

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/21 minus units built & recorded at 31/03/21 (net)	Completions 01/04/11 to 31/03/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031
1. BANBURY																			
Banbury - Completed Identified Sites (10 or more dwellings)																			
30 Crouch Street	0.06	-	Prior Approval - Change of use from B1 (office) to C3 (dwelling) to provide 13 residential units was approved on 12 July 2019 (19/00746/O56).	-	Site completed in December 2020 (2020/21).	0	13	0	0	0	0	0	0	0	0	0	0	0	13
46 West Bar Street	0.09	-	Prior Approval - Planning application 16/01096/O56 for change of use from B1(a) office to C3 residential - 17 units was approved on 8 August 2016.	-	Site completed in September 2017 (2017/18).	0	17	0	0	0	0	0	0	0	0	0	0	0	17
60-62 Broad Street, Banbury	0.06	-	Full - Planning application for alterations to building and change of use to form retail units at ground floor level and 12 No self contained flats over (16/02529/F) was approved on 24 April 2017.	-	Site completed in June 2019 (2019/20).	0	12	0	0	0	0	0	0	0	0	0	0	0	12
62 64 and land to the rear of 58, 60 Oxford Road	0.41	-	Full - Planning permission 07/02377/F for 11 homes (gross) granted on appeal on 1 October 2008.	-	Site completed in January 2012 (2011/12).	0	9	0	0	0	0	0	0	0	0	0	0	0	9
Calthorpe House, 60 Calthorpe Street	0.08	Part of land identified for mixed use development in the Non-Statutory Local Plan (2011)	Full - Application (13/01709/CDC) for 15 dwellings was approved on 25 April 2014.	-	Site completed in December 2015 (2015/16).	0	15	0	0	0	0	0	0	0	0	0	0	0	15
Canalside House, Tramway Road	0.15	-	Prior Approval - A Commercial Prior Approval (13/01124/CPA) for change of use from office (B1a) to residential (C3) - Conversion to provide 14 dwellings was accepted on 6 September 2013.	-	Site completed in December 2015 (2015/16).	0	14	0	0	0	0	0	0	0	0	0	0	0	14
Dashwood School	0.29	-	Full - Full planning permission 10/00664/F granted 1 April 2011. Amended by 11/00683/F.	-	Site completed in October 2012 (2012/13).	0	19	0	0	0	0	0	0	0	0	0	0	0	19
Farima Properties, Mercia House, 51 South Bar Street	0.15	-	Full - 16/02363/F - Conversion of existing office building to form 10 No residential apartments was approved on 17 February 2017.	-	Site completed in December 2017 (2017/18).	0	10	0	0	0	0	0	0	0	0	0	0	0	10
Former allotment, Miller Road	0.15	-	Full - Planning permission (10/01053/F) granted for 10 flats on 16 September 2010.	-	Site completed in February 2012 (2011/12).	0	10	0	0	0	0	0	0	0	0	0	0	0	10
Former The Admiral Holland, Woodgreen Avenue	0.3	-	Full - Application (18/01591/CDC) for development of 8 No houses and 6 No flats was approved on 28 March 2019.	-	Site completed in June 2020 (2020/21).	0	14	0	0	0	0	0	0	0	0	0	0	0	14
Junction of Warwick Road & Foundry Street, 92-94 Warwick Road	0.13	-	Full - Planning permission 03/02616/F granted on 28 February 2005.	-	Site completed in March 2015 (2014/15).	0	22	0	0	0	0	0	0	0	0	0	0	0	22
Land adjoining and north west of 35 Crouch Hill Road	0.6	-	Reserved Matters/Full - 13/00402/REM for 26 dwellings was approved on 18 June 2013. A separate application (13/01238/F) for 2 dwellings (net 1) was approved on 30 October 2013. This is in addition to the 26 that were previously approved.	-	Site completed in December 2014 (2014/15).	0	27	0	0	0	0	0	0	0	0	0	0	0	27
Land to the rear of Methodist Church, The Fairway	0.25	-	Full - Application 13/01372/CDC for 11 dwellings was approved on 14 December 2015.	-	Site completed in December 2017 (2017/18).	0	11	0	0	0	0	0	0	0	0	0	0	0	11
Lincoln House, Lincoln Close	0.4	-	Full - Application for change of use from former care home to residential to provide 18 units (13/01880/CDC) was approved on 20 October 2014.	-	Site completed in March 2016 (2015/16).	0	18	0	0	0	0	0	0	0	0	0	0	0	18
Neithrop House, 39 Warwick Road	0.08	-	Full - 05/01431/F was approved on 22 December 2012. 14 dwellings in total, 7 already provided.	-	Site completed in June 2019 (2019/20).	0	7	0	0	0	0	0	0	0	0	0	0	0	7
North East Of Crouch Hill Farm Adjoining Broughton Road	2.81	-	Reserved Matters - Outline application 13/01528/OUT for residential development including means of access from Broughton Road was approved on 2 October 2014. A Reserved Matters application for 40 dwellings (15/01215/REM) was approved on 22 March 2016.	-	Site completed in March 2019 (2018/19).	0	40	0	0	0	0	0	0	0	0	0	0	0	40
Old Stanbridge Hall, Banbury School, Ruskin Road	0.95	-	Full - Full permission granted on 20 September 2010 (10/00907/F).	-	Site completed in March 2012 (2011/12).	0	70	0	0	0	0	0	0	0	0	0	0	0	70

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Orchard Lodge, Warwick Road	0.33	-	Full - Application for change of use from former care home to residential use to provide 16 residential units (13/01879/CDC) was approved on 25 April 2014.	-	Site completed in September 2015 (2015/16).	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
Oxford & Cherwell Valley College, Broughton Road	0.81	-	Full - Application (15/01024/F) for demolition of existing buildings and change of use from D1 non residential to C3 dwelling houses comprising 78 no 1 bedroom and 2 bedroom extra care residential apartments with associated ancillary accommodation. Approved on 18 February 2016.	-	Site completed in March 2019 (2018/19).	0	78	0	0	0	0	0	0	0	0	0	0	0	0	78
Penrose House, 67 Hightown Road	0.16	-	Full - Planning Permission 04/01395/F for 12 flats superseded by 11/00820/F for 14 flats which was granted permission on 20 December 2011.	-	Site completed in December 2015 (2015/16).	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
Town Centre House, Southam Road	0.19	-	Prior Approval - Commercial Prior Approval (15/00581/PAJ) for conversion of existing building from its current use (Class B1 offices) to a residential use comprising multiple apartments (Class C3) (39 1 bedroom apartments) was approved on 19 June 2015.	-	Site completed in June 2016 (2016/17).	0	39	0	0	0	0	0	0	0	0	0	0	0	0	39
1A Banbury - Completed Identified Sites Sub-Totals						0	475	0	0	0	0	0	0	0	0	0	0	0	0	475
Banbury - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings) - Contributing to the '5 year land supply'																				
1 - 6 Malthouse Walk, Banbury	0.07	-	Prior Approval - Change of use of the first and second floors from office (B1a) to residential to create 20 self-contained flats was approved on 18 October 2019 (19/01734/O56).	Agents (UPP Consultants Ltd) advised that work is currently undergoing on the site with completion due before the end of the year. There were significant problems due to the economic uncertainty caused by COVID-19.	This is a small brownfield site in a very sustainable location. Prior approval secured. The site is currently under construction.	20	0	20	0	0	0	0	0	0	0	0	0	0	0	20
Bankside Phase 1 (Longford Park)	75.1	-	Full/Reserved Matters - Permission granted on 30 September 2009 for 1070 homes (05/01337/OUT). Separate (but linked) permission for another 20 dwellings (net) (13/01682/F) which was approved on 5 November 2014. Multiple Reserved Matters have been approved. Total number of homes - 1090 dwellings.	Housebuilders Taylor Wimpey, Barratts and Bovis are developing the site. Taylor Wimpey advised that there are 118 units remaining to be built on site. COVID-19 restrictions likely to ease over next few years. Currently there are 3 housebuilders on site with overall build-out rates of 1 unit per week. Due to COVID-19 there has been reduced on-site construction capacity and prolonged delivery of building supplies. Expected delivery rates: 52 in years 21/22-22/23 and 14 in 23/24. Barratt Homes and Bovis Homes were contacted but no update was received.	Permitted urban extension for up to 1070 homes. The site is very advanced with over 90% of the homes already built. There are currently 3 housebuilders on site. The updated expected delivery rates takes into account information from Taylor Wimpey and the Council's latest monitoring data.	73	1017	50	23	0	0	0	0	0	0	0	0	0	0	1090
Canalside - Crown House, caravan site (Station Road) and Robert Keith Cars Sales	1.31 (part of 26)	Local Plan allocation (2015) - Banbury 1	Full/Outline - There are multiple planning permissions on a small area of the site (Crown House). The most relevant permissions are 17/00243/F - change of use of existing office building into 37 apartments (30/03/2017), 17/00288/F - extension to create 10 apartments (22/5/2017), 17/00658/F - change of use of existing building to create coffee shop (A3) and 4 dwellings (19/6/17) (now expired). A variation of condition application (19/00279/F) for reducing 10 dwellings to 9 dwellings was approved on 26/04/2019. This supersedes 17/00288/F. A separate application for 63 dwellings (18/00293/OUT) at Station Road was approved on 25 June 2019. An additional application (18/01569/F) for mixed use development comprising 19 apartments, commercial space and associated cycle and bin storage was approved on 7 November 2019. Total number of homes - 128 dwellings.	The Crown House site is owned by Cherwell District Council and was completed in September 2019 (46 homes). 18/00293/OUT (63 homes) Station Road - Agent was contacted but no update was received. 18/01569/F (19 homes) Robert Keith Car Sales - Housebuilder (Darlow Homes) advised (June 2021) that they have sold the site due to the Council's requirement to reduce the development from 24 homes to 19 homes which is now permitted. Their view is that a development of 19 homes has made the development unviable to proceed with the build as it presented many risks from a cost of build to revenue perspective.	Part of a strategic allocation in the adopted Local Plan 2011-2031 for 700 homes (Banbury 1). The remaining Canalside allocation is included as a developable site. HELAA (2018) site HELAA258. Development at Crown House (46 dwellings) was completed in September 2019 (2019/20). Planning permissions have been secured for an additional 82 homes. Due to the car sales site being sold with the benefit of full PP to another party and the delivery programme is unclear, the expected delivery rates have been pushed back 2 years.	82	46	0	0	19	63	0	0	0	0	0	0	0	0	128
Drayton Lodge Farm	15	Local Plan allocation (2015) - Banbury 18	Outline - Outline application (18/01882/OUT) for up to 320 dwellings including affordable housing, together with a local centre of 0.5ha (providing retail and community facilities) was approved on 17 January 2020.	Housebuilders (Vistry Group) advised that the Design code is submitted and discussions with the Council on this first part of the planning project is needed. The initial target was to start on site towards end of this year however this may not be possible due to planning delays.	A strategic allocation in the adopted Local Plan 2011-2031 for 250 homes. Outline permission is secured. The build-out rates are based on 50 homes per year per housebuilder which is reasonable for Banbury sites. The site was acquired by the Vistry Group in November 2020, which consist of Bovis Homes and Linden Homes. The expected delivery rates have been pushed back a year to allow sufficient lead-in time for Reserved Matters approval and construction.	320	0	0	0	50	100	100	50	20	0	0	0	0	0	320
Land Adjoining And West Of Warwick Road	12.14	-	Reserved Matters - Outline application 13/00656/OUT for up to 300 dwellings with access from Warwick Road together with associated open space, allotments and a 500 sq m retail store was allowed on appeal on 3 March 2014. Reserved Matters application 15/00277/REM was approved on 7 March 2017. A separate Reserved Matters application 16/02428/REM for 148 dwellings was approved on 29 June 2018. This is part of the overall 300 dwellings.	There are currently 2 housebuilders on site. Housebuilder (Taylor Wimpey) advised that there are 126 units remaining to be built on site. Currently there are 2 housebuilders on site with overall build-out rates of 1 unit per week. Due to COVID-19 there has been reduced on-site construction capacity and prolonged availability of building supplies. Expected delivery rates: 52 in years 21/22-22/23 and 22 in 23/24. Housebuilder (Miller Homes) provided updated expected delivery rates: 51 in 21/22 and 16 in 22/23.	The site is being developed by 2 housebuilders (Taylor Wimpey and Miller Homes) and is very advanced with nearly 70% of the homes already built. The expected delivery rates takes into account information from Taylor Wimpey and the Council's latest monitoring data.	91	209	80	11	0	0	0	0	0	0	0	0	0	0	300

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Land East of Southam Road	25.61	Local Plan allocation (2015) - Banbury 2	Reserved Matters/Full - Planning application for 510 homes (13/00159/OUT) was approved on 18 December 2013. A Reserved Matters application (14/02140/REM) for the first 98 homes was approved on 17 July 2015. Reserved Matters (15/00961/REM) for 412 dwellings (phase 2) was approved on 23 October 2015. Separate full applications: 18/00376/F for erection of four pairs of semi-detached houses with detached garages was approved on 09/05/2018. 18/01614/F for 83 dwellings comprising a partial re-plan of the approved layout under 15/00961/REM to include an uplift of 23 dwellings was approved on 12 September 2019. Total number of homes - 537 dwellings.	Housebuilder (Bellway Homes) advised that there is only 1 housebuilder on site. Construction paused in 2020 during the height of the pandemic and sales dropped away. Since reopening, sales have increased and the site is expected to be completed during 2022/23. Expected delivery rates: 41 in 21/22 and 34 in 22/23.	One part of a strategic allocation in the adopted Local Plan 2011-2031 (Banbury 2). There is currently 1 housebuilder on site. The site is very advanced with over 80% of the homes already built. The updated expected delivery rates takes into account information from Bellway Homes and the Council's latest monitoring data.	82	455	45	37	0	0	0	0	0	0	0	0	0	537
Land South of Salt Way and West of Bloxham Road	18.45	Local Plan allocation (2015) - Banbury 16	Reserved Matters - Outline application (14/01188/OUT) for 350 dwellings was approved on 13 November 2015. Reserved Matters application 17/00669/REM for 318 dwellings was approved on 12 October 2017. A new Reserved Matters application (18/01973/REM) was approved on 29 March 2019.	Housebuilder (Redrow Homes) advised that half year numbers are slightly down on projection but would anticipate picking these numbers up in the second half of the year. Expected delivery rates to remain unchanged.	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 16). The site is currently under construction by Redrow Homes with approximately 40% of the homes already built. The expected delivery rates takes into account information from Redrow Homes and the Council's latest monitoring data and historic completion rates at Banbury.	207	143	50	50	50	50	7	0	0	0	0	0	0	350
Land to the rear of 7 and 7A High Street	0.12	-	Full - Application (18/00487/F) for part three storey, part two storey development of 14 flats with ground floor commercial units, on land to rear on 7 High Street; car parking area to rear accessed from George Street was approved on 20 March 2020.	Applicants (HWCA) was contacted but no update was received.	This is a small brownfield site in a very sustainable location. Full planning permission is secured. The expected delivery rate has been pushed back a year to allow a sufficient lead-in time for planning and construction.	14	0	0	0	0	14	0	0	0	0	0	0	0	14
Land West of Southam Road	17.62 (gross)	Local Plan allocation (2015) - Banbury 2	Outline/Reserved Matters - Outline application (18/00273/OUT) for development of up to 90 residential units (Use Class C3), Class A Uses, Class D Use and associated access, landscaping/open space, parking and related works was approved on 12 November 2018. A Reserved Matters application (19/02226/REM) was submitted in October 2019 and is pending consideration.	Applicant (Sanctuary Housing) advised that Reserved Matters approval is outstanding as this has been prolonged due to a number of amendments required by the Council. A final set of amendments have been submitted. If Reserved Matters is approved by end of July and providing the S278/S38 highway technical and legal agreements are dealt with within a reasonable timescale the site is expected to start in January 2022. A Contractor will be appointed as soon as Reserved Matters approval has been secured. Subject to receiving a favourable determination in August 2021, a Contractor is expected to be appointed in October 2021. Sanctuary Housing will continue to monitor the building industry and on site activity over the coming months on other sites to reduce risk items that could prevent delays to on site progress. However, in general building materials have increased on costs and call off period have increased across the industry due to low availability. The updated expected delivery rates assumes that the S104 agreement for the Foul and Surface Water does not encounter any unduly delays and that the S106 DOV with the Council is concluded to a Satisfactory outcome and within a reasonable timescale. Build-out rate of 4 homes per month. Provided updated expected delivery rates as: 12 in 22/23, 40 in 23/24 and 38 in 24/25.	The site is to be developed by Sanctuary Housing who has already submitted a Reserved Matters application which is pending consideration. The expected delivery rates takes into account information from the applicant.	90	0	0	12	40	38	0	0	0	0	0	0	0	90
Magistrates Court, Warwick Road, Banbury	0.26	-	Full - Application (20/01317/F) for conversion of existing building from Magistrates Court (use class D1) to 23 No. apartments was approved on 12 October 2020.	Housebuilder (Talbot Homes) advised that the build programme expects all 23 homes to be completed in 21/22.	A small brownfield site in a very sustainable location. Full planning permission secured. The housebuilder, Talbot Homes are currently developing the site. Talbot Homes' website (21/06/21) indicates that 22 of the 23 homes have already been reserved. The expected delivery rate takes into account information from the housebuilder, allows sufficient lead-in time for construction and therefore remains unchanged.	23	0	0	23	0	0	0	0	0	0	0	0	0	23

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North of Hanwell Fields	18.75	Local Plan allocation (2015) - Banbury 5	Full/Reserved Matters - Application for 350 homes (12/01789/OUT) was submitted by Persimmon Homes and was approved on 2 September 2014. First Reserved Matters (15/00462/REM) for 118 dwellings was approved on 13 November 2015. Application (14/00066/OUT) for an additional 160 dwellings was approved on 2 April 2015. Reserved Matters (15/01115/REM) for 160 dwellings from Davidsons Developments was approved on 17 December 2015. Reserved Matters (15/01589/REM) for Phase 2 for 210 dwellings was approved on 18 November 2018. Application 16/01210/F for erection of 20 no. dwellings was approved on 15 March 2017 (partly supersedes the 118 dwellings). Another 20 dwellings approved on 21 May 2018 (17/00708/F). A separate outline application for up to 46 dwellings (18/01206/OUT) was approved on 18 March 2020. An additional Full application (19/02126/F) for an extra 36 dwellings was submitted in September 2019 and is pending consideration. The 2 Council schemes for 11 dwellings (16/01484/CDC and 16/01485/CDC) were completed in September 2017. Total number of homes - 560.	Housebuilder (Persimmon Homes) advised that an additional 36 homes will be completed during 21/22 to account for Phase 3A receiving approval at planning committee, subject to S106 and drainage. Currently 40-50 homes remaining to complete on Phase 2, which should take under a year. Construction will then begin on Phase 3, continuing into 2022 when the site will be completed. Only 1 housebuilder on site with a build-out rate of 75 homes per year. No impact on site due to COVID-19. Expected delivery rates: 75 in 21/22 and 11 in 22/23.	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 5). There is currently 1 housebuilder on site. The site is very advanced with over 70% of the homes already built. The expected delivery rates takes into account information from Persimmon Homes and the Council's latest monitoring data.	167	393	57	55	55	0	0	0	0	0	0	0	0	0	560
South of Salt Way - East	68	Local Plan allocation (2015) - Banbury 17	Outline/Reserved Matters - Planning permission (12/00080/OUT) given for 145 dwellings on part of the site (on appeal) on 23 September 2013. Reserved Matters application (14/01225/REM) was approved on 28 November 2014. Planning application for 280 dwellings (15/01326/OUT) was allowed on appeal on 20 December 2017. Reserved Matters (19/00895/REM) for 280 dwellings was approved on 31 July 2020. Planning application for 1,000 homes (14/01932/OUT) was approved on 19 December 2019. Total number of homes - 1425 dwellings.	Housebuilders (Barratt David Wilson Homes) advised that they control the land for 280 homes and can only comment on their land. The site is to be developed by 2 housebuilders: Barratt Homes and David Wilson Homes. Started on site in January 2021. Due to COVID-19, there has been price increase of materials creating significant increases in cost of building out sites. Expected delivery rates: 72 in 21/22, 96 in 22/23, 74 in 23/24 and 35 in 24/25. Agents (David Lock Associates) advised that they can only comment on land for 1000 homes. Discharge of pre-commencement conditions and site clearance works for access was undertaken during 2020/21. Discharge of pre-commencement conditions remain critical to programme. Start on site - access works and ground preparation and approval of critical Reserved Matters during 2021/22. It is expected up to 4 housebuilders on site with an average build-out rate of 200 homes per year. Provided updated expected delivery rates: 50 in 22/23, 100 in 23/24, 200 in years 24/25-27/28 and 50 in 28/29. The expected delivery rates assume the design code approval required prior to submission of Reserved Matters for built form development are dealt with and determined expeditiously. It also assumes the current submission of the Spine Road for the access through the site to link to the Barratts David Wilson scheme is also approved expressly. There are a number of other live applications currently with the Council, upon which the achievement of the delivery depends	A strategic allocation in the adopted Local Plan 2011-2031 (Banbury 17). Planning permission for 145 homes on part of the site (north-west corner) which is developed by Morris Homes was completed in June 2019. The David Wilson Home's permission for 280 homes relates to the eastern part of the site. Reserved Matters permission is secured. The site is under construction. Sales Centre has been opened and the show homes are expected to be launched in summer 2021 (DWH's website-14/06/21). Outline planning permission for the Gallagher Estate's 1000 homes is secured. This covers the remaining area of the site which is the majority of the strategic allocation. L&Q Estates will perform the role of master developer for the site, co-ordinating and overseeing the strategic implementation of the development. L&Q to service the sites themselves and sell land parcels to housebuilders. Infrastructure works ongoing. The expected delivery rates takes into account information from the housebuilder and agent and is based on a peak of 5 developers, 50 homes per year per developer. It also allows sufficient lead-in time for Reserved Matters approvals based on historic data for Banbury.	1280	145	70	150	175	235	200	200	200	50	0	0	0	0	1425
West of Bretch Hill	27.03	Local Plan allocation (2015) - Banbury 3	Full/Reserved Matters - Application 13/00444/OUT for 400 dwellings was approved on 9 March 2016. Reserved Matters (16/00576/REM) for the first 110 dwellings was approved on 25 August 2016. Reserved Matters (16/02437/REM) for a specialised housing scheme comprising of 51 units was approved on 24 March 2017. A separate planning application for 319 dwellings (17/00189/F) was approved on 10 November 2017. Total number of homes - 480 dwellings.	Housebuilder (Bloor Homes) advised that at April 2021 there were 306 completions with 174 remaining to be built. Build-out rate of 60 homes per year. Expected delivery rates: 60 in years 21/22 and 22/23 and 54 in 23/24.	The site is currently under construction by Bloor Homes with approximately 60% of the homes already built. The expected delivery rates takes into account information from Bloor Homes and the Council's latest monitoring data.	192	288	50	50	50	42	0	0	0	0	0	0	0	480	
Windfall Allowance (<10 dwellings)					Projection based on the 2018 HELAA. For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 homes are also recorded.	106	441	35	35	35	17	17	17	17	17	17	17	0	665	
1B Banbury - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals						2747	3137	457	446	474	559	324	267	237	67	17	17	0	6002	
Banbury - Specific, Developable Sites (10 or more dwellings) - Identified developable sites not yet considered to be deliverable																				

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Bankside Phase 2	21.5	Local Plan allocation (2015) - Banbury 4	Outline - Planning application for 700 dwellings (17/01408/OUT) was received on 30 June 2017 and is pending consideration. A new application (19/01047/OUT) for a residential development of up to 825 dwellings was approved subject to legal agreement on 15 July 2021.	Agents (Framptons) was contacted but no update was received.	A strategic allocation (Banbury 4) in the adopted Local Plan 2011-2031 for 600 homes which will continue from Bankside Phase 1. Ongoing discussions between the Council and the applicant. Outline planning application was approved subject to legal agreement. It is assumed that 2 housebuilders will be on site at a peak of 50 homes per year per developer. The expected delivery rates pushed back a year to allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time. This is now a developable site as Outline permission has yet to be secured, and there has been no update from the agents. Site to be kept under review.	0	0	0	0	0	50	100	100	100	100	100	50	0	600
Bolton Road	2	Local Plan allocation (2015) - Banbury 8			A strategic allocation in the adopted Local Plan 2011-2031 for mixed use development including 200 homes (Banbury 8). The site includes a multi-storey car park which has already been demolished. However, development scheme awaited. The expected delivery rates pushed back a year. HELAA (2018) site HELAA257. This is a developable site and will be kept under review.	0	0	0	0	0	75	75	50	0	0	0	0	0	200
Land at Higham Way	3.1	Local Plan allocation (2015) - Banbury 19	Outline - Outline application (16/00472/OUT) for approximately 200 dwellings is pending consideration.	Agents (JSA Architects) was contacted but no update was received.	A strategic allocation in the adopted Local Plan 2011-2031 for 150 homes. This is not an extensive site and in the interest of caution the site should remain with 150 homes as per Local Plan allocation. This is a brownfield site in a very sustainable location. The site is included in the Brownfield Register (Site BLR12). The Council is in ongoing dialogue with the agents to resolve some planning issues in relation to the outline application. Outline planning application is expected to go to Planning Committee in Summer 2021. The expected delivery rates remain unchanged and allows sufficient lead-in time for Outline and Reserved Matters approvals and construction. This is now a developable site as Outline permission has yet to be secured, and there has been no update from the agents. Site to be kept under review.	0	0	0	0	25	100	25	0	0	0	0	0	0	150
Land North and West of Bretch Hill Reservoir adj to Balmoral Avenue, Banbury	2.8	Identified for 70 dwellings in the Non-Statutory Local Plan (2011)	Outline - Outline application for 49 dwelling (20/01643/OUT) was refused on 29 January 2021 but allowed on appeal on 1 June 2021.	Agents (Savills) advised that the site is being marketed for sale and once the site is purchased a Reserved Matters application is expected to be submitted in late 2021/early 2022. The site is expected to start in 2022 with a 1 year build programme. 1 housebuilder is expected on site with a build-out rate of 50 homes per year. There has been no COVID-19 implications. 49 homes are expected to be completed in 22/23.	The site is identified for 70 homes in the Non-Statutory Local Plan 2011. HELAA (2018) site HELAA035. Outline planning permission for 49 homes is secured. The expected delivery rates takes into account information from the agents but also consideration of lead-in times for Reserved Matters approval and construction. Site to be kept under review.	0	0	0	0	25	24	0	0	0	0	0	0	0	49
Canalside - excluding Crown House, the caravan park (Station Road) and Robert Keith Cars Sales	24.69 remaining	Local Plan allocation (2015) - Banbury 1	Remaining part of the Banbury 1 strategic allocation.		A strategic allocation in the adopted Local Plan 2011-2031 for 700 homes (Banbury 1). Work on the Supplementary Planning Document has been put on hold due to other commitments. The expected delivery rates pushed back a year. HELAA (2018) site HELAA258. This is a developable site and will be kept under review.	0	0	0	0	0	50	50	100	100	100	100	86	0	586
Land adjacent Bretch Hill Reservoir	2.5			A site to be Cherwell led. CDC Housing advised that no planning advice has been sought as yet. The only real issue with this site related to COVID is probably the speed of response from Thames Water due to reduced staff numbers, however, this was an issue before COVID so the situation has been made worse. No changes to the expected delivery rates.	A site that was identified internally for potential housing in the near future. HELAA (2018) site HELAA259. 2018 HELAA concluded that the site is not suitable and has no housing potential. Previous updates provided from the Council's Housing team indicate the site is suitable and could accommodate 40 homes on a smaller part of the site. The expected delivery rate remains unchanged. This is a developable site and will be kept under review.	0	0	0	0	40	0	0	0	0	0	0	0	0	40
1C Banbury - Specific, Developable Sites Sub-Totals						0	0	0	0	90	299	250	250	200	200	200	136	0	1625
1D Banbury - Remaining Allocation - Non-Strategic Sites						0	0	0	0	0	0	0	0	0	0	0	0	0	0
1A BANBURY - COMPLETED IDENTIFIED SITES						0	475	0	0	0	0	0	0	0	0	0	0	0	475
1B BANBURY - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES						2747	3137	457	446	474	559	324	267	237	67	17	17	0	6002
1C BANBURY - SPECIFIC, DEVELOPABLE SITES						0	0	0	0	90	299	250	250	200	200	200	136	0	1625
1D BANBURY - REMAINING ALLOCATION FOR NON-STRATEGIC SITES						0	0	0	0	0	0	0	0	0	0	0	0	0	0
1E BANBURY - HOUSING LAND AVAILABILITY TOTAL (1A + 1B + 1C + 1D)						2747	3612	457	446	564	858	574	517	437	267	217	153	0	8102
2. BICESTER																			

Appendix 2 - 2021 AMR Housing Delivery Monitor

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/21 minus units built & recorded at 31/03/21 (net)	Completions 01/04/11 to 31/03/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031	
Bicester Completed Identified Sites (10 or more dwellings)																				
Bicester Community Hospital Kings End	0.9	-	Full - Application (12/00809/F) for demolition of existing community hospital and redevelopment of site to provide a new community hospital and 14 residential units was approved on 27 September 2012.	-	Site completed in March 2017 (2016/17).	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
Former Oxfordshire County Council Highways Depot	0.56	Identified for 30 dwellings in the Non-Statutory Local Plan (2011)	Full - Outline permission 06/01003/OUT granted for 60 dwellings and a care home. Reserved Matters approvals 06/01166/REM & 09/01077/REM. An amended application (09/01076/F) approved extending permission to 7 October 2014. An alternative application for 42 dwellings (13/01708/CDC) was approved on 25 April 2014. Total number of homes - 62.	-	Site completed in March 2016 (2015/16).	0	62	0	0	0	0	0	0	0	0	0	0	0	0	62
Land at Bessemer Close / Launton Road	3.35	Identified for 70 dwellings in the Non-Statutory Local Plan (2011)	Reserved Matters - A planning application (15/02074/OUT) for demolition of existing industrial buildings and erection of 21 affordable dwellings and 49 open market dwellings was allowed on appeal on 3 May 2017. A Reserved Matters application (17/01253/REM) was approved on 25 August 2017.	-	Site completed in December 2019 (2019/20).	0	70	0	0	0	0	0	0	0	0	0	0	0	0	70
Land at Skimmingdish Lane	2.4	-	Full - Application (14/00697/F) for 46 dwellings was approved on 9 December 2015.	-	Site completed in September 2019 (2019/20).	0	46	0	0	0	0	0	0	0	0	0	0	0	0	46
Land South of Talisman Road	3.83	-	Reserved Matters - Outline application 09/01592/OUT for 140 dwellings granted on appeal (APP/C3105/A/11/2147212) on 18 August 2011. Reserved Matters application for 125 dwellings (13/01226/REM) was approved on 13 February 2014.	-	Site completed in March 2018 (2017/18).	0	125	0	0	0	0	0	0	0	0	0	0	0	0	125
Transco Depot, Launton Road	0.4	Identified for 25 dwellings in the Non-Statutory Local Plan (2011)	Full - 12/01216/F approved 5 March 2013 for 23 dwellings.	-	Site completed in December 2013 (2013/14).	0	23	0	0	0	0	0	0	0	0	0	0	0	0	23
West of Chapel St. & Bryan House	0.5	-	Full - Application (10/00106/F) for 23 homes (5 net) was approved on 11 January 2011.	-	Site completed in September 2012 (2012/13).	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
Winners Bargain Centres, Victoria Road	0.33	-	Full - Application (15/00412/F) for redevelopment to form 42 sheltered apartments for the elderly, communal facilities, access, car parking and landscaping was approved on 15 June 2015.	-	Site completed in September 2016 (2016/17).	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42
2A Bicester - Completed Identified Sites Sub-Totals						0	387	0	0	0	0	0	0	0	0	0	0	0	387	
Bicester - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings) - Contributing to the '5 year land supply'																				
Graven Hill	207.23	Local Plan allocation (2015) - Bicester 2	Outline/LDO/Reserved Matters - Outline application (11/01494/OUT) granted on 8 August 2014 for redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling up to 1358sqm, up to 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) up to 1000sqm and parking areas; employment floorspace comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. Local Development Order for 276 dwellings (17/02107/LDO) was adopted on 20 December 2017. Reserved Matters application for demonstrator plots was approved on 19 December 2016. Multiple Reserved Matters have been approved.	Graven Hill Development Company provided updated expected delivery rates: 75 in 21/22, 316 in 22/23, 149 in 23/24, 105 in 24/25, 106 in 25/26, 177 in 26/27, 89 in 27/28, 127 in 28/29, 134 in 29/30, 148 in 30/31. Subsequent information suggested only a total of 797 homes will be delivered in a first-phase development up to Q3 2025, with 351 to be delivered 2022-2025 (an average of 117dpa).	A strategic allocation in the adopted Local Plan 2011-2031 for 2100 homes (Bicester 2). The site has been acquired by the Council and transferred to a Graven Hill Village Holding Company. Lead housebuilder - Graven Hill Development Company Ltd. Infrastructure is in place and the site is now under construction. A revised Local Development Order for 276 plots was approved in December 2017 which helped facilitate the delivery of initial self-build dwellings on the site. Several of these plots are now under construction. The remaining 200 homes will be provided on land at Langford Park. This is a self-build development with primarily 1 housebuilder. There were 176 completions during 2020/21 with slightly lower rates of delivery expected in the short term. Typical build out rates are about 90dpa. It is anticipated that planning permissions for the first-phase development of 797 homes will be granted by 8 August 2022. The expected delivery rates takes this into account along with information from the development company and the Council's latest monitoring data.	1528	371	75	100	100	100	100	150	100	125	125	150	404	1496	

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Inside Out Interiors, 85 87 Churchill Road, Bicester	1.18		Reserved Matters - Outline planning application for conversion of existing building to provide 5 no. two bed house, 1 no. two bed flat and 1 no. one bed flat. New build to provide 1 no. commercial unit with outside space parking and cycle storage + 3 no. two bed flats (16/02461/OUT) was approved on 19 May 2017. A Reserved Matters application (19/01276/REM) for 10 dwellings was approved on 28 February 2020.	Agents (Richard Court Designs Ltd) was contacted but no update was received.	This is a brownfield site in a very sustainable location. Reserved Matters permission secured. Work on site has started. Expected delivery rate remain unchanged.	10	0	0	10	0	0	0	0	0	0	0	0	0	10
Kings End Antiques, Kings End, Bicester	0.08		Outline - Planning application for 10 apartments (19/02311/OUT) was approved on 10 August 2020.	Agents (Coleman Hicks Partnership) advised that the site has now been sold to Bicester Builders Homes.	This is a small brownfield site in a very sustainable location. Outline planning permission secured. In interest of caution the expected delivery rate has been pushed back a year to allow sufficient lead-in time for Reserved Matters approval and construction.	10	0	0	0	10	0	0	0	0	0	0	0	0	10
Kingsmere (South West Bicester) - Phase 1	82.7	Identified in the Non-Statutory Local Plan (2011)	Full/Reserved Matters - Outline planning permission for an urban extension (1631 homes - 06/00967/OUT (1585) & 14/010207/OUT (46). Reserved Matters for the 46 dwellings (16/00192/REM) was approved on 8 June 2016. Application (11/01840/F) for conversion of existing barns to form 7 no. dwellings and construction of 4 no. dwellings was approved on 15 July 2013 which was completed in September 2014 (2014/15). Planning application for an additional 100 homes (13/00433/OUT) was approved on 15 August 2016. The 100 homes are delivered across all the remaining parcels and were subsequently approved through various Reserved Matters applications. Application for 9 dwellings above the local centre (17/01849/F) was approved on 9 January 2018. A separate application for 57 dwellings (18/01721/OUT) is approved subject to legal agreement on 13 February 2020. Reserved Matters approvals ongoing. Total number of homes - 1740 dwellings.	Countryside Properties on behalf of the housebuilders advised that there are slower sales rates proposed as only 1 housebuilder (2 brands) is remaining on phase 1. Vistry Homes consisting of Bovis Homes and Linden Homes is developing the remaining homes. Build-out rates at 60 homes per year. Sales have recently been strongly supported by the mortgage market and the government's support for construction activity during the outbreak of the pandemic. This positive sentiment continues with the extended stamp duty holiday. There are issues obtaining construction materials and supplies which is being monitored. Expected delivery rates: 60 in years 21/22 - 23/24 and 67 in 24/25.	Countryside Properties joint venture. There are currently 1 joint housebuilder on site (Bovis Homes and Linden Homes). The site is under construction and is very advanced with nearly 90% of homes already built. The expected delivery rates takes into account information from Countryside Properties and the Council's latest monitoring data.	211	1529	60	60	60	31	0	0	0	0	0	0	0	1740
Land South of Church Lane (Old Place Yard and St Edburgs)	0.63	Identified for 15 dwellings in the Non-Statutory Local Plan (2011)	Full - Planning application 16/00043/F for 11 self-contained flats for adults with physical disabilities/learning disabilities and autistic spectrum condition was approved on 13 June 2016. A separate full planning application (20/02405/F) for erection of terrace of 3no affordable housing units on site of dis-used library was approved subject to legal agreement on 9 September 2021.	Council led scheme. CDC Housing advised that the planning application has not been formally considered due to the investigation work that was required to satisfy the Council's Archaeologist. The preliminary investigation has now been completed and the information is expected to be provided to the Council before the Planning Committee in August. The intention is to go out to tender for the Main Contract end August, commence demolition September/October and be on site with the Main Contract during November 2021. There is no measurable impact of COVID, but the building materials market is extremely volatile and this may have an impact when tenders are received for the Main Contract.	This is a brownfield site in a very sustainable location. The 11 approved homes were completed in June 2018. The former Bicester Library still remains vacant. Development principles approved in June 2007. The former library is owned by Cherwell District Council. Full planning application was approved subject to legal agreement. The expected delivery rate remains unchanged.	0	11	0	3	0	0	0	0	0	0	0	0	0	14
North West Bicester Eco-Town Exemplar Project	22.4	Local Plan allocation (2015) - Bicester 1 Identified in Annex A of the Eco-Towns PPS (2009).	Full - Full approval (10/01780/HYBRID) for 393 residential units, an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined. (Approved 10 July 2012). A separate Full application for a net additional 3 homes (21/01227/F) was approved subject to legal agreement on 15 July 2021.	Housebuilder (A2Dominion) advised that the pandemic has slowed delivery slightly in 2020/21 however the site is now progressing well and is still expecting to complete in 2024. Build-out rate of 4 homes per week. Due to COVID-19, the site was closed for several months, material supplies were difficult at the return to work but supplies have in the large stabilised, however some shortages are occurring due in the large to major housebuilders stockpiling. Updated expected delivery rates: 57 in 21/22, 57 in 22/23 and 22 in 23/24.	The site is currently under construction by A2Dominion and Crest Nicholson. This is the first stage of Council endorsed eco-development. The Gaggle Brook primary school and the Eco-Business Centre have been completed. Approximately 70% of the homes already built. The expected delivery rates takes into account information from the housebuilder and the Council's latest monitoring data.	122	271	50	50	25	0	0	0	0	0	0	0	396	

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North West Bicester Phase 2 (Himley Village)	322.6	Local Plan allocation (2015) - Bicester 1	Outline/Full - Application for 1700 dwellings (14/02121/OUT) (P3Eco Ltd) was approved on 30 January 2020 and a Reserved Matters application for 500 of the 1700 dwellings (21/02339/REM) has been received and is currently pending consideration.	14/02121/OUT (1700 homes) - Applicants (P3Eco Ltd) advised that a housebuilder has been secured for the first phase of 500 homes. Several housebuilders are expected at different stages. Expecting to start on site in quarter 3 of 2021. Reserved Matters application for first phase to be submitted in quarter 1 of 2021. Due to COVID-19, it had delayed the start date by at least 6 months and slower build-out rates assumed until greater certainty about levels of demand.	The North West Bicester site is allocated for 6000 homes in total with 393 in Phase 1 (Eco Town) and at least a further 3293 to be delivered in Phase 2 by 2031 (the Plan does not preclude earlier delivery). Multiple housebuilders expected on site across the different phases. To support NW Bicester, 2 bridges were installed under the railway at the start of April 2021 and the delivery of roads is to follow and work is ongoing to resolve any funding gaps. Across the site there are currently 2 outline permissions for 150 and 1700 homes (1850 total) with other outline applications submitted and with resolutions to approve. A housebuilder is secured to deliver 500 of the 1700 homes and a Reserved Matters application has been received and is currently under consultation although it is indicated that this application is unlikely to be restricted by the supporting road infrastructure (Ref 21/02339/REM). The other phases and parcels are currently considered 'developable' and will be kept under review.	500	0	0	150	150	200	0	0	0	0	0	0	0	0	500
South East Bicester (Wretchwick Green)	40	Local Plan allocation (2015) - Bicester 12	Outline - A planning application (16/01268/OUT) for up to 1500 dwellings, up to 18ha of employment land for B1 and/or B8, a local centre with retail and community use to include A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1 and/or D2A and/or B1 and/or uses considered as sui generis, up to a 3 Form Primary School was approved on 25 October 2018 subject to legal agreement.	Agents (Boyer Planning) advised that the S106 is currently subject to ongoing discussions with the Council before it can be finalised and the associated outline planning permission issued. The timescale for issuing the S106 will strongly impact the delivery timescales (owing to ecology surveys time periods, etc). This is now in the process of being finalised.	Site is promoted by Boyer Planning on behalf of Redrow Homes/Wates. The Council is in ongoing dialogue with the agents on finalising the legal agreement. The expected delivery rates have been pushed back a year to allow sufficient lead-in time for Outline and Reserved Matters approvals and construction.	0	0	0	0	0	50	100	150	150	200	200	200	450	1050	
South West Bicester Phase 2	36.88	Local Plan allocation (2015) - Bicester 3	Outline/Reserved Matters - Application 13/00847/OUT for 709 dwellings was approved on 30 May 2017. A Reserved Matters application for 247 dwellings (18/00647/REM) was approved on 16 October 2018. A separate Reserved Matters for 176 dwellings (18/01777/REM) was approved on 1 March 2019. Reserved Matters application (19/02225/REM) for 226 dwellings was approved on 16 March 2020.	The site is currently being developed by 4 housebuilders. Housebuilders (Barratt and David Wilson Homes) advised that they can only comment on land for 226 homes. The site is to be developed by 2 housebuilders: Barratt Homes and David Wilson Homes. Started on site in September 2020. Due to COVID-19, there is reduced site capacity to enable the implementation of COVID safety measures and social distancing. There is also limiting number of traders working on individual plots at a time. Materials price increase is significantly affecting the cost of building out sites. Expected delivery rates: 74 in 21/22, 86 in 22/23, 47 in 23/24 and 7 in 24/25. Housebuilders, CALA Homes and Ashberry Homes were contacted but no updates were received.	Countryside Properties joint venture. This is phase 2 of the Kingsmere development which is under construction with over 20% of the homes already built. There are 4 housebuilders on site (Ashberry, Bellway, CALA and David Wilson), Reserved Matters approvals secured. 155 homes were completed during 2020/21. The expected delivery rates takes into account information from housebuilders and the Council's latest monitoring data.	542	167	150	150	150	50	42	0	0	0	0	0	0	0	709
Windfall Allowance (<10 dwellings)						36	143	10	10	10	5	5	5	5	5	5	5		208	
2B Bicester - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals						2959	2492	345	533	505	436	247	305	255	330	330	355	854	6133	
Bicester - Specific, Developable Sites (10 or more dwellings) - Identified developable sites not yet considered to be deliverable																				

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North West Bicester Phase 2 (remainder)	322.6	Local Plan allocation (2015) - Bicester 1	Outline/Full - Application 17/00455/HYBRID for highways and residential development (150 dwellings) was approved on 7 August 2017, however a previous application (14/01675/OUT) for a similar scheme for employment use and 4.5ha of residential land was allowed on appeal on 28 November 2017. (Albion Land). Application for 1700 dwellings (14/02121/OUT) (P3Eco Ltd) was approved on 30 January 2020. Resolutions to approve: 14/01641/OUT for 900 dwellings (A2Dominion) and 14/01384/OUT for 2600 dwellings (A2Dominion). Outline application (21/01630/OUT) for approximately 530 dwellings was received in May 2021 and is pending consideration. This was submitted by Firethorn Developments Ltd. Application 14/01968/F for the construction of a new road from Middleton Stoney Road roundabout to join Lord's Lane and to include a new crossing under the existing railway line was approved on 21 August 2019.	14/01641/OUT (900 homes) - Housebuilder, A2Dominion advised that they can only comment on planning application 14//01641/OUT (900 homes) as other planning applications are now controlled by other developers. Site is expected to start in 2024/25. Sales have been good during COVID-19 however the lack of supplies and labour on site is slowing production. Expected delivery rates: 100 in 24/25, 150 in years 25/26-29/30 and 50 in 30/31. 17/00455/HYBRID (150 homes) - Property and commercial developer (Albion Land) advised that due to significant demand on the site and Bicester for employment use, they are seeking approval from the Council to change the use from residential to employment. 14/02121/OUT (1700 homes) - Applicants (P3Eco Ltd) advised that several housebuilders are expected at different stages. Due to COVID-19, it had delayed the start date by at least 6 months and slower build-out rates assumed until greater certainty about levels of demand. Expected delivery rates: 200 in 22/23, 150 in 23/24, 250 in 24/25, 150 in 25/26 and 26/27, 180 in 27/28 and 28/29, 220 in 29/30 and 30/31.	The North West Bicester site is allocated for 6000 homes in total with 393 in Phase 1 (Eco Town) and at least a further 3293 to be delivered in Phase 2 by 2031 (the Plan does not preclude earlier delivery). Multiple housebuilders expected on site across various phases. To support the wider allocation and the implementation of the Outline permissions, 2 bridges were installed under the railway at the start of April 2021. Delivery of the roads is to follow and work is ongoing to resolve any funding gaps to deliver the infrastructure necessary for the additional homes beyond those being considered through application ref 21/02339/REM. The outline application for 2,600 homes is currently being pursued by Firethorn Developments who have recently submitted an application for 530 homes. This is now a 'developable' site and will be kept under review. Discussions between the council and other applicants remain ongoing to bring forward the remaining parcels.	1350	0	0	0	0	0	0	0	150	300	300	330	270	1080
Bicester Gateway Business Park, Wendlebury Road, Bicester	3.2	Local Plan allocation (2015) - Bicester 10 (part)	Outline - Application (20/00293/OUT) for approximately 4,413 sqm B1 office space (47,502 sq.ft) GIA, approximately 273 residential units (use class C3) including ancillary gym, approximately 177 sqm GIA of café space (use class A3), with an ancillary, mixed use co-working hub (794 sqm / 8,550 sq.ft GIA), multi-storey car park, multi-use games area (MUGA), amenity space, associated infrastructure, parking and marketing boards was approved on 1 April 2021.	Agents (Bloombridge) advised that funding for the development is being sought however it is proving difficult owing to the S106 infrastructure and affordable costs and definitions. A Reserved Matters application is expected to be submitted at the end of summer with a view of making a start on site in Q1 2022. Homes expected in Q2/Q3 2023.	Outline planning permission is secured. The development consist of only flats and therefore require a longer build programme. A Reserved Matters approval is needed. The expected delivery rates takes into account information from the agent and allows for sufficient lead-in time for Reserved Matters approval and construction. This is a developable site due to uncertainties over the delivery of homes and that Reserved Matters application has yet to be received. Site to be kept under review.	0	0	0	0	0	80	80	60	53	0	0	0	0	273
Cattle Market	0.79	Identified for 40 dwellings in the Non-Statutory Local Plan (2011)		Council owned site. CDC Parking Services advised that the Cattle Market is the only long stay car park and provider of EV charging facilities in the Bicester town centre at the moment. There are no plans to amend the use of the Cattle Market car park having just agreed a 10 year lease with SSE to provide power to the EV chargers which went live to the public on 27 May 2021.	Previously granted outline permission subject to s.106 (01/00073/CDC) but granted temporary change of use to public car park (04/00779/CDC & 09/00828/CDC). The site is required as a public car park during town centre redevelopment. Phase 1 has been completed. A review of the town's car parking capacity will need to be undertaken before the site is released. No more than 40 homes are likely to be provided due to the anticipated need for some informal parking and/or more scope to provide an attractive, open environment (square/open space). HELAA (2018) site HELAA264. The 2018 HELAA has considered the site to be developable. A 5 year management plan was signed by the Council which retains the car park use until September 2022. EV charging facilities were recently installed. The expected delivery rates remain unchanged. This is a developable site and will be kept under review.	0	0	0	0	20	20	0	0	0	0	0	0	0	40
Gavray Drive	23	Local Plan allocation (2015) - Bicester 13	Outline - Application (15/00837/OUT) for 180 dwellings was refused on 22 June 2017 and was dismissed at appeal on 16 July 2018.	Agents (David Lock Associates) advised that a planning application for the development of the allocated site will be submitted this summer. Subject to planning permission, construction of the proposed development would commence in 2023, with completion by 2027. The delivery timescale is realistic and readily achievable in the light of build rates experienced on developments of comparable scale elsewhere. Site capacity is to be determined in the light of on-site constraints. Adopted Policy Bicester 13 indicates a maximum of 300. The planning application will seek up to 250 homes given site constraints. There has been no impact of COVID-19 at this stage. Expected delivery rates: 25 in 23/24, 75 in 24/25, 100 in 25/26 and 50 in 26/27.	A strategic allocation in the adopted Local Plan 2011-2031 for 300 homes (Bicester 13). The site is located in a sustainable location and close to Bicester town centre. There is currently no live planning application however there has been ongoing discussions between the Council and the agent with a planning application expected imminently. The expected delivery rates takes into account information from the agent, the potential to deliver the full allocation for 300 homes and allows sufficient lead-in time for approvals and construction. This is a developable site as there is not a current live application in place. Site to be kept under review.	0	0	0	0	0	25	75	100	75	25	0	0	0	300
2C Bicester - Specific, Developable Sites Sub-Totals						1350	0	0	0	20	125	155	160	278	325	300	330	270	1693
2D Bicester - Remaining Allocation - Non-Strategic Sites						0	0	0	0	0	0	0	0	0	0	0	0	0	0
2A BICESTER - COMPLETED IDENTIFIED SITES						0	387	0	0	0	0	0	0	0	0	0	0	0	387
2B BICESTER - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES						2959	2492	345	533	505	436	247	305	255	330	330	355	854	6133

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2C BICESTER - SPECIFIC, DEVELOPABLE SITES						1350	0	0	0	20	125	155	160	278	325	300	330	270	1693	
2D BICESTER - REMAINING ALLOCATION FOR NON-STRATEGIC SITES						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2E BICESTER - HOUSING LAND AVAILABILITY TOTALS (2A + 2B + 2C + 2D)						4309	2879	345	533	525	561	402	465	533	655	630	685	1124	8213	
3. OTHER AREAS																				
Other Areas - Completed Identified Sites (10 or more dwellings)																				
1-20 Lakesmere Close, Kidlington	0.32	-	Prior Approval - A Commercial Prior Approval (13/00948/CPA) for conversion from 20 office units to provide 18 dwellings and 4 apartments was accepted on 19 August 2013.	-	Site completed in March 2015 (2014/15).	0	22	0	0	0	0	0	0	0	0	0	0	0	22	
4 The Rookery, Kidlington	0.5	-	Full - Outline permission for 11 dwellings (10 net) (12/01321/OUT) was approved on 22 November 2012. Superseded by application 13/01947/F for redevelopment to form 31 retirement living apartments (30 net) was approved on 28 August 2014.	-	Site completed in March 2016 (2015/16).	0	30	0	0	0	0	0	0	0	0	0	0	0	30	
Ambrosden Court, Merton Road, Ambrosden	1.62	-	Reserved Matters - Outline application 13/00621/OUT for demolition of Ambrosden Court and erection of 45 no residential units (44 net) was allowed on appeal on 2 April 2014. Reserved Matters application (15/00480/REM) was approved on 13 October 2015.	-	Site completed in September 2017 (2017/18).	0	44	0	0	0	0	0	0	0	0	0	0	0	44	
Chestnut Close, Launton	0.36	-	Full - Application 13/00186/F for 11 dwellings was approved on 4 September 2013.	-	Site completed in September 2015 (2015/16).	0	11	0	0	0	0	0	0	0	0	0	0	0	11	
Church Leys Field, Blackthorn Road, Ambrosden	5.6	-	Full - Planning application for 85 dwellings (16/02370/F) was approved on 25 January 2018.	-	Site completed in March 2021 (2020/21).	0	85	0	0	0	0	0	0	0	0	0	0	0	85	
Cotefield Farm, Bodicote	4.1	-	Full/Reserved Matters - Permission granted 26 March 2012 (11/00617/OUT) on appeal (APP/C3105/A/11/2159619). Reserved Matters application 12/01802/REM for 82 dwellings was approved on 10 April 2013. A separate application (16/01599/F) for amendment to create an additional 4 dwellings was approved on 10 March 2017. Total number of proposed homes on site - 86 dwellings.	-	Site completed in December 2018 (2018/19).	0	86	0	0	0	0	0	0	0	0	0	0	0	86	
DJ Stanton (Engineering) Ltd Station Road, Hook Norton	1.88	-	Full - Permission for 37 units (09/01450/F, 11/00585/F & 12/00472/F approved.	-	Site completed in September 2015 (2015/16).	0	37	0	0	0	0	0	0	0	0	0	0	0	37	
Former DLO Caversfield	9.52	-	Full - 11/00151/F - approved on 16 December 2011 - change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use to a shop/cafe, change of use to B8 storage and ancillary development. 11/00805/F - additional 8 dwellings. 12/00764/F - additional 1 dwelling. Separate applications (13/00764/F) for change of use at Building 22 to 2 dwellings (net 1) approved on 22 July 2013 and (14/00877/F) for change of use at Building 19 for 2 dwellings was approved on 31 July 2014. Application (15/00141/F) for conversion of part of building 16 to form three dwellings (1 net gain) was approved on 14 April 2015. Total number of proposed homes on site - 200 dwellings.	-	Site completed in December 2015 (2015/16).	0	200	0	0	0	0	0	0	0	0	0	0	0	200	
Former Little Bourton Service Station (now Pinson Close), Southam Road, Little Bourton	0.55	-	Full/Reserved Matters - Outline Planning Permission 06/00698/OUT. Alternative reserved matter applications (07/00856/REM (22 dwellings) & 07/01670/REM (20 dwellings) both allowed on appeal on 1 May 2008. Permission for a further 2 dwellings instead of a shop and flat (10/00002/F).	-	Site completed in August 2012 (2012/13).	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
Kings Two Wheel Centre, 139 Oxford Road, Kidlington	0.1	-	Full - Application (18/01388/F) for demolition of existing vacant workshop and show room buildings, and erection of two and three storey building to provide 10no. dwellings (8 x 2-bed and 2 x 1-bed) was approved on 28 March 2019.	-	Site completed in December 2020 (2020/21).	0	10	0	0	0	0	0	0	0	0	0	0	0	10	

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Land adj to Cotswold Country Club and South Of properties on Bunkers Hill, Shipton On Cherwell	0.97	-	Reserved Matters - application (18/01491/OUT) for demolition of existing club house, bowling club pavilion and ancillary store, and erection of 10 no. dwellings was approved on 21 June 2019. A Reserved Matters application (19/01410/REM) was approved on 23 October 2019.	-	Site completed in December 2020 (2020/21).	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
Land adjoining and South of St Christopher Lodge, Barford Road, Bloxham	2.65	-	Reserved Matters - Outline application 12/00926/OUT for 75 dwellings was refused in December 2012, called in by the Secretary of State and was allowed on appeal on 23 September 2013. Reserved Matters application (14/00761/REM) was approved on 9 January 2015.	-	Site completed in December 2016 (2016/17).	0	75	0	0	0	0	0	0	0	0	0	0	0	0	75
Land Adjoining Fenway & West Of Shepherd's Hill, Steeple Aston	0.43	-	Full - Planning application (12/01611/F) for 12 dwellings was approved on 24 July 2013.	-	Site completed in March 2014 (2013/14).	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
Land at Station Road, Enslow	0.58	-	Full - Planning application for 14 dwellings (15/00822/F) was approved on 21 November 2016.	-	Site completed in December 2019 (2019/20).	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
Land East Of Deene Close, Aynho Road, Adderbury	3.14	-	Full - Application 13/01768/F for demolition of existing agricultural building and development of 60 dwellings was approved on 19 June 2014.	-	Site completed in September 2016 (2016/17).	0	60	0	0	0	0	0	0	0	0	0	0	0	0	60
Land North of The Bourne and adjoining Bourne Lane, Hook Norton	3.7	-	Reserved Matters - Outline application 11/01755/OUT of up to 70 dwellings was refused in September 2006, called in by the Secretary of State and was allowed on appeal on 23 September 2013. Reserved Matters application (14/00379/REM) for 66 dwellings was approved on 17 October 2014.	-	Site completed in September 2016 (2016/17).	0	66	0	0	0	0	0	0	0	0	0	0	0	0	66
Land North of Gaveston Gardens, Deddington	3.79	-	Reserved Matters - Granted permission on appeal on 18 December 2013 for 85 homes (13/00301/OUT). A Reserved Matters (14/02111/REM) was approved on 26 May 2015.	-	Site completed in December 2018 (2018/19).	0	85	0	0	0	0	0	0	0	0	0	0	0	0	85
Land North of Hook Norton Primary School And South Of Redland Farm, Sibford Road, Hook Norton	2.68	-	Reserved Matters - Planning application 14/00844/OUT for erection of 54 dwellings, landscape, public open space and associated works was approved on 8 December 2015. Reserved Matters application (17/00950/REM) was approved on 21 December 2017.	-	Site completed in September 2020 (2020/21).	0	54	0	0	0	0	0	0	0	0	0	0	0	0	54
Land North of Milton Road, Adderbury	5.83	-	Full - Planning application (14/00250/F) for 31 dwellings was approved on 1 December 2014. A separate planning application for 5 additional dwellings on land previously allocated for possible community use (17/00813/F) was approved on 9 November 2017. A separate application (18/00691/F) for an additional dwelling was approved on 12 November 2018.	-	Site completed in June 2019 (2019/20).	0	37	0	0	0	0	0	0	0	0	0	0	0	0	37
Land off Banbury Road, Adderbury	0.84	-	Full - Planning application (13/00996/F) for 26 dwellings was allowed on appeal on 3 September 2014. A Variation of condition (16/01459/F) was approved on 15 March 2017. 25 dwellings being proposed on the site.	-	Site completed in March 2020 (2019/20).	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25
Land South of Milton Road, Bloxham	5.4	-	Reserved Matters - Outline application 12/01139/OUT of up to 85 dwellings was undetermined, called in by the Secretary of State and allowed on appeal on 23 September 2013. Permission expired on 23 September 2014. Planning application (14/01017/OUT) for 85 dwellings was approved on 9 February 2015. Reserved Matters application (15/01021/REM) was approved on 21 December 2016.	-	Site completed in December 2020 (2020/21).	0	85	0	0	0	0	0	0	0	0	0	0	0	0	85
Land South West of Orchard Close and adjoining Murcott Road, Arncott	1.7	-	Reserved Matters - Outline planning permission granted on 13/7/11 (10/00807/OUT) for 50 dwellings. Reserved Matters application (12/00799/REM) for 48 dwellings approved 31 May 2012.	-	Site completed in June 2014 (2014/15).	0	48	0	0	0	0	0	0	0	0	0	0	0	0	48
Land to the South West of Tadmarton Road, Bloxham	6.23	-	Reserved Matters - Outline application 13/00496/OUT for erection of up to 60 dwellings was allowed on appeal on 27 March 2014. A Reserved Matters application (14/01634/REM) was approved on 20 April 2015.	-	Site completed in September 2018 (2018/19).	0	60	0	0	0	0	0	0	0	0	0	0	0	0	60

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Land to the West of Garners House, Main Street, Great Bourton	1.91	-	Full - Planning application for 43 dwellings (16/01979/F) was approved on 31 May 2017.	-	Site completed in March 2019 (2018/19).	0	43	0	0	0	0	0	0	0	0	0	0	0	0	43
North of Cassington Road (land adjacent to Exeter Farm), Yarnton	5.87	Identified for 135 dwellings in the Non-Statutory Local Plan (2011)	Full - Full Planning Permission 08/02541/F for 168 dwellings and 08/02594/F for 63 bed nursing home. Permission granted for 50 extra care homes on 23 November 2011 (10/01302/F). Subsequent variation of conditions. Total number of homes - 115.	-	Site completed in September 2013 (2013/14).	0	115	0	0	0	0	0	0	0	0	0	0	0	0	115
Oak Farm, Milcombe	0.93	-	Reserved Matters - Outline permission (10/00967/OUT) granted on 5 April 2011 for 29 dwellings. Non-statutory allocation for 15 dwellings. Reserved Matters application 12/01095/REM approved on 27 January 2012.	-	Site completed in December 2014 (2014/15).	0	29	0	0	0	0	0	0	0	0	0	0	0	0	29
OS Parcel 4100 Adjoining and South of Milton Road, Adderbury	4.8	-	Reserved Matters - Application 13/00456/OUT for erection of 65 dwellings with associated access, open space and structural landscaping was allowed on appeal on 23 January 2014. Reserved Matters application 14/01673/REM was approved on 17 December 2014.	-	Site completed in December 2016 (2016/17).	0	65	0	0	0	0	0	0	0	0	0	0	0	0	65
South of Milton Road, Bloxham	1.9	-	Full - Full planning permission (09/01811/F) for 61 dwellings was approved on 26 July 2010.	-	Site completed in September 2012 (2012/13).	0	61	0	0	0	0	0	0	0	0	0	0	0	0	61
Springfield Farm, Ambrosden	8.19	-	Full - Application for 90 dwellings (89 net) (13/00344/HYBRID) was approved on 3 March 2014.	-	Site completed in September 2016 (2016/17).	0	89	0	0	0	0	0	0	0	0	0	0	0	0	89
The Green, Chesterton	4.75	-	Reserved Matters - 12/00305/OUT for 44 units village hall/sports pavilion and associated car parking, enlarged playing pitches, new children's play area, access and landscaping granted on appeal on 21 February 2013 (12/00050/REFAPP). Reserved Matters for 44 dwellings (13/01525/REM) was approved on 15 January 2014. A separate application for 6 dwellings with associated means of access, car parking and landscaping was approved on 5 August 2016. Total number of homes - 50.	-	Site completed in March 2016 (2015/16).	0	50	0	0	0	0	0	0	0	0	0	0	0	0	50
The Paddocks, Chesterton	3.08	-	Reserved Matters - Planning application (14/01737/OUT) for 45 dwellings was approved on 2 February 2016. A Reserved Matters application (16/00219/REM) was approved on 9 December 2016.	-	Site completed in June 2019 (2019/20).	0	45	0	0	0	0	0	0	0	0	0	0	0	0	45
Thornbury House, The Moors, Kidlington	0.72	-	Full - Planning application (13/00395/F) for 54 extra care flats was approved on 30 August 2013.	-	Site completed in September 2015 (2015/16).	0	54	0	0	0	0	0	0	0	0	0	0	0	0	54
Yew Tree Farm, Station Road, Launton	2.58	-	Full - Application 11/01907/F for 40 dwellings (including 3 barn conversions) was approved on 11 February 2013.	-	Site completed in September 2015 (2015/16).	0	40	0	0	0	0	0	0	0	0	0	0	0	0	40
3A Other Areas - Completed Identified Sites Sub-Totals						0	1752	0	0	0	0	0	0	0	0	0	0	0	0	1752
Other Areas - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings) - 'Contributing to the '5 year land supply'																				
2 - 4 High Street, Kidlington	0.11	-	Prior Approval (18/00809/O56) - Change of Use from Class B1(a) offices to Class C3 residential - 16 No one and two bedroom and studio flats was approved on 12 July 2018.	Agents (Mike Gilbert Planning Ltd) was contacted but no update was received.	This is a brownfield site in a very sustainable location. The site is currently under construction. The expected delivery rate remain unchanged.	16	0	16	0	0	0	0	0	0	0	0	0	0	0	16
British Waterways Site, Langford Lane, Kidlington	0.4	-	Full - application (17/01556/F) for redevelopment of site comprising the erection of 10 residential dwellings was approved on 2 July 2018.	Applicants (Canal & River Trust) advised that the site has been sold to a local housebuilder who will be taking the site forward.	This is a small brownfield site in a reasonably sustainable location. The site is currently being developed by Aquinna Homes. Aquinna Homes website (17/06/21) suggested that the homes will be available from summer 2021. The expected delivery rate remain unchanged.	10	0	10	0	0	0	0	0	0	0	0	0	0	0	10
Co Op, 26 High Street, Kidlington	0.55	-	Full - Application (15/01872/F) for 54 dwellings was refused on 22 February 2017 but allowed on appeal on 3 January 2018.	Housebuilder (Cantay Estates) advised that 44 homes are expected to be completed during 21/22. No change to the expected delivery rate.	This is a brownfield site in a very sustainable location. The site is currently under construction by Cantay Estates. Phase 1 for 8 homes is completed. Phase 2 for 44 dwellings is under construction. The expected delivery rate remain unchanged.	46	8	46	0	0	0	0	0	0	0	0	0	0	0	54

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Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/21 minus units built & recorded at 31/03/21 (net)	Completions 01/04/11 to 31/03/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031	
Cotefield Farm Phase 2, Bodicote	5.4	-	Reserved Matters - Application (14/02156/OUT) for 95 homes was approved on 3 October 2016. Reserved Matters application for 37 dwellings (18/00193/REM) was approved on 28 August 2018. Reserved Matters application for 58 dwellings (18/01309/REM) was approved on 5 November 2018.	Housebuilder (Crest Nicholson) was contacted but no update was received.	The site is currently under construction by Crest Nicholson with approximately 70% of the homes already built. Reserved Matters permissions secured. Show homes are opened. The expected delivery rate takes into account the Council's latest monitoring data.	30	65	30	0	0	0	0	0	0	0	0	0	0	95	
Former RAF Upper Heyford	505	Local Plan allocation (2015) - Villages 5	Outline/Full/Reserved Matters - Outline application 10/01642/OUT for 1075 homes (there are 314 existing homes, leaving a net new build of 761) permitted on 22 December 2011. Reserved Matters approvals ongoing. A separate application for additional 60 dwellings (13/01811/OUT) was approved on 31 March 2016 with the Reserved Matters (16/00627/REM) approved on 31 August 2016. A Full application for 43 dwellings (16/00263/F) was approved on 8 May 2017. A permission for 13 dwellings (16/00627/REM) which resulted in a net loss of 1. Applications for 297 homes (16/02446/F) and 57 homes (19/00446/F) by Dorchester were approved on 7 April 2020 and 24 December 2019. Resolution to approve for 79 homes (15/01357/F) on a greenfield site within the strategic allocation by Pye Homes. A new Hybrid application (18/00825/HYBRID) for 1175 dwellings was approved subject to legal agreement on 5 November 2020. Total number of homes on site with planning permission (including completions at 31/3/21 is 1183.	Housebuilder (Dorchester Living) advised for their site only that the number of homes have dropped for 2021/22 due to unforeseen contamination on one of the development phases and a delayed start onsite and the construction site closing for a month at the start of the pandemic and the knock on impact on supplies. Currently there are 2 housebuilders on site (Dorchester Living and Bovis Homes) with Pye Homes expected to be on site too. Future parcels as part of 18/00825/HYBRID are planned to be fully developed by Dorchester Living. The build-out rates assume that the S106 agreement for the Hybrid application is signed by summer 2021 so construction can start on the first parcel in early 2022. The first Reserved Matters application is being progressed alongside finalising the S106 agreement. S106 agreement for the Hybrid application is currently being negotiated. Heads of Terms prepared and solicitors could be instructed to start drafting by July 2021. Due to COVID-19, construction was shut down for a short period in Q2 2020 to allow for site to become Covid secure which has delayed some output. These measures have meant that it now takes longer to build a house. There is now a shortage of building supplies and trades which hasn't yet impacted delivery but has the potential to therefore measures and mitigations have already taken place. House sales have been higher than expected due to this stamp duty holiday with a change in the demand from smaller units in 2019 to larger units in late 2020/21. Currently in the process of recruiting to allow for an increase in delivery rates. Expected delivery rates: 100 in 21/22 and 160 in years 22/23-30/31. Housebuilder (Pye Homes) advised that the Section 106 is still ongoing and that the agents, Terence O'Rourke are appointed to move the application forward. Housebuilder (Bovis Homes) was contacted but no update was received.	The site is being developed by 2 housebuilders (Dorchester Living as lead housebuilder and Bovis Homes) The site is currently under construction and is very advanced. A separate parcel is expected to be developed by Pye Homes. The expected delivery rates takes into account information from Dorchester Living and the Council's latest monitoring data.	509	674	100	150	150	150	150	150	150	150	150	150	150	0	2124
Kidlington Green Social Club, 1 Green Road, Kidlington	0.43	-	Full - Application (19/02341/F) for redevelopment to form 32 no apartments for older people (60 years of age and/or partner over 55 years of age), guest apartment, communal facilities, access, car parking and landscaping was approved on 28 May 2021.	Agents (Planning Issues Ltd) advised that Churchill will be developing the site and are expected to commence work once the discharge of conditions application is determined (end June/July 2021). No impact from COVID however there was serious delay in determination due to legal delays. 32 homes are expected to be completed in 22/23.	This is a small brownfield site in a sustainable location. Full planning permission is secured. The expected delivery rate takes into account information from the agents.	0	0	0	32	0	0	0	0	0	0	0	0	0	32	
Land at Merton Road, Ambrosden	4.12	-	Outline/Reserved Matters - application (18/02056/OUT) for 84 dwellings was allowed on appeal on 9 September 2019. Reserve Matters application (20/02778/REM) received in October 2020 and is pending consideration.	Housebuilder (Redrow Homes) advised that the Reserved Matters application was submitted on 6 October 2020 and there has been ongoing discussions between the Council and the applicants regarding changes to the scheme to satisfy the Council's requirements. Reserved Matters application is still pending.	Outline planning permission secured and Reserved Matters is pending consideration. A housebuilder (Redrow Homes) is expected to develop the site. The expected delivery rates have been pushed back a year to allow sufficient lead-in time for Reserved Matters approval and construction.	84	0	0	0	30	30	24	0	0	0	0	0	0	84	
Land at Tappers Farm, Oxford Road, Bodicote	2.19	-	Outline/Reserved Matters - application (18/00792/OUT) for the demolition of existing buildings and erection of up to 52 no. dwellings (now 46) with associated works and provision of open space was allowed on appeal on 30 October 2019. A Reserved Matters application for 46 homes (21/02083/REM) was submitted in June 2021 and is pending consideration.	Agents (Hollins Strategic Land) advised that the site has now been sold to Greensquare Homes who will be developing the site.	Outline planning permission secured. A Reserved Matters application was submitted in June 2021 and is pending consideration. The site has been acquired by GreenSquare Homes who are Registered Providers. The expected delivery rates have been pushed back a year to allow sufficient lead-in time for Reserved Matters approval and construction.	46	0	0	0	20	26	0	0	0	0	0	0	0	46	
Land East Of Jersey Cottages Station Road, Ardley	0.357	-	Full - Planning application (18/01881/F) for erection of 13 new affordable dwellings together with associated external works, car parking and landscaping was approved on 28 March 2019.	Agents (Oakley Architects Ltd) advised that all 13 units are expected to be completed by the end of June 2021.	A rural exception site. The site is owned by Waterloo housing association who are currently developing the site. The site is under construction and is expected to be completed during 2021/22.	13	0	13	0	0	0	0	0	0	0	0	0	0	13	
Land North of Hempton Road and West of Wimborn Close, Deddington	0.52	-	Outline - application (20/02083/OUT) for erection of 14 two-storey dwellings was approved subject to legal agreement on 20 May 2021.	Applicant (Robert Webb Developments Ltd) advised that if Outline permission is approved by September 2021 and the Reserved Matters application is approved within 12 months then the delivery of this site could be possible. Entered a subject planning contract with Burrington Estates. Build-out rate of 2.5 homes per month. Expecting to start on site in January 2023 with 14 homes to be completed in 2023/24. Due to COVID it has been difficult to progress planning in a timely fashion with staff working from home and this will inevitably delay the delivery of the site.	This is a reasonably small greenfield site with a resolution to approve for 14 homes. The expected delivery rates takes into account information from the applicant and allows sufficient lead-in time for approval of Outline and Reserved Matters and construction time.	0	0	0	0	0	14	0	0	0	0	0	0	0	14	
Land North Of Oak View, Weston On The Green	0.89	The site is included in the Weston on the Green Neighbourhood Plan for 20 dwellings.	Reserved Matters - Outline application 13/01796/OUT for residential development of up to 20 dwellings was approved on 7 April 2015. A Reserved Matters application (16/00574/REM) was approved on 20 December 2016. A variation of condition application (17/01458/OUT) to amend the details to layout, appearance, access and landscaping; including alterations to the Courtyard arrangement and alterations to the layout & plots was approved on 8 May 2018. An additional 4 dwellings was approved on 30 July 2019 (18/02066/F).	Agents (M square Architects) was contacted but no update was received.	This is a reasonably small greenfield site with Reserved Matters permission. The site is currently under construction by Hayfield Homes. The expected delivery rate remain unchanged.	24	0	0	24	0	0	0	0	0	0	0	0	0	24	

Appendix 2 - 2021 AMR Housing Delivery Monitor

Sites	Site Area (ha)	Local Plan Status	Planning Application / Permission Status	Information from developer / agent / landowner	Scheme Progress	Planning Permissions at 31/3/21 minus units built & recorded at 31/03/21 (net)	Completions 01/04/11 to 31/03/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions 2011-2031
Land North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris	3.7	-	Outline - application (18/01894/OUT) for up to 25 dwellings with associated open space, parking and sustainable drainage was allowed on appeal on 23 December 2019.	Agents (Land & Partners Ltd) advised that the site has now been sold to Gade Homes who are currently preparing a Reserved Matters application and will deliver the development. Subject to Reserved Matters approval, the site is expected to start by early 2022. There has been no COVID-19 implications. Expected delivery rate to remain unchanged.	Outline planning permission secured. Housebuilder, Gade Homes are preparing a Reserved Matters application and are expected to develop the site. The expected delivery rate takes into account information from the agents.	25	0	0	25	0	0	0	0	0	0	0	0	0	25
Land North of Station Road, Bletchington	3.92	-	Full/Reserved Matters - Application (13/00004/OUT) for 40 market homes plus 18 affordable, school, village hall, shop was approved on 14 May 2014. Reserved Matters application (14/01141/REM) was approved on 18 December 2014. A Variation of condition (16/00362/F) was approved on 2 September 2016. A separate planning application (16/02616/F) for conversion of 2 proposed houses into 5 flats (net gain of 3) was approved on 21 February 2017.	Housebuilder (ZeroC) was contacted but no update was received.	The site is currently under construction by ZeroC with 15 homes remaining to be built. The expected delivery rates takes into account the Council's latest monitoring data.	15	46	10	5	0	0	0	0	0	0	0	0	0	61
Land North of The Green and adj. Oak Farm Drive, Milcombe	1.43	-	Reserved Matters - Outline application 15/02068/OUT for 40 dwellings was approved on 25 October 2017. A Variation of Condition (19/00045/OUT) in relation to footpath links and open space/play spaces was approved on 14 October 2019. Reserved Matters (19/00046/REM) for 40 dwellings was approved on 22 January 2020.	Applicants (Sanctuary Housing) advised that the site has now been sold to Living Space Housing with Paradigm as the housebuilder.	Reserved Matters permission secured. The site has been purchased and is being developed for 100% affordable homes by Paradigm. The site is currently under construction. Living Space Housing's website (15/06/21) indicated that construction work had commenced in November 2020 and suggested that the first homes are scheduled to be available for occupation before the end of 2021. The expected delivery rates remain unchanged.	40	0	15	15	10	0	0	0	0	0	0	0	0	40
Land South and Adj. to Cascade Road, Hook Norton	0.4	-	Full - Application (20/00286/F) for development including 12 No Passivhaus homes along with associated works including community building, landscaping, parking, vehicular and pedestrian accesses was approved subject to legal agreement on 21 May 2020.	Agents (Charlie Luxton Design) advised that the S106 is near finalisation. Technical detailing started in 2021 with tender going in early 2022 to start on site in late 2022. 1 housebuilder is expected on site, with 12 homes to be completed in 2023/24. Due to COVID-19, the site has been affected by general economic uncertainty issues; the cost of building materials which has put pressure on finances; and slower rate of development progress due to remote working.	A small greenfield site in a sustainable village. There is a resolution to approve (Full) for 12 homes. The expected delivery rates allows sufficient lead-in time for approval of Full permission and construction therefore remains unchanged.	0	0	0	0	12	0	0	0	0	0	0	0	0	12
Land South of Home Farm House, Clifton Road, Deddington	0.85	-	Outline/Reserved Matters - application (19/00831/OUT) for up to 15 dwellings was allowed on appeal on 19 October 2020. Reserved Matters application (21/01278/REM) received in April 2021 and is pending consideration.	Housebuilder (Burrington Estates) was contacted but no update was received.	Outline planning permission secured and Reserved Matters is pending consideration. A small greenfield site near a sustainable village. The expected delivery rate has been pushed back a year to allow sufficient lead-in time for Reserved Matters approval and construction.	15	0	0	0	15	0	0	0	0	0	0	0	0	15
Land to the South and adjoining to South Side, Steeple Aston	0.93	-	Full - Application (19/02948/F) for erection of 10 No two storey residential dwellings was approved on 28 June 2021.	Housebuilder (Rectory Homes) advised that the expected date of receipt of planning permission has slipped due to negotiations on S106 agreement. Expect to start on site in August 2021 with completion in 2022/23. Expected delivery rate: 10 in 22/23.	Full planning permission is secured. The housebuilder, Rectory Homes will be developing the site. The expected delivery rates takes into account information from the housebuilder on site.	0	0	0	10	0	0	0	0	0	0	0	0	0	10
OS Parcel 9507 South of 26 and adjoining Fewcott Road, Fritwell	1.9	-	Outline - Application (19/00616/OUT) for the erection of up to 28 dwellings and associated site access onto Fewcott Road was approved on 18 June 2021. Reserved Matters application (21/02180/REM) received on 22 June 2021 and is pending consideration.	Housebuilder (CALA Homes) was contacted but no update was received.	Outline planning permission is secured. A Reserved Matters application is submitted on behalf of a housebuilder (CALA Homes) who is likely to be developing the site. The expected delivery rates allows sufficient lead-in time for Reserved Matters approvals and construction therefore remains unchanged.	0	0	0	0	15	13	0	0	0	0	0	0	0	28
South East Of Launton Road And North East Of Sewage Works Blackthorn Road, Launton	5.34	-	Reserved Matters - application (17/01173/OUT) for development of up to 72 dwellings with associated large area of public open space was allowed at appeal on 18 September 2018. A Reserved Matters application for 66 dwellings (19/02419/REM) submitted by Mulberry Homes was approved on 30 April 2020.	Housebuilder (Mulberry Homes) was contacted but no update was received.	The site has been purchased by the housebuilder, Mulberry Homes. Reserved Matters permission secured. The site is under construction. One of the show homes has been built and is available for viewings. The expected delivery rates remain unchanged.	66	0	15	30	21	0	0	0	0	0	0	0	0	66
Stone Pits, Hempton Road, Deddington	1.02	-	Outline/Reserved Matters - application (18/02147/OUT) for up to 21 dwellings comprising 1, 2, 3 and 4 bedroom dwellings was approved on 6 April 2020. Reserved Matters application (20/03660/REM) was approved on 23 August 2021.	Applicant (Webb Developments) advised that if the Reserved Matters is approved in 2021 then the delivery of the homes should occur during 2021 and 2022. The site has been acquired by Burrington Estates who will be developing the site. Build out rate of 2.5 homes a month. Once Reserved Matters approval is received, work on site is expected within a couple of months. Due to COVID, it is difficult to get materials and the cost of materials has dramatically increased.	Reserved Matters planning permission is secured. Progress being made with a housebuilder. The expected delivery rate has been pushed back a year to take account information from the agent and to allow sufficient lead-in time for construction.	21	0	0	0	21	0	0	0	0	0	0	0	0	21
The Leys Community, Sandy Lane, Yarnton	1.3	-	Full - application (20/01561/F) for erection of 10no dwellings (C3 Use Class) and Care Home (C2 Use Class), new access, parking, landscaping, demolition and other ancillary works was approved on 18 February 2021.	Agents (Edgars Ltd) advised that Sweetcroft Homes will be developing the site for 376 Estates. Expect to start on site in July 2021. It is difficult to judge the implications of COVID-19. Availability of supplies is an issue but this may be due to the sudden increase in activity post lockdown. There is a general feeling of positivity in the market but this may be a bubble. Uncertainty around a post COVID and Brexit world is inevitable, but this should not have much impact on this development in particular. Expected delivery rates: 6 in 22/23 and 4 in 23/24.	There is currently a resolution to approve for 10 homes. Housebuilder Sweetcroft Homes will be developing the site. The expected delivery rates takes into account information from the agents.	10	0	0	6	4	0	0	0	0	0	0	0	0	10

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Windfall Allowance (<10 dwellings)					Projection based on 2018 HELAA. For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 homes are also recorded.	217	770	61	61	61	30	30	30	30	30	30	30	0	1163	
3B Other Areas - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals						1187	1563	316	358	359	263	204	180	180	180	180	180	0	3963	
Other Areas - Specific, Developable Sites (10 or more dwellings) - Identified developable sites not yet considered to be deliverable																				
OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road, Adderbury	4		Outline - application (19/00963/OUT) for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access) was allowed on appeal on 10 September 2021.		Outline planning permission is recently secured. The expected delivery rate allow a sufficient lead-in time for Reserved Matters approval and construction. This is a developable site and will be kept under review.	0	0	0	0	20	20	0	0	0	0	0	0	0	40	
Taylor Livock Cowan, Suite F Kidlington Centre, High Street, Kidlington	0.05		Full - application (18/00587/F) for the erection of ten residential flats with associated undercroft car parking, cycle storage and bin storage was approved on 6 November 2019.		This is a small brownfield site in a very sustainable location. Full planning permission secured. The site has not progressed since obtaining Full planning permission and the agents have not been instructed to discharge the conditions. The expected delivery rate to be pushed back a year to allow sufficient lead-in time for construction. This is a developable site due to uncertainties over the delivery of homes. Site to be kept under review.	10	0	0	10	0	0	0	0	0	0	0	0	0	10	
3C Other Areas - Specific, Developable Sites Sub-Totals						10	0	0	10	0	0	0	0	0	0	0	0	0	10	
3D Other Areas - Remaining Allocation - Non-Strategic Sites						0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3A OTHER AREAS - COMPLETED IDENTIFIED SITES						0	1752	0	0	0	0	0	0	0	0	0	0	0	1752	
3B OTHER AREAS - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES						1187	1563	316	358	359	263	204	180	180	180	180	180	0	3963	
3C OTHER AREAS - SPECIFIC, DEVELOPABLE SITES						10	0	0	10	0	0	0	0	0	0	0	0	0	10	
3D OTHER AREAS - REMAINING ALLOCATION FOR NON-STRATEGIC SITES						0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3E OTHER AREAS - HOUSING LAND AVAILABILITY TOTALS (3A + 3B + 3C + 3D)						1197	3315	316	368	359	263	204	180	180	180	180	180	0	5725	
4. DISTRICT TOTALS																				
4A DISTRICT - COMPLETED IDENTIFIED SITES (1A + 2A + 3A)						0	2614	0	0	0	0	0	0	0	0	0	0	0	0	2614
4B DISTRICT - DELIVERABLE (AVAILABLE, SUITABLE AND ACHIEVABLE) SITES (YEARS 1-5) (1B + 2B + 3B)						6893	7192	1118	1337	1338	1258	775	752	672	577	527	552	854	16098	
4C DISTRICT - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15) (1C + 2C + 3C)						1360	0	0	10	110	424	405	410	478	525	500	466	270	3328	
4D DISTRICT - REMAINING ALLOCATION FOR NON-STRATEGIC SITES						0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4E DISTRICT - HOUSING LAND AVAILABILITY TOTALS (4A + 4B + 4C + 4D)						8253	9806	1118	1347	1448	1682	1180	1162	1150	1102	1027	1018	1124	22040	

HOUSING DELIVERY MONITOR 2021 (BASE DATE: 30 SEPTEMBER 2021)

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PARTIAL REVIEW SITES - OXFORD'S UNMET NEED																			
Land East of Oxford Road, North Oxford	48	Local Plan allocation (2020) - PR6a (690 homes)	-	-	Delivery pushed back from 21/22 to 23/24. A Scoping Opinion has been received and a draft Development Brief is due for consultation in December 2021.	0	0	0	0	25	50	75	100	100	100	100	65	75	615
Land West of Oxford Road, North Oxford	32	Local Plan allocation (2020) - PR6b (670 homes)	-	-	Delivery pushed back a year from 22/23. A draft Development Brief is due for consultation in December 2021.	0	0	0	0	30	75	75	100	100	100	75	65	50	620
Land South East of Kidlington, Kidlington	32	Local Plan allocation (2020) - PR7a (430 homes)	-	-	Delivery pushed forward from 26/27 to 24/25. A Scoping Opinion has been received and a draft Development Brief is due for consultation in December 2021.	0	0	0	0	0	75	100	100	100	55	0	0	0	430
Land at Stratfield Farm, Kidlington	10.5	Local Plan allocation (2020) - PR7b (120 homes)	-	-	Delivery pushed forward a year from 23/24. A draft Development Brief was published for consultation on 11 August 2021 and is due for approval in December 2021.	0	0	0	25	30	40	25	0	0	0	0	0	0	120
Land East of the A44, Begbroke	190	Local Plan allocation (2020) - PR8 (1950 homes)	-	-	Delivery pushed back by 2 years from 21/22 to allow for lead-in times of planning applications (outline followed by reserved matters) and due to this being a very large strategic site it requires more time. A draft Development Brief is due for consultation in late 2021.	0	0	0	0	50	100	225	225	225	225	225	225	450	1500
Land West of Yarnton, Yarnton	99	Local Plan allocation (2020) - PR9 (540 homes)	Outline - Application (21/03522/OUT) for 540 homes was received on 15 October 2021 and is pending consideration.	-	Delivery pushed back from 21/22 to 23/24. A Scoping Opinion and pre-app have been received. A draft Development Brief was published for consultation on 11 August 2021 and is due to be approved in December 2021. An Outline application for 540 homes was received in October 2021 and is pending consideration with engagement ongoing to complete Heads of Terms and other matters.	0	0	0	0	30	75	75	75	75	65	50	50	45	495
Partial Review Sites - Deliverable (Available, Suitable and Achievable) Sites Totals						0	0	0	25	165	415	575	600	600	545	450	405	620	3780