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Annual Monitoring Report 2021

(01/04/2020 – 31/03/2021)



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1.0 Introduction

What is the Annual Monitoring Report?

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

Purpose of the Annual Monitoring Report

1.7 The purpose of the AMR is to:

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

Legislative Background

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

Structure of the Cherwell Annual Monitoring Report

- 1.10 **Section 2** presents the key findings from the monitoring work undertaken during this monitoring year.
- 1.11 **Section 3** reports on the delivery of Cherwell District’s Local Plan and other supporting documents, providing a review of progress against the targets and milestones set out in the Local Development Scheme.
- 1.12 **Section 4** looks at the progress made on neighbourhood planning within the district.
- 1.13 **Section 5** sets out detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 Part 1.
- 1.14 **Section 6** sets out detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need.
- 1.15 **Section 7** looks at progress on infrastructure delivery.
- 1.16 For further information relating to the AMR, please contact the Council’s Planning Policy and Conservation team:

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2.0 Key Findings

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

Local Plan Progress / Local Development Scheme

Progress in the Monitoring Year 2020/21

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

Progress since the end of the Monitoring Year

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

Employment

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

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

Housing

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

Natural Environment

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

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

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3.0 Cherwell Planning Policy Documents

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

Local Development Scheme Progress

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

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

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

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

Oxfordshire Plan 2050

3.7 In November 2020, the Oxfordshire Growth Board endorsed a revised timetable for the preparation of the Oxfordshire Plan 2050 which was developed following discussions with MHCLG¹. Under this timetable the Oxfordshire Plan could be submitted for examination by September 2022, and (dependent on the Inspector's programme) could be adopted by all five district councils by Spring 2023. A Regulation 18 Part 2 public consultation for the Oxfordshire Plan was held between July and October 2021.

Cherwell Local Plan Review

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

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

¹ Now the Department for Levelling Up, Housing and Communities (DLUHC)

Community Infrastructure Levy (CIL) Charging Schedule

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

Supplementary Planning Documents

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

Duty to Co-operate

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

3.13 The Duty:

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

3.14 During the monitoring period 2020/21 the Council:

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

4.0 Neighbourhood Planning

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

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

Deddington

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

Weston on the Green

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

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

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

Theme One: Developing a Sustainable Local Economy

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Employment Completions

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

Employment Commitments

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

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

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

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

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

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

Table 8 – Status of Local Plan Employment Allocations

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

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

Location	Comments
	<ul style="list-style-type: none"> - Reserved matters, pursuant to 19/00937/OUT relating to a parcel within the employment land were granted in January 2020 for an office and warehouse (RUBB building). - No significant employment development has started on site. <p><u>Bicester 4: Bicester Business Park</u></p> <ul style="list-style-type: none"> - 29.5 ha of land to the south west of Bicester proposed for employment generating development. - Part of the site was granted outline planning permission in 2010 for the construction of a B1 business park and a hotel (07/01106/OUT). - The northern part of the allocation, adjacent to the A41 has been developed for a superstore and petrol filling station (12/01193/F and minor material amendment 15/01651/F) and a drive-thru restaurant (17/00889/F). Part of this completed development is on land consented as part of the earlier business park permission. The completed superstore and drive-thru restaurant development represents 4.2 ha of the allocated land. - Outline planning permission was granted in May 2020 for office development and research and development floorspace (17/02534/OUT) on a 13.1 ha parcel of land to the south and east of the A41 and Oxford Road, adjacent to the Tesco superstore. The land is within the boundaries of Policy Bicester 4 and there is some overlap between this site and that originally granted permission by 07/01106/OUT. <p><u>Bicester 10: Bicester Gateway</u></p> <ul style="list-style-type: none"> - A strategic development site totalling 18 ha of land for the provision of business uses. - The allocation has been brought forward in parts. - The land to the west of Wendlebury Road comprises two parcels of land with outline permission having been granted (16/02586/OUT). Reserved matters consent (17/02557/REM) has been granted for the hotel which is now complete on the northern parcel – phase 1a. The southern parcel (phase 1b) has outline permission for B1 employment development and includes a small area of unallocated land to the south outside of the Bicester 10 allocation. - An alternative proposal for phase 1b has a resolution to approve (20/00293/OUT). The application includes residential and employment development and ancillary retail, café and gym facilities. 37% of the proposal site is included within the

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

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

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

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

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

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

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

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

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

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

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

Town Centres

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

Tourism

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

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

Table 12 – Completed tourism developments during 2020/21

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

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

Transport

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

Theme Two: Building Sustainable Communities

Housing Completions

Table 13 – Housing Completions (net) 2011 - 2021

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

- 5.23 Table 13 shows the annual housing completions in Cherwell since 2011. The total number of housing completions (net) between 2011 and 2021 is 9,806 dwellings. During 2020/21, 1,192 (net) housing completions were recorded. Since 2015 the level of housing completions in the district remain high, with four of the last five years exceeding the annualised Local Plan requirement of 1,142 per annum. Completions from 2015 to 2021 have been 7,754, an average of 1,292 per annum
- 5.24 The district's assessment of housing need is based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA), which indicates an annual requirement for 1,142 dwellings. As a consequence of the local plan and SHMA period being from 2011 onwards (pre-dating adoption of the Local Plan in 2015) and completions being lower at the start of the Plan period there is a 'shortfall' of some 1,264 homes for the period 2011 to 2021 which must be made up.
- 5.25 In 2020/21, 40% of completions were at Bicester, 37% at Banbury and 23% elsewhere. 35% of the 1,192 homes delivered during the monitoring year were on previously

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

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

Table 14 – Progress of Strategic Sites

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

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

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

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

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

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

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

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

Housing Requirement

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

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

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

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

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

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

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

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

Housing Land Supply

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

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

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

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

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

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

5.41 The PPG (paragraph 007 Reference ID: 68-007-20190722) provides further clarification on assessing deliverability and the evidence required. For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, *'Such evidence, to demonstrate deliverability, may include:*

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.'*

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

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

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

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

Five Year Housing Land Supply Position

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

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

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

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

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

Five Year Housing Land Supply Position- Local Housing Need

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

- a baseline derived from the 2014-based household projections
- an adjustment to consider affordability
- applying a cap to the level of increase; and
- applying a cities and urban centres uplift where relevant²

Within Cherwell, the calculation results in an annual figure need of 714 dwellings per year for the period 2021-2031³ excluding any buffers that must be applied.

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

“Where the standard method for assessing local housing, need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.”

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

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

² Stages 3 and 4 do not apply to Cherwell District Council

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

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

Housing Density

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

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

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

Affordable Housing

Table 20 – Net Affordable Housing Completions

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

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

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

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

Housing Mix

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

Area Renewal

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

Travelling Communities

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

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

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

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

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

Table 22 – Meeting planned requirements for Gypsy and Traveller Pitches

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

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

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

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

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

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

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

Table 24 – Existing Supply of Travelling Showpeople Plots

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

Table 25 – Meeting planned requirements for Travelling Showpeople Plots

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

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

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

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

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

Education

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

Health and Well Being

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

Public Services and Utilities

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

Open Space, Sport, Recreation and Community Facilities

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

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

Theme Three: Ensuring Sustainable Development

Mitigating and Adapting to Climate Change

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

Energy and Sustainable Construction

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

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

Table 27 – Permitted renewable energy capacity per type

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

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

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

Flooding

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

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

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

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

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

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

Water Resources

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

Biodiversity and the Natural Environment

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

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

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

Table 29 – Designated sites

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

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

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

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

Table 30 – Changes in priority habitats by number and type

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

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

Table 31 – Change in numbers of UK priority species

	2010-2020	2011-2021
Number of UK priority species	121	117

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

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

Table 32 – SSSI condition for 2020-2021

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

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

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

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

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

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

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

Table 34 – Distribution and Status of Water Voles

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

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

Table 35 – UK priority habitat resource in CTAs in Cherwell

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

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

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

Landscape

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

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

Oxford Green Belt

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

The Built and Historic Environment

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

The Oxford Canal

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

Green Infrastructure

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

Cherwell's Places

Completions at strategic allocations: Bicester

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

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

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

Completions at strategic allocations: Banbury

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

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

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

Completions at strategic allocations: Former RAF Upper Heyford

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

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

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

Other Indicators – Policy Bicester 5 Strengthening Bicester Town Centre

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

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

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

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

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

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

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

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

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

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

Other Indicators – Policy Bicester 9 Burial Site Provision in Bicester

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

Other Indicators – Policy Banbury 1 Banbury Canalside

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

Other Indicators – Policy Banbury 7 Strengthening Banbury Town Centre

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

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

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

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

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

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

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

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

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

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

Other Indicators – Policy Banbury 13 Burial Site Provision in Banbury

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

Other Indicators – Policy Banbury 14 Cherwell Country Park

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

Other Indicators – Policy Kidlington 1 Accommodating High Value Employment Needs

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

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

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

Other Indicators – Policy Kidlington 2 Strengthening Kidlington Village Centre

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

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

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

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

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

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

Other Indicators – Policy Villages 1 Village Categorisation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Other Indicators – Policy Villages 3 Rural Exception Sites

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

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

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

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

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

SA Objectives and Suggested Indicators

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

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

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

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

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

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

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

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

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

Housing Completions

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

Planning Permissions

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

Housing Requirement

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

Housing Land Supply

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

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

Five Year Housing Land Supply Position

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

Table 43 – Calculation of housing land supply from deliverable sites

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

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

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

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

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

Housing Mix, Tenure and Size

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

Transport

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

Kidlington Centre

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

Green Infrastructure

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

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

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

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

SA Objectives and Suggested Indicators

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

7.0 Monitoring progress of infrastructure provision

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

8.0 Future Monitoring

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