing Land Supply Position (October 2011)

	South East Plan Requirement: 13,400																			
	COMPLETIONS										PROJECTIONS									
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
A) South East Plan requirement annualised over 20 years	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670
B) Net additional dwellings completed in previous years	853	455	426	438	370															
C) Cumulative net additional dwellings completed	853	1308	1734	2172	2542															
D) Net projected completions for deliverable (available, suitable and achievable) sites						222	360	473	500	468	438	470	470	470	444	345	273	45	45	45
E) Supply over the next 5 year years from deliverable sites (5 year rolling supply going forward e.g. 11/12 to 16/17)						2023	2239	2349	2346	2316	2292	2199	2002	1577	1152	753	408	135	90	45
F) Net projected completions for other specific, developable sites (excluding other housing potential)						0	0	70	183	227	209	210	100	0	0	0	0	0	0	0
G) Total projections for net additional dwellings in future years (projected completions for all deliverable and developable sites) (D+F)						222	360	543	683	695	647	680	570	470	444	345	273	45	45	45
H) Cumulative projections for net additional dwellings in future years (projected completions for all deliverable and developable sites)						222	582	1125	1808	2503	3150	3830	4400	4870	5314	5659	5932	5977	6022	6067
I) Cumulative shortfall or surplus in meeting South East Plan housing requirement	183	-32	-276	-508	-808	-1256	-1566	-1693	-1680	-1655	-1678	-1668	-1768	-1968	-2194	-2519	-2916	-3541	-4166	-4791
J) Working annual requirement taking account of past completions (C) and projected completions for deliverable and developable sites (H)	670	660	672	686	702	724	760	790	811	823	836	856	878	923	998	1109	1300	1642	2440	4836
K) Current and future calculation of 5 year rolling supply of deliverable (available, suitable and achievable) sites (E) having regard to past completions (C) and (for future calculations) projected completions for deliverable and developable sites (H)						2.8	2.9	3.0	2.9	2.8	2.7	2.6	2.3	1.7	1.2	0.7	0.3	0.1	0.0	0.0

Table 30 Banbury and North Cherwell Housing Land Supply Position (October 2011)

	South East Plan Requirement: 7,000																			
	COMPLETIONS										PROJECTIONS									
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
A) South East Plan requirement annualised over 20 years	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350
B) Net additional dwellings completed in previous years	611	294	323	333	188															
C) Cumulative net additional dwellings completed	611	905	1228	1561	1749															
D) Net projected completions for deliverable (available, suitable and achievable) sites					114	95	113	127	145	145	195	195	195	195	195	112	45	45	45	45
E) Supply over the next 5 year years from deliverable sites (5 year rolling supply going forward e.g. 11/12 to 16/17)					594	625	725	807	875	925	975	892	742	592	442	247	135	90	45	45
F) Net projected completions for other specific, developable sites (excluding other housing potential)					0	0	70	95	168	184	150	100	0	0	0	0	0	0	0	0
G) Total projections for net additional dwellings in future years (projected completions for all deliverable and developable sites) (D+F)					114	95	183	222	313	329	345	295	195	195	195	112	45	45	45	45
H) Cumulative projections for net additional dwellings in future years (projected completions for all deliverable and developable sites)					114	209	392	614	927	1256	1601	1896	2091	2286	2481	2593	2638	2683	2728	2728
I) Cumulative shortfall or surplus in meeting South East Plan housing requirement	261	205	178	161	-1	-492	-659	-787	-824	-845	-850	-905	-1060	-1215	-1370	-1608	-1913	-2218	-2523	-2523
J) Working annual requirement taking account of past completions (C) and projected completions for deliverable and developable sites (H)	350	336	339	340	340	367	388	405	422	432	444	456	479	527	593	692	886	1306	2568	2568
K) Current and future calculation of 5 year rolling supply of deliverable (available, suitable and achievable) sites (E) having regard to past completions (C) and (for future calculations) projected completions for deliverable and developable sites (H)					1.7	1.7	1.9	2.0	2.1	2.1	2.2	2.0	1.5	1.1	0.7	0.4	0.2	0.1	0.0	0.0

Table 31 Bicester and Central Oxfordshire Housing Land Supply Position (October 2011)

	South East Plan Requirement: 6,400																			
	COMPLETIONS										PROJECTIONS									
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
A) South East Plan requirement annualised over 20 years	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
B) Net additional dwellings completed in previous years	242	161	103	105	182															
C) Cumulative net additional dwellings completed	242	403	506	611	793															
D) Net projected completions for deliverable (available, suitable and achievable) sites						108	265	360	373	323	293	275	275	275	249	150	161	0	0	0
E) Supply over the next 5 year years from deliverable sites (5 year rolling supply going forward e.g. 11/12 to 16/17)						1429	1614	1624	1539	1441	1367	1224	1110	835	560	311	161	0	0	0
F) Net projected completions for other specific, developable sites (excluding other housing potential)						0	0	0	88	59	25	60	0	0	0	0	0	0	0	0
G) Total projections for net additional dwellings in future years (projected completions for all deliverable and developable sites) (D+F)						108	265	360	461	382	318	335	275	275	249	150	161	0	0	0
H) Cumulative projections for net additional dwellings in future years (projected completions for all deliverable and developable sites)						108	373	733	1194	1576	1894	2229	2504	2779	3028	3178	3339	3339	3339	3339
I) Cumulative shortfall or surplus in meeting South East Plan housing requirement	-78	-237	-454	-669	-807	-1019	-1074	-1034	-893	-831	-833	-818	-863	-908	-979	-1149	-1308	-1628	-1948	-2268
J) Working annual requirement taking account of past completions (C) and projected completions for deliverable and developable sites (H)	320	324	333	347	362	374	393	403	406	401	403	413	422	443	471	516	607	756	1134	2268
K) Current and future calculation of 5 year rolling supply of deliverable (available, suitable and achievable) sites (E) having regard to past completions (C) and (for future calculations) projected completions for deliverable and developable sites (H)						3.8	4.1	4.0	3.8	3.6	3.4	3.0	2.6	1.9	1.2	0.6	0.3	0.0	0.0	0.0

Table 32 Net Affordable Housing Completions Since 2001

	Net number of new homes completed (not taking account of sales)		
	2010/11	2001-2011	2006-2011
BANBURY			
Adopted or Non-Statutory Allocations			
Former Cattle Market & Adjoining Land	0	184	154
South of Warwick Road & west of North Bar	0	12	12
Land north of Castle St & east of Southam Rd	0	30	30
Former Hartwell Ford Motors, Warwick Rd	0	11	0
Hanwell Fields	0	179	61
Manor Farm (remaining to be built on former allocation)	0	4	0
Land west of Railway Station	0	0	0
Grimsbury Local Centre	0	0	0
Land rear of Hightown Road	0	0	0
Bretch Hill Farm	0	0	0
Bankside	0	0	0
Other Previously Developed Sites	40 ^(xvi)	88	78
Other Greenfield Sites	0	0	0
BANBURY SUB-TOTALS	40	508	335
BICESTER			
Adopted or Non-Statutory Allocations			
Cattle Market	0	0	0
OCC Highways Depot	0	0	0
West of Chapel St & Bryan House	0	0	0
Slade Farm & Bicester Fields Farm (remaining)	0	221	0
Bicester Town Railway Station	0	0	0
Land south of Church Lane	0	0	0
South west Bicester	0	0	0
Transco Depot, Launton Road	0	0	0
Bessemer Close/Launton Road	0	0	0

xvi No housing completions recorded on this site 10/11 i.e. 3 affordable housing units should have been recorded last year when previous housing completions were recorded

	Net number of new homes completed (not taking account of sales)		
	2010/11	2001-2011	2006-2011
Other Previously Developed Sites	3	48	44
Other Greenfield Sites	0	0	0
BICESTER SUB-TOTALS	3	269	44
REMAINING AREAS			
Adopted or Non-Statutory Allocations			
Tom Griffins, Adderbury	0	0	0
Former MOD Housing Estate, Ambrosden	0	6	6
Market Square, Kidlington	0	0	0
Thames Valley Police HQ, Kidlington	0	0	0
Land south of Aynho Road, Adderbury	0	6	6
West of West Hawthorn, Ambrosden	0	12	12
South of Buchanan Road, Arncott	0	8	8
South of Greenfields, Arncott	0	4	4
North of Milton Road, Bloxham	0 ^(xvii)	19	19
Land off Banbury Rd, Ells Lane, Bloxham	0	8	8
North of Crutchmore Crescent, Kirtlington	0	4	4
Oak Farm, Milcombe	0	0	0
North of Cassington Road, Yarnton	53 ^(xviii)	53	53
Former RAF Upper Heyford	0	0	0
Other Previously Developed Sites	0	37	24
Other Greenfield Sites	0	75	56
REMAINING AREA SUB-TOTALS	53	232	200
DISTRICT TOTALS	96	1009	579

[Note: Concurrent monitoring is undertaken on *overall housing completions* and *affordable housing completions*; in reconciling the two datasets sometimes minor discrepancies occur (through time lag in recording different datasets), these are noted as footnotes below]

xvii The site is recorded as complete this year. Affordable housing figures do not contain the remaining affordable units in this years figures, therefore they will appear in next years tables

xviii Time lag in recording 20 affordable housing units on Cassington Road

Appendix 6 Biodiversity

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

Condition of Sites of Special Scientific Interest (SSSIs)

Natural England undertakes periodic visits to Sites of Special Scientific Interest to determine the ecological condition of the individual units associated with those sites. Not all SSSI units are visited in any one year. The sites which are visited are part of a programme of monitoring surveys throughout the county. The amount of SSSI units in the various ecological conditions as at March 2011 is as follows:

Table 33 Ecological Condition of Sites of Special Scientific Interest

Condition	No. of units or part units	Sum of hectares	% of District resource	% of Oxfordshire resource
Favourable	26	330.18	54.35	47.24
Unfavourable declining	0	0.0	0.0	0.17
Unfavourable no change	0	0.0	0.0	0.29
Unfavourable recovering	15	268.75	44.24	52.10
No data	0	0.0	0.0	0.0
Destroyed	2	8.60	1.42	0.17
TOTAL	43	607.53	100	100

The proportion of SSSI in Favourable or Unfavourable Recovering condition in Cherwell is now at just under 99% compared with 90% last year. This is comparable with the overall county position of 99% and all but meets Natural England's national public service agreement target of 100% of SSSI units in favourable or unfavourable recovering condition.

Distribution and Status of Water Vole

During 2010, only six watercourses were visited in Cherwell. This included a stretch of the Oxford Canal and adjacent drains to the south of Clifton. The surveys did not find water vole populations, a situation unchanged from last year. Elsewhere in the district, stretches of the river Great Ouse which form the boundary between the parish of Finmere and Buckinghamshire were also surveyed in 2010. Part of the surveyed area near Water Stratford was positive for water voles. The BBOWT project officer reports that there has been an increase in water vole Local Key Areas (areas designated as important for the recovery of water voles locally and in which water vole activity has been recorded in the past five years). In Oxfordshire and Berkshire, the 2010 LKAs (based on 2005 - 2009 survey data) covered 361km² whilst the 2011 LKAs (based on 2006 - 2010 survey data) covered 384km².

The recovery of water voles in Oxfordshire and Berkshire can be attributed to different factors in different areas - in some parts a habitat enhancement project has resulted in increased vole activity. On many other watercourses the monitoring and control of mink has been the most important factor in the recovery of water vole populations.

Table 34 Distribution and Status of Water Vole

Year	Number of Sites Surveyed in Oxfordshire	Number of Sites Surveyed in Cherwell
1998-2001 inclusive	136	21
2002	87	38
2003	149	65
2004	170	30
2005	330	22
2006	Not known	Not known
2007	Not known	Not known
2008	206	37
2009	271	39
2010	272	6

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

Distribution and Status of Farmland Birds

This indicator uses an established list of 19 species, identifiable as farmland birds, compiled by the RSPB. Records associated with these species generated through British Trust for Ornithology (BTO) breeding bird surveys in specific 1km x 1km squares are then used to determine a farmland bird index. TVERC has obtained these records and followed RSPB methodology to plot changes over time. A shifting baseline is used to reflect changes over a ten year period. A graph showing changes in the index over time has been provided by TVERC and can be made available via the Council on request (contact details are set out in Chapter 1).

Survey figures for Cherwell showed a slight fall compared to last year. There were small increases in the numbers of farmland specialists (grey partridge, lapwing, skylark and turtle dove), although no records of corn bunting for the sixth year in succession. Rook numbers were down 85% and jackdaw numbers down 66% on 2009 figures. The individual counts from the surveyed squares are shown in Table 35 below.

Table 35 Farmland Bird Species Counts 2000 - 2010 (Total numbers of individuals)

Name	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Kestrel	1	0	3	1	1	1	1	1	0	1
Grey Partridge	0	0	1	0	0	0	0	0	0	1
Lapwing	0	4	13	17	17	52	7	119	13	15
Turtle Dove	0	2	0	1	7	0	0	1	0	1
Skylark	1	9	13	18	27	17	20	24	21	24
Yellow Wagtail	0	1	0	0	2	1	1	0	0	0

Name	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Starling	5	23	53	93	29	37	15	18	23	15
Tree Sparrow	0	0	1	2	0	0	0	0	0	0
Linnet	2	6	23	15	11	13	2	12	14	17
Yellowhammer	9	11	13	21	12	15	7	10	11	12
Reed Bunting	0	4	6	16	17	4	4	14	24	12
Corn Bunting	0	0	2	1	0	0	0	0	0	0
Stock Dove	0	0	2	7	1	2	10	3	6	2
Woodpigeon	28	50	74	88	53	54	84	34	81	86
Whitethroat	7	8	11	15	20	16	10	12	28	20
Jackdaw	3	33	43	45	36	33	28	2	47	19
Rook	1	5	70	165	1	8	23	0	35	5
Greenfinch	6	14	21	25	8	12	19	3	23	14
Goldfinch	1	0	8	14	10	8	11	7	20	29
Number of squares surveyed	2	4	5	6	4	3	4	3	5	4

A regional RSPB farmland bird project officer has provided detailed analysis behind the overall Oxfordshire trends. For 2010, they note:

- A continuation of the decline since 2008 that was shown in the 2009 figures, with a drop in the county index
- The biggest declines have been in tree sparrow and corn bunting, although these would have had little impact on the overall index as their populations are relatively small. Both of these species again recorded county-wide falls in 2010.
- Lapwing numbers appear to have halved again on the 2009 figures
- The greatest reduction in numbers between 2009 and 2010 was in grey partridge, which dropped by 66%.

RSPB comment that the sampled area included in the survey continues to be too small to properly reflect changes in farmland bird numbers, with an average of just 4 km² surveyed per year across the district (1%). This means the resulting farmland bird index is heavily weighted to reflect the trends of species that are most numerous, and increasing, such as woodpigeon, jackdaw and rook (despite the large falls in numbers of the last two in 2010).

The data has been collected by BTO surveyors who have been directed to specific areas within Oxfordshire to conduct breeding bird surveys of an established methodology. 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.

Data Sources

All information has been provided by the Thames Valley Environmental Records Centre which has coordinated with many relevant data holders and recorders. Mapping has been undertaken using field survey data, complemented by digital aerial photography. Mapped material has also been generated from datasets of Natural England, the Oxfordshire Geology Trust, BBONT/BBOWT whilst digital and other data has been obtained directly from these and other organisations and conservation professionals. The information on SSSI condition has obtained from Natural England. Information on water voles has been obtained from systematic survey work carried out by trained volunteer surveyors. Information on farmland birds has been obtained by British Trust for Ornithology survey volunteers.